



For Sublease | 3993 Howard Hughes Parkway, Suite 500, Las Vegas, NV 89169

±12,000 SF Class A Office Space

Move-In Ready, Class A Office

Taber Thill,  SIR
+1 702 836 3796
taber.thill@colliers.com
License # NV-S.0051684

Patti Dillon,  SIR
+1 702 836 3790
patti.dillon@colliers.com
License # NV-S.0047352

Megan McInerney
+1 702 836 3700
megan.mcinerney@colliers.com
License # NV-S.0188475



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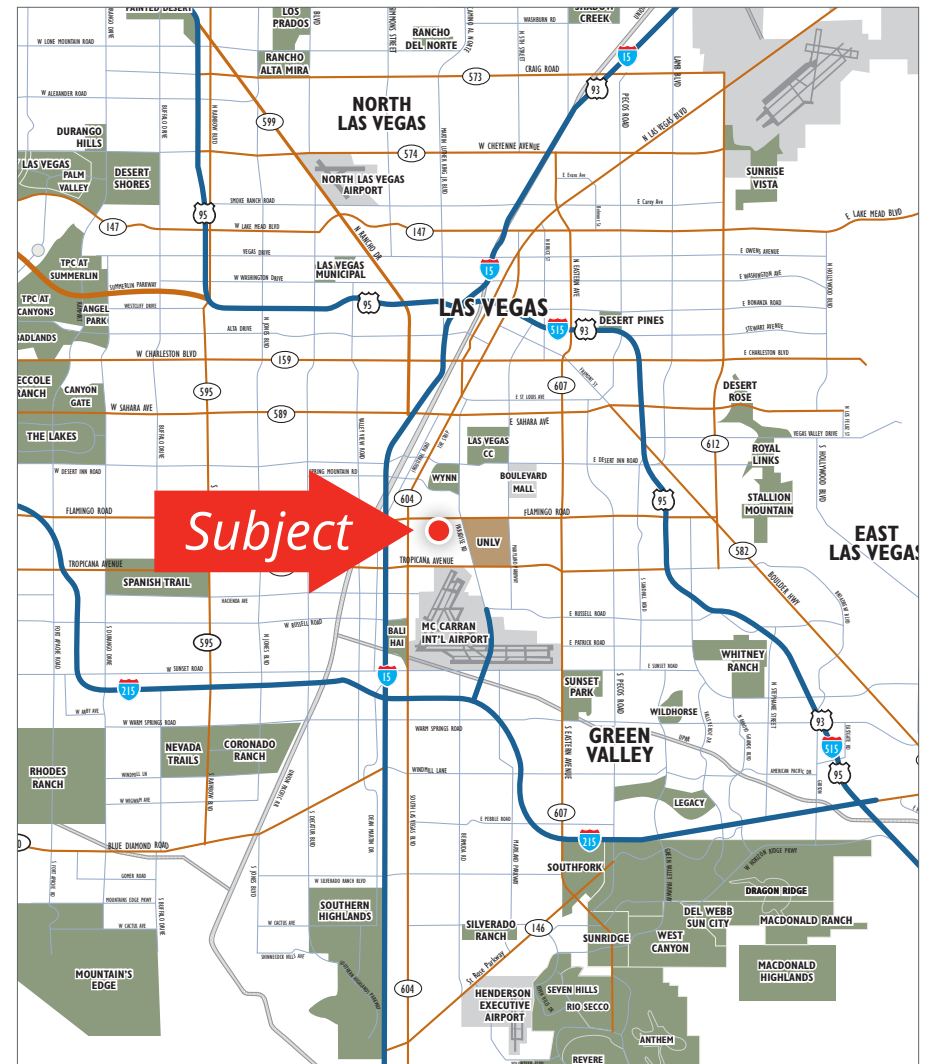
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Property Description

Incredible opportunity to sublease ±12,000 SF of state-of-the-art, class A office space within the prestigious Hughes Center office park.

Property Location

3993 Howard Hughes Parkway is centrally located at Howard Hughes Parkway between Flamingo Road and Sands Avenue, and is just minutes away from both the I-15 and the I-215 Interstates. This office building is in immediate proximity to McCarran International Airport, University of Nevada Las Vegas, downtown Las Vegas, the Las Vegas Convention Center, and the world renowned Las Vegas "Strip". There are retail and dining amenities within walking distance including Starbucks, Chipotle, Del Frisco's, Gordon Biersch, Lawry's, and many more. In addition to these amenities, tenants at this office park also benefit from an on-site fitness center and tenant lounge.



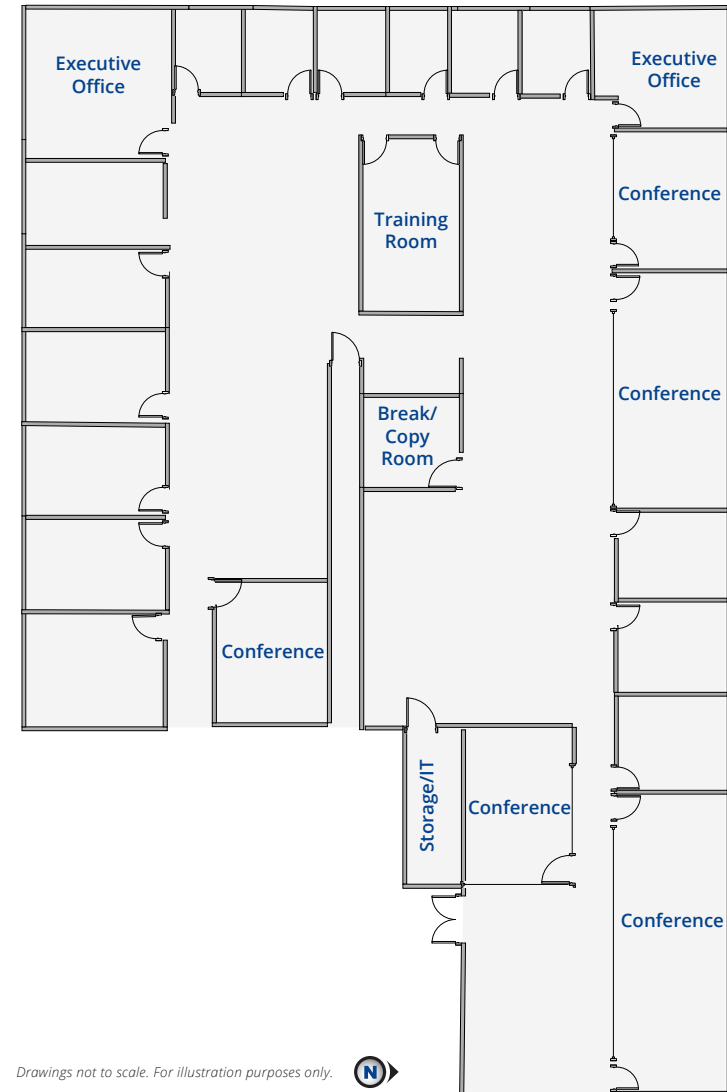
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Property Highlights

- Master Lease Expiration: December 31, 2022
- Double door, off-lobby entrance with large reception area
- 5 glass lined conference rooms, 17 exterior private offices with Strip and Mountain views, large interior training room, break/ copy room, storage/ IT room
- Custom, granite conference room tables and TV's included with lease
- Newly refurbished common areas
- Structured parking available
- On-site fitness center and tenant lounge
- Numerous amenities within walking distance
- Unobstructed views of Las Vegas "Strip"



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Drawings not to scale. For illustration purposes only.



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Aerial Map

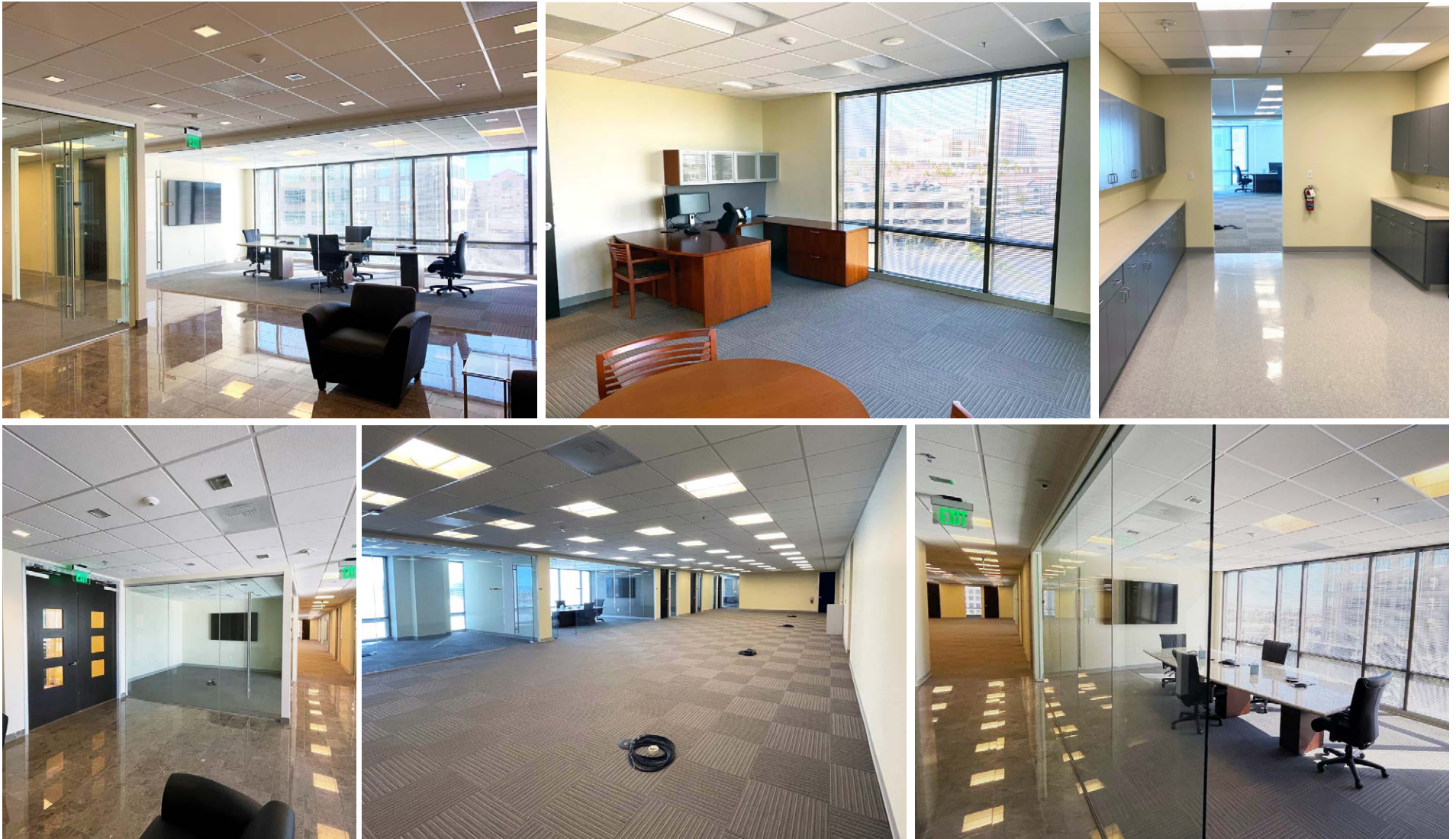


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Property Photos



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

351 offices in
67 countries on
6 continents

ANZ: 54

United States: 159

Canada: 48

Latin America: 20

Asia Pacific: 45

EMEA: 114

\$3.3 billion in annual revenue

2 billion square feet under management

18,000+ professionals and staff



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All statistics are for 2019, are in U.S. dollars and include affiliates.

Exclusive Listing Agents:

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