



# HUGHES CENTER PREMIER SUBLEASE \$1.75 FSG | SHORT TERM!

3980 Howard Hughes Parkway, Suite 450 | Las Vegas, NV 89169

This prime location is the 1.4m sf epicenter of Class A office space for the Las Vegas Valley.

- 8,332RSF Lease Expires July 31, 2011
- Available within 30 Days of Lease Execution
- 6 Perimeter Offices
- Parking Ratio 3.5/1,000 USF
- 7 Restaurants, Kinko's, and Starbucks Onsite
- Highly Upgraded Tenant Improvements
- Strip Views
- Furniture Available

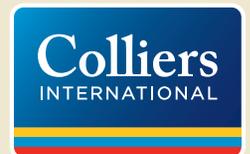


For more information or an appointment to show call:

**Michael Koontz**

**702-735-5700**

[www.colliers.com](http://www.colliers.com)



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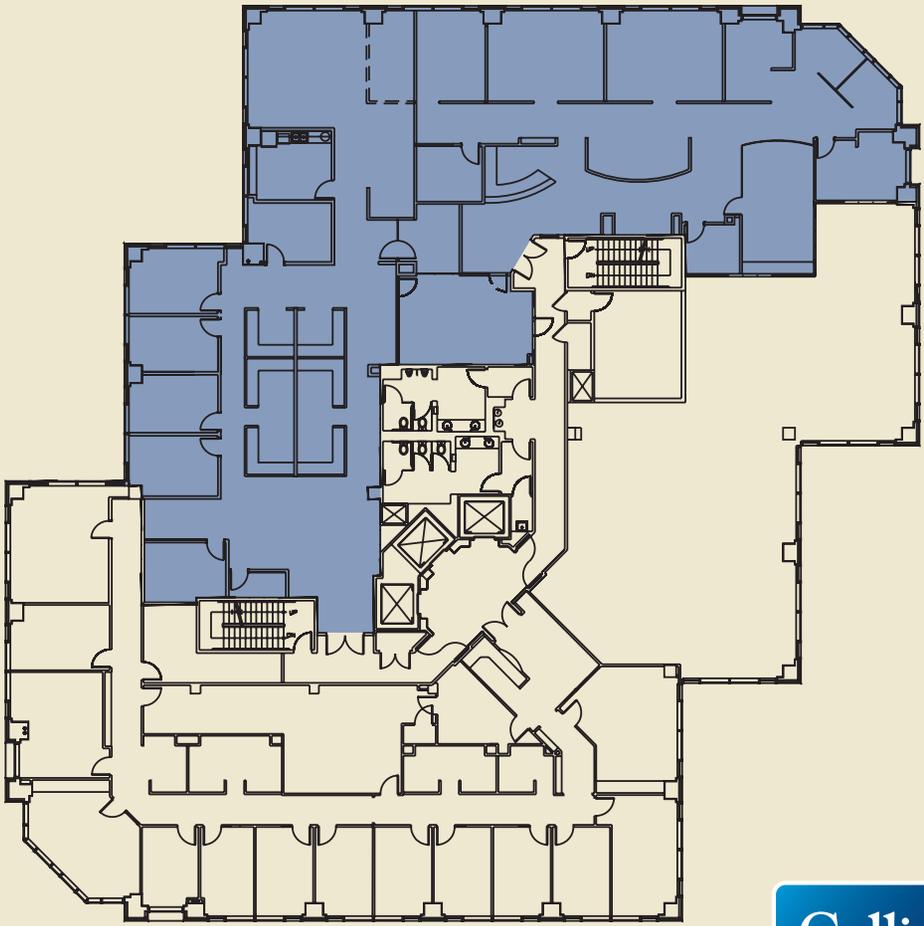
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## AMENITIES:

Restaurant Row at Hughes Center is highlighted by top-rated restaurants featuring a variety of cuisine, including:



**ENTIRE SUITE  
± 8,332 RSF**



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