

THE WOODLANDS TOWERS



AT THE WATERWAY

**PREMIER CLASS AAA
OFFICE SPACE**



Howard Hughes



9950 WOODLOCH FOREST TOWER

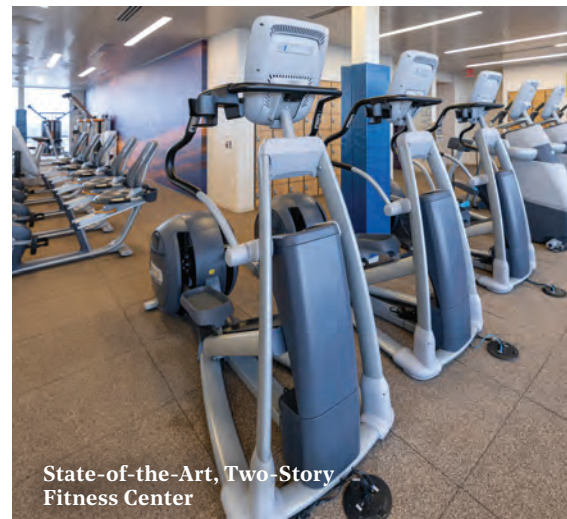
AMENITIES



High-Quality Lobby Finishes



Indoor Basketball and
Volleyball Court



State-of-the-Art, Two-Story
Fitness Center



Building Conference Facilities



±33,000 SF Rooftop Terrace

Premier Class AAA Office Space Beautifully Located on The Woodlands Waterway

- 31-story office building with $\pm 600,000$ rentable square feet
- Typical floor = $\pm 28,441$ RSF
- Rich exterior construction
- Attached parking garage
- Lobby café
- Concierge program for tenants
- Dry cleaning services
- Adjacent to Interstate 45
- Easy access to Houston's Bush Intercontinental Airport



9950 WOODLOCH
FOREST TOWER
NOW LEASING

1201 LAKE
ROBBINS TOWER
100% LEASED

TWO-STORY
FITNESS CENTER





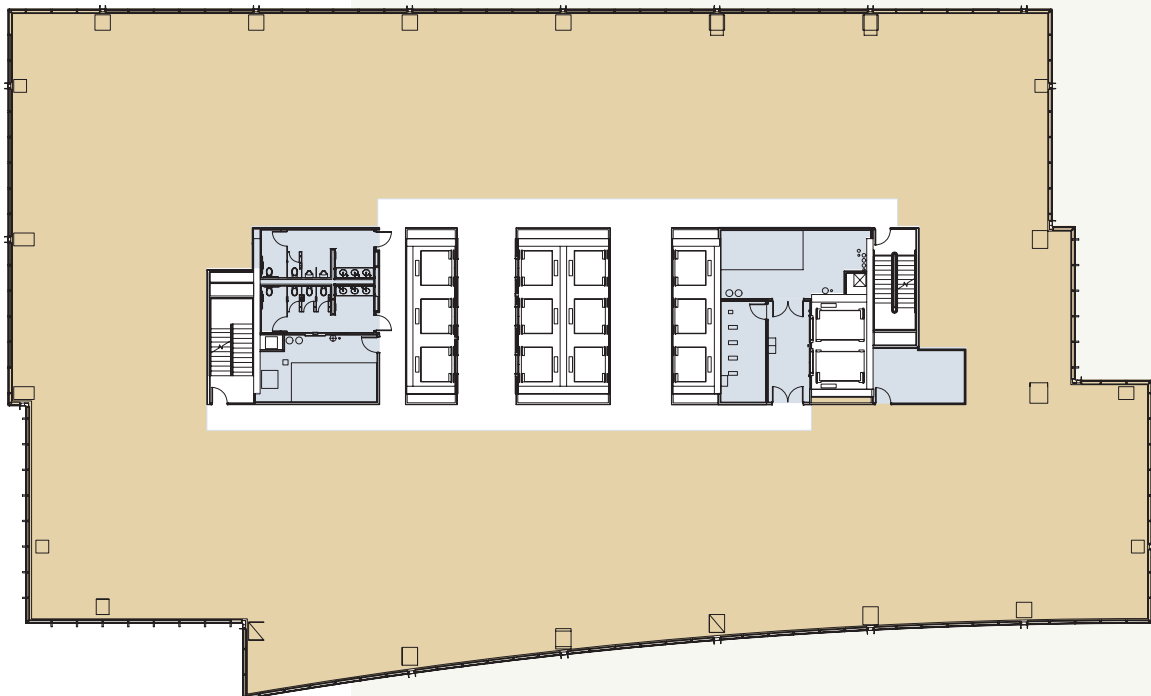
FLOOR PLANS

SINGLE & MULTI-TENANT

As-Built Typical Floor Plan



Core Floor Plan



URBAN WALKABILITY

THE WOODLANDS TOWERS



The Woodlands Towers are within walking distance to the best in shopping, dining and entertainment.

- Over 2 million SF of shopping and dining
- 645 hotel rooms
- 1,157 luxury multifamily units
- Direct access to The Woodlands Waterway
- Market Street
- The Woodlands Mall
- The Cynthia Woods Mitchell Pavilion
- Connection to 220 miles of hike and bike trails

WALKABLE DINING OPTIONS





The Woodlands is one of the most desirable office markets in the Greater Houston area, with seven Fortune 500 corporate headquarters and many other Fortune 500 companies having a presence in The Woodlands.

A Thriving Economy

- 35 million square feet of office, retail, hospitality, research, institutional and industrial space
- Robust workforce and workforce development programs, including college bachelor's and master's degrees
- Pro-business, pro-growth attitude with attractive tax incentives for qualifying companies

The Woodlands is an award-winning master planned community, balancing timeless natural settings with modern living.

118,000+

RESIDENTS

68,000+

EMPLOYEES

2,100+

EMPLOYERS

Job growth in The Woodlands has increased 17% over the past 5 years.
(HOUSTON MSA = APPROXIMATELY 7%)



TheWoodlandsTowers.com

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The Howard Hughes Corporation owns, manages and develops commercial, residential and mixed-use real estate throughout the U.S. Its award-winning assets include the country's preeminent portfolio of master planned communities, as well as operating properties and development opportunities including: the Seaport District in New York; Columbia, Maryland; The Woodlands®, Bridgeland® and The Woodlands Hills in the Greater Houston, Texas area; Summerlin®, Las Vegas; and Ward Village® in Honolulu, Hawai'i. The Howard Hughes Corporation is traded on the New York Stock Exchange.