

9186 Six Pines Drive – Office Space Available for Lease

The Woodlands, Texas



PROPERTY FEATURES

- Suite 150 available with $\pm 7,472$ RSF
- Suite 175 available with $\pm 11,189$ RSF
- 11 interior offices with six window offices
- Conference room and large work/break room
- Storage closet and three bull pens
- Large reception area
- Men and women's restrooms

LOCATION FEATURES

- Minutes from I-45
- Close proximity to Hughes Landing, a 66-acre mixed-use development on Lake Woodlands, with an Embassy Suites by Hilton hotel, Restaurant Row, Whole Foods Market®, specialty retail shops, hike and bike trails and water sports activities
- Located just north of the ExxonMobil campus and 30 minutes north of Houston's Bush Intercontinental Airport
- The Woodlands is home to more than 119,000 residents; over 66,000 people work in The Woodlands

ROBERT S. PARSELEY
713.830.2121
Bob.Parseley@colliers.com

NORMAN V. MUNOZ
713.830.2136
Norm.Munoz@colliers.com

JILLIAN FREDERICKS
713.830.2133
Jillian.Fredericks@colliers.com

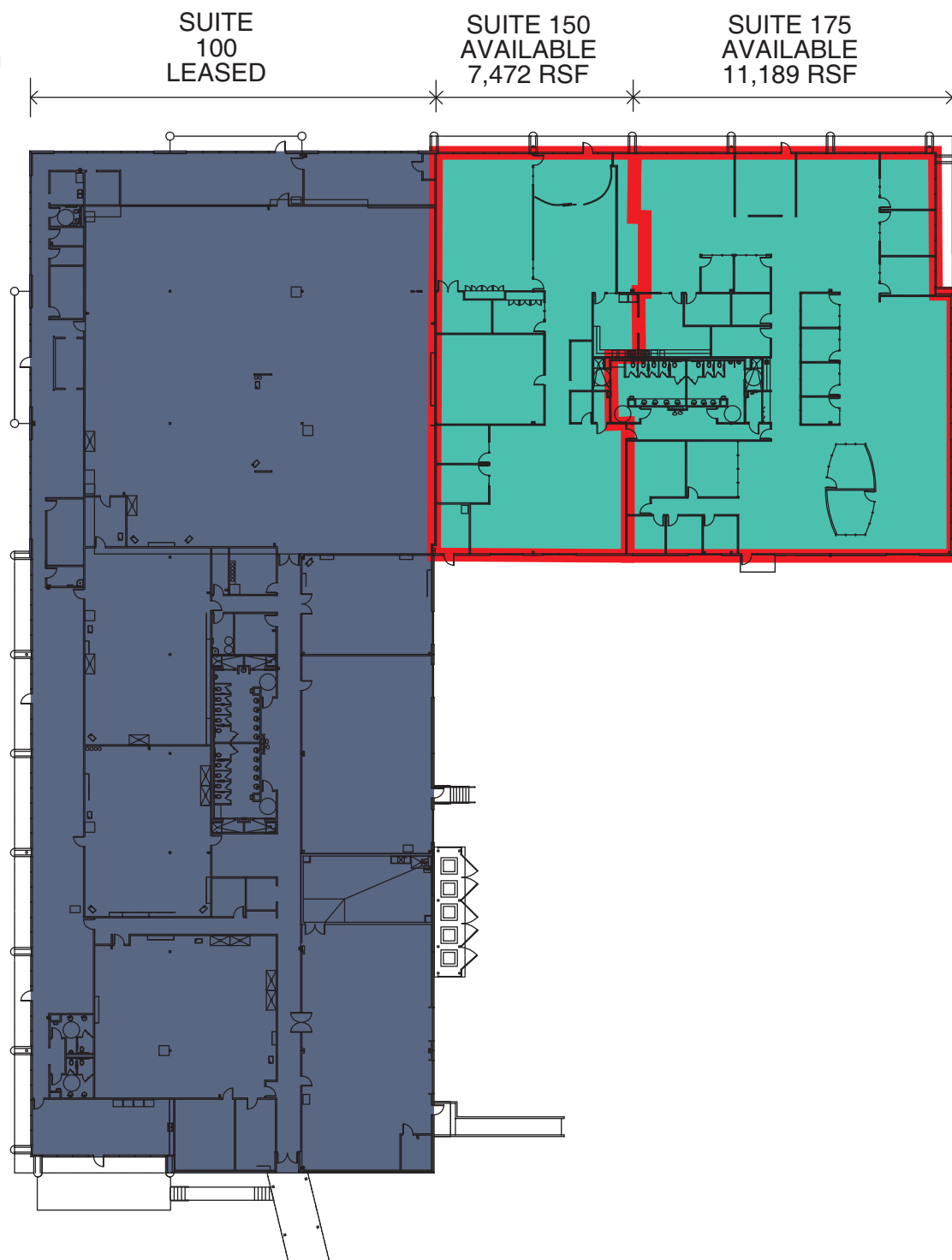
CONNOR DUFFY
713.830.4010
Connor.Duffy@colliers.com

Howard Hughes

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Floor Plan



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Howard Hughes

The Woodlands

TEXAS

The Howard Hughes Corporation
The Woodlands® Towers at The Waterway
9950 Woodloch Forest Drive | Suite 1200
TheWoodlands.com



Location

The Woodlands, a 28,505-acre master planned community, is located 27 miles north of downtown Houston, TX and 20 miles from Houston's Bush Intercontinental Airport.

Facts

More than 119,000 people live in The Woodlands' nine residential villages. The Woodlands is home to approximately 2,140 businesses that employ over 66,000 people. Since 1990, The Woodlands has been one of the best-selling master planned communities in the U.S.

- Memorial Hermann The Woodlands Hospital with 304 beds
- CHI St. Luke's Health-The Woodlands Hospital with 242 beds
- CHI St. Luke's Health-Lakeside Hospital with 30 beds
- Texas Children's Hospital The Woodlands
- Houston Methodist The Woodlands Hospital
- MD Anderson Cancer Center



- Approximately 200 specialty and family restaurants
- Restaurant Row at Hughes Landing
- The Woodlands Resort & Conference Center with 406 deluxe guest rooms, 60,000 square feet of meeting space, 36 holes of golf, spa and lazy river
- The Westin at The Woodlands with 302 guest rooms and 15,000 square feet of meeting and event space
- Embassy Suites by Hilton The Woodlands at Hughes Landing with 205 suites and over 3,000 square feet of meeting and banquet space
- The Woodlands Waterway Marriott Hotel & Convention Center with 343 guest rooms and 70,000 square feet of meeting space



36.2

million sq ft of office, research, institutional and industrial space

11.6

million sq ft of retail, including Hughes Landing, a 66-acre mixed-use development on Lake Woodlands, The Woodlands Mall and Market Street

- Convenient access to Houston's Bush Intercontinental Airport
- Pedestrian-friendly commercial and retail space



23

area, highly acclaimed public schools

10

private schools

13,000+

students enrolled in college courses

- Conroe, Tomball and Magnolia Independent School Districts
- Lone Star College-Montgomery, part of the Lone Star College System

7,665

acres of green space

200

acres Lake Woodlands

220

miles of hike and bike trails



- The Woodlands Waterway® in Town Center
- 3 membership clubs with 135 holes of golf, including The Club at Carlton Woods
- The Cynthia Woods Mitchell Pavilion, one of the top-ranked outdoor amphitheatres in the U.S., accommodates 16,500 people

148

neighborhood parks

74

outdoor tennis courts

2

YMCA facilities

41

religious congregations



8/2021

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Howard Hughes.

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