

# Two Hughes Landing

CLASS A OFFICE BUILDING  
THE WOODLANDS, TEXAS



HUGHES LANDING  
ON LAKE WOODLANDS



# Two Hughes Landing



Situated in Hughes Landing, Two Hughes Landing is within walking distance to many amenities for work and leisure. Take a stroll down the street to the Embassy Suites by Hilton, Restaurant Row, Whole Foods Market®, retail and specialty shops, One Lakes Edge multifamily residences and multiple office buildings. Enjoy the outdoors with access to water sports activities and more than 200 miles of connected hike and bike trails. Surrounded by everything you need, Two Hughes Landing is the perfect place to grow your business.

## 8-story

Class A office building with adjacent parking garage

## 198,000

rentable square feet

- Beautifully situated on 200-acre Lake Woodlands
- Conference center
- Fitness center
- HHConnection, a Concierge and Wellness program for Tenants
- Easy access to Interstate 45 and Houston's Bush Intercontinental Airport



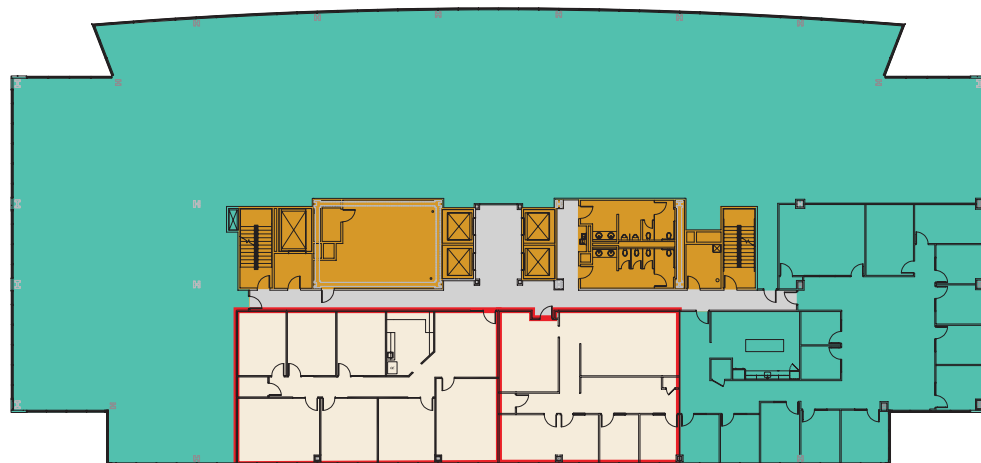
## Two Hughes Landing Space Available

### FIRST FLOOR



Suite 175  
4,355 RSF Available

### FOURTH FLOOR

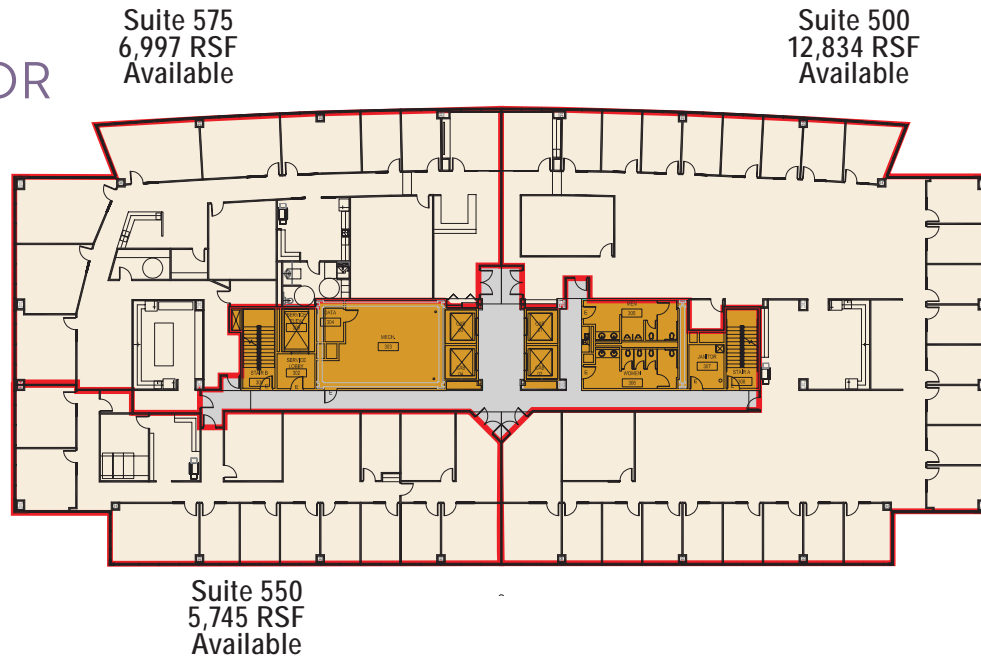


Suite 475  
2,827 RSF  
Available

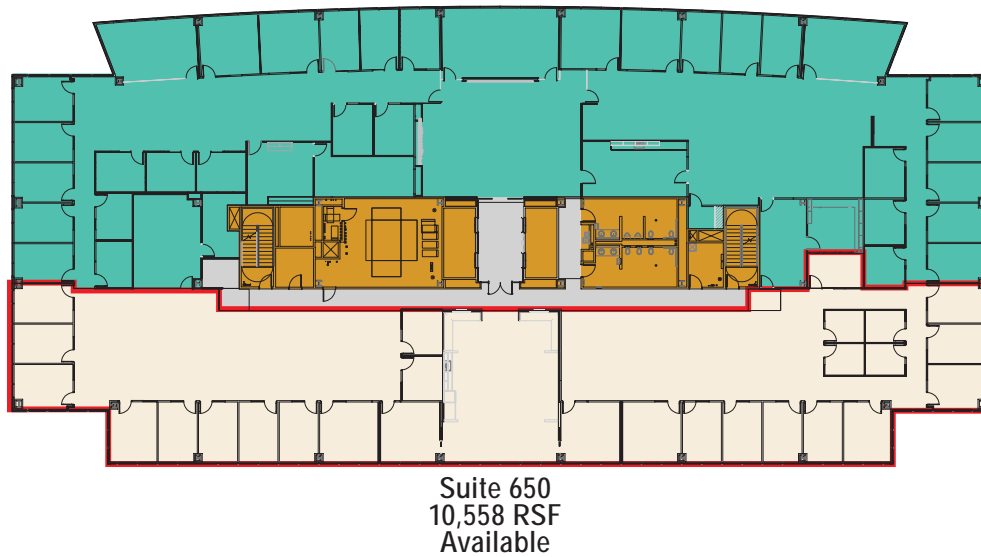
Suite 470  
1,956 RSF  
Available

## Two Hughes Landing Space Available

### FIFTH FLOOR



### SIXTH FLOOR











EMBASSY SUITES BY HILTON



WHOLE FOODS MARKET®



ONE LAKES EDGE

## HUGHES LANDING FEATURES

- Multiple Class A office buildings with multi-tenant and build-to-suit opportunities
- Panoramic views of 200-acre Lake Woodlands
- **Embassy Suites by Hilton at Hughes Landing**, 205-suite hotel
- **One Lakes Edge**, a 390-unit luxury residence, and **Two Lakes Edge**, with 386 luxury residences
- **Restaurant Row** with Del Frisco's Grille, Escalante's, Fogo de Chão, Local Pour, State Fare and Truluck's
- **Retailers** include Whole Foods Market®, Starbucks®, Cadence Bank, Fleet Fleet Sports, Pure Barre, RIDE, Kriser's, The Stand, Focus Optical and Primrose Schools
- Future commercial development opportunities in Hughes Landing
- Situated in The Woodlands, a nationally-acclaimed master planned community



Hughes Landing is a Landmark Award-winning 79-acre mixed-use development in The Woodlands.





# Hughes Landing





# The Woodlands, Texas

## At A Glance



**120,000+** residents | **63,000+** employees | **2,300+** businesses

- 36.3 million square feet of office, research, institutional and industrial space
- 11.6 million square feet of retail, including Hughes Landing, The Woodlands Mall and Market Street
- Pedestrian-friendly commercial and retail space

BUSINESS



- 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

MEDICAL



**23** highly acclaimed public schools | **11** 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

EDUCATION

The Woodlands is a 28,505-acre award-winning master planned community located 27 miles north of downtown Houston and 30 minutes north of Houston's Bush Intercontinental Airport.

- Approximately 200 specialty and family restaurants
- Restaurant Row at Hughes Landing
- The Woodlands Resort & Conference Center with 406 guestrooms and 60,000 square feet of meeting space
- 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 more than 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



DINING/HOSPITALITY

**7,665**

acres of green space

**200**

acres of Lake Woodlands

**220**

miles of hike and bike trails



- The Woodlands Waterway in The Woodlands Town Center
- Three membership clubs with 135 holes of golf, including The Club at Carlton Woods
- 41 religious congregations
- The Cynthia Woods Mitchell Pavilion, one of the top-ranked outdoor amphitheaters in the world

**151**

neighborhood parks

**74**

outdoor tennis courts

**2**

YMCA facilities

RECREATION







# HUGHES LANDING

ON LAKE WOODLANDS

*Howard Hughes*

[TheWoodlands.com](https://www.thewoodlands.com)

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The Howard Hughes Corporation owns, manages and develops commercial, residential and mixed-use real estate throughout the U.S. Their properties include master planned communities, operating properties, development opportunities and other unique assets spanning 18 states from New York to Hawaii. The Howard Hughes Corporation is traded on the New York Stock Exchange as HHC and is headquartered in Dallas, TX.