

# Three Hughes Landing

CLASS A OFFICE BUILDING  
THE WOODLANDS, TEXAS



HUGHES LANDING  
ON LAKE WOODLANDS

# Three Hughes Landing



Situated in Hughes Landing, Three 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, Three Hughes Landing is the perfect place to grow your business.

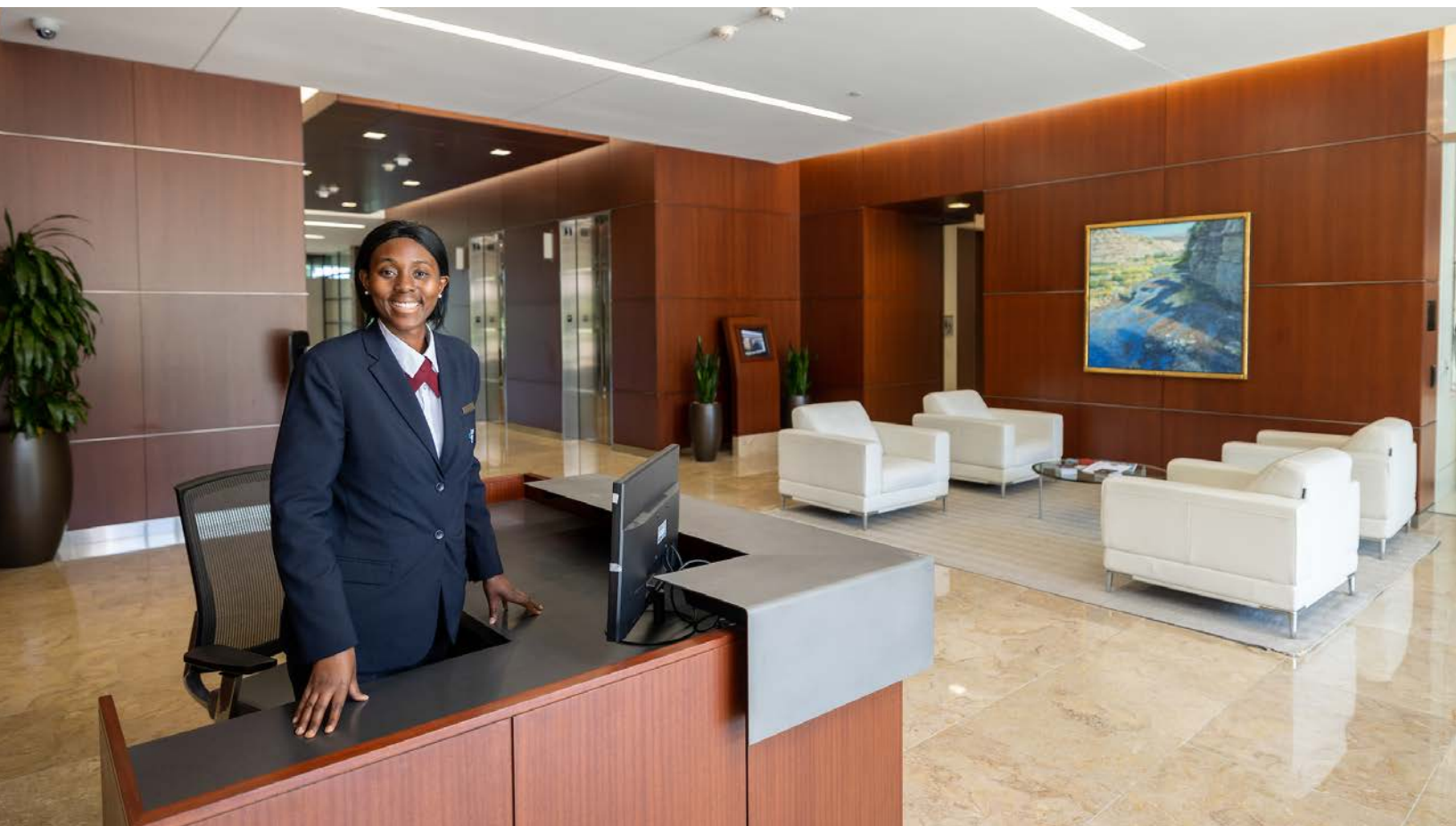
12-story

Class A office building with adjacent parking garage

321,000

rentable square feet

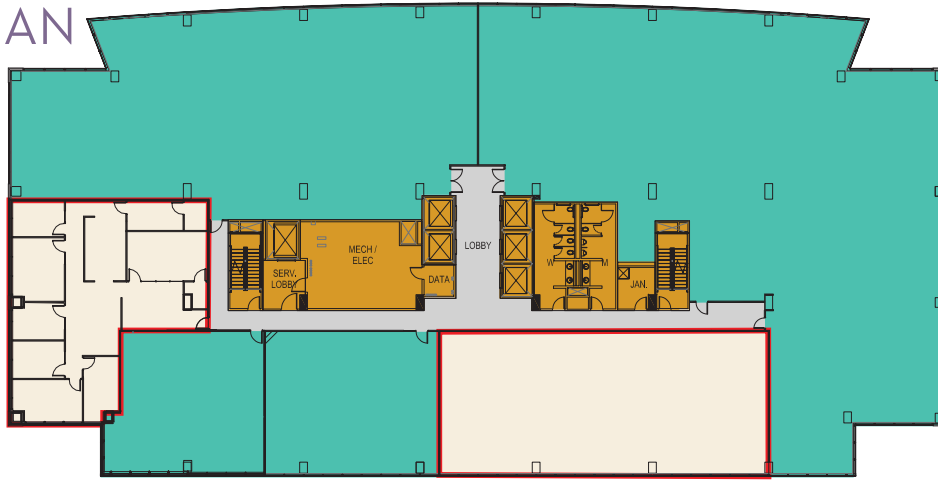
- Beautifully situated on 200-acre Lake Woodlands
- Conference center
- Fitness center
- HHConnection, a Concierge and Wellness program for Tenants
- Easy access to Interstate 45 and Houston's Bush Intercontinental Airport



# Three Hughes Landing Space Available

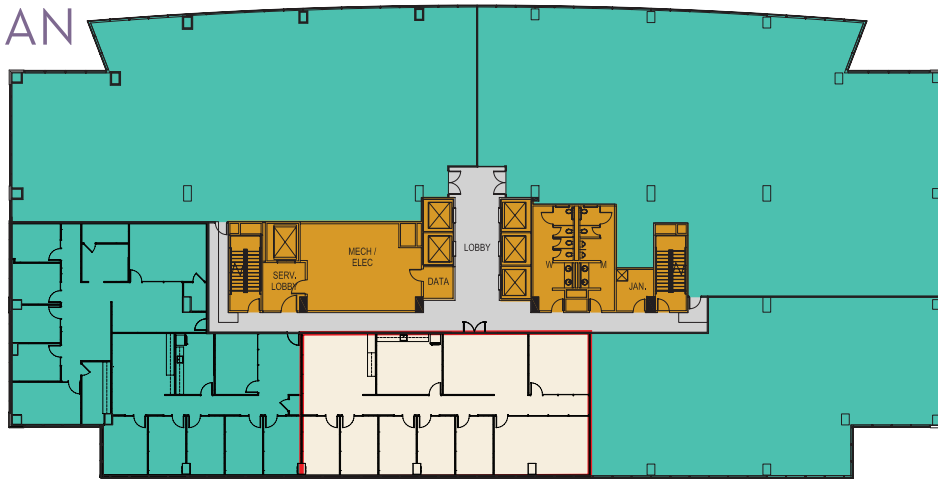
## THIRD FLOOR PLAN

Suite 370  
2,750 RSF



Suite 350  
3,584 RSF

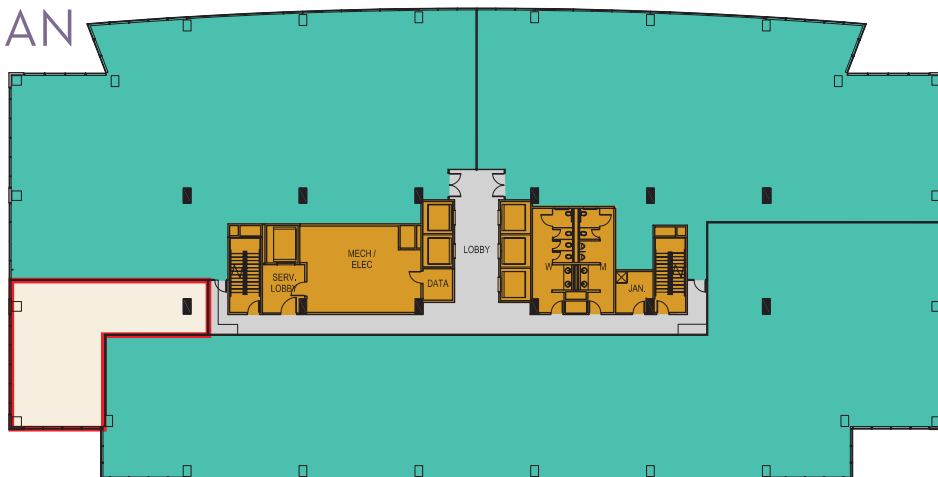
## SIXTH FLOOR PLAN



Suite 650  
3,167 RSF

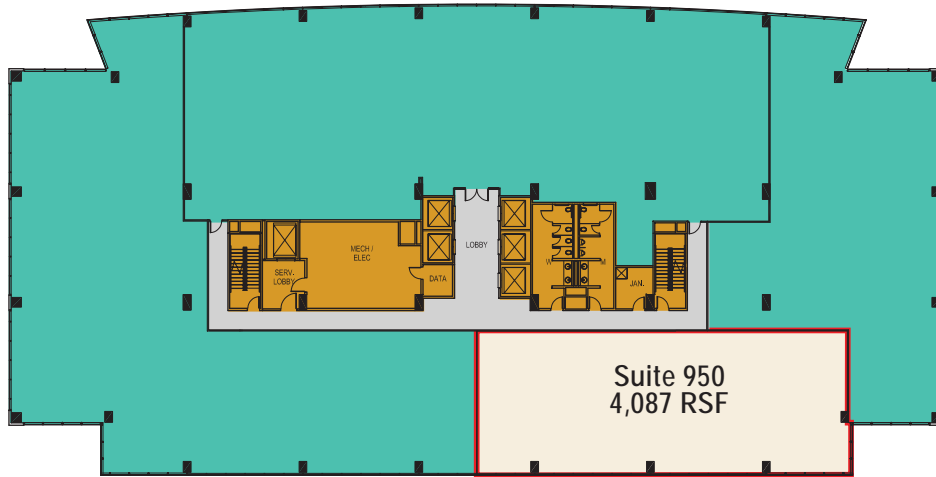
## SEVENTH FLOOR PLAN

Suite 770  
1,564 RSF

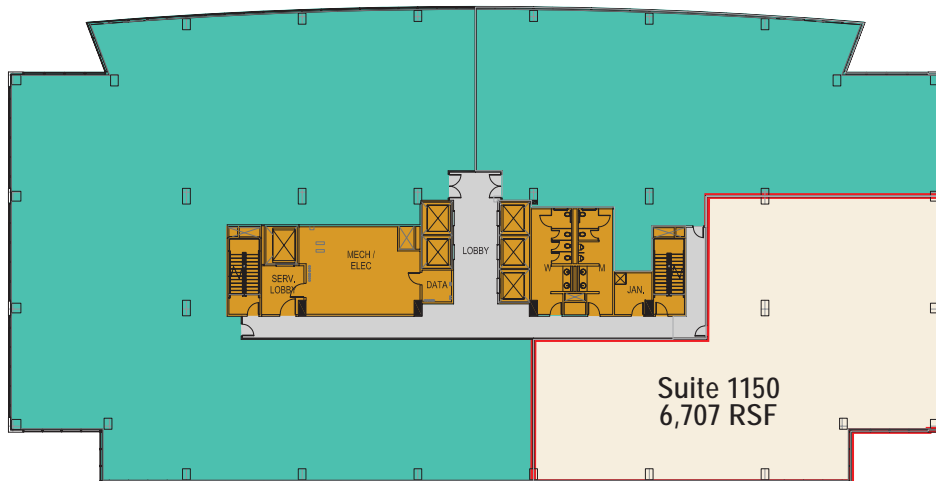


# Three Hughes Landing Space Available

## NINTH FLOOR PLAN



## ELEVENTH FLOOR PLAN







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

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.



### BUSINESS

**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



### MEDICAL

- 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



### EDUCATION

**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

- 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](http://TheWoodlands.com)

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