

LAKE FRONT NORTH

HUGHES LANDING

CLASS A OFFICE BUILDINGS
THE WOODLANDS, TEXAS

An aerial photograph of a modern office complex with two large glass-walled buildings. The buildings are situated behind a lush green lawn with several trees. In the foreground, there is a body of water (Lake Woodlands) and a paved walkway with a circular seating area. The sky is blue with scattered white clouds.

REDEFINE YOUR
PERSPECTIVE



HUGHES LANDING
ON LAKE WOODLANDS

LAKE FRONT NORTH

HUGHES LANDING

BUILDING 1



Situated in Hughes Landing, Lake Front North offers two (2) Class A office buildings with a beautiful park area and pavilion directly on Lake Woodlands. It is within walking distance to many amenities for work and leisure, including the Embassy Suites by Hilton, Restaurant Row, retail and specialty shops, One Lakes Edge multifamily residences, and access to water sports activities and over 200 miles of hike and bike trails. It is one of the premier office locations in The Woodlands.

4-story

Class A office building with adjacent parking garage

105,864

rentable square feet

- Beautifully situated on 200-acre Lake Woodlands
- Fitness center with locker rooms on the 1st floor
- Conference center
- Pedestrian bridge access to Hughes Landing amenities
- Concierge, loyalty and health & wellness program for tenants
- Easy access to Interstate 45 and Houston's Bush Intercontinental Airport



27,839 SF

29,696 SF

29,696 SF

18,632 SF

WELLNESS | TECHNOLOGY

LAKE FRONT NORTH

HUGHES LANDING

BUILDING 2



Building 2 is also located on Lake Woodlands with gorgeous lakeside views and access to all the amenities of Hughes Landing and the hike and bike trails. Surrounded by everything you need, Lake Front North is the perfect place to grow your business and offer your employees an experience that will positively impact their well-being.

6-story

Class A office building with adjacent parking garage

152,194

rentable square feet

- Beautifully situated on 200-acre Lake Woodlands
- Large multi-purpose rooms located on the 1st floor with the ability to convert into two or three rooms using multifold walls
- Pedestrian bridge access to Hughes Landing amenities
- Concierge, loyalty and health & wellness program for tenants
- Easy access to Interstate 45 and Houston's Bush Intercontinental Airport

26,941 SF

27,069 SF

26,805 SF

26,799 SF

26,103 SF

19,005 SF



CONNECTIVITY | NATURE

BUILDING 2

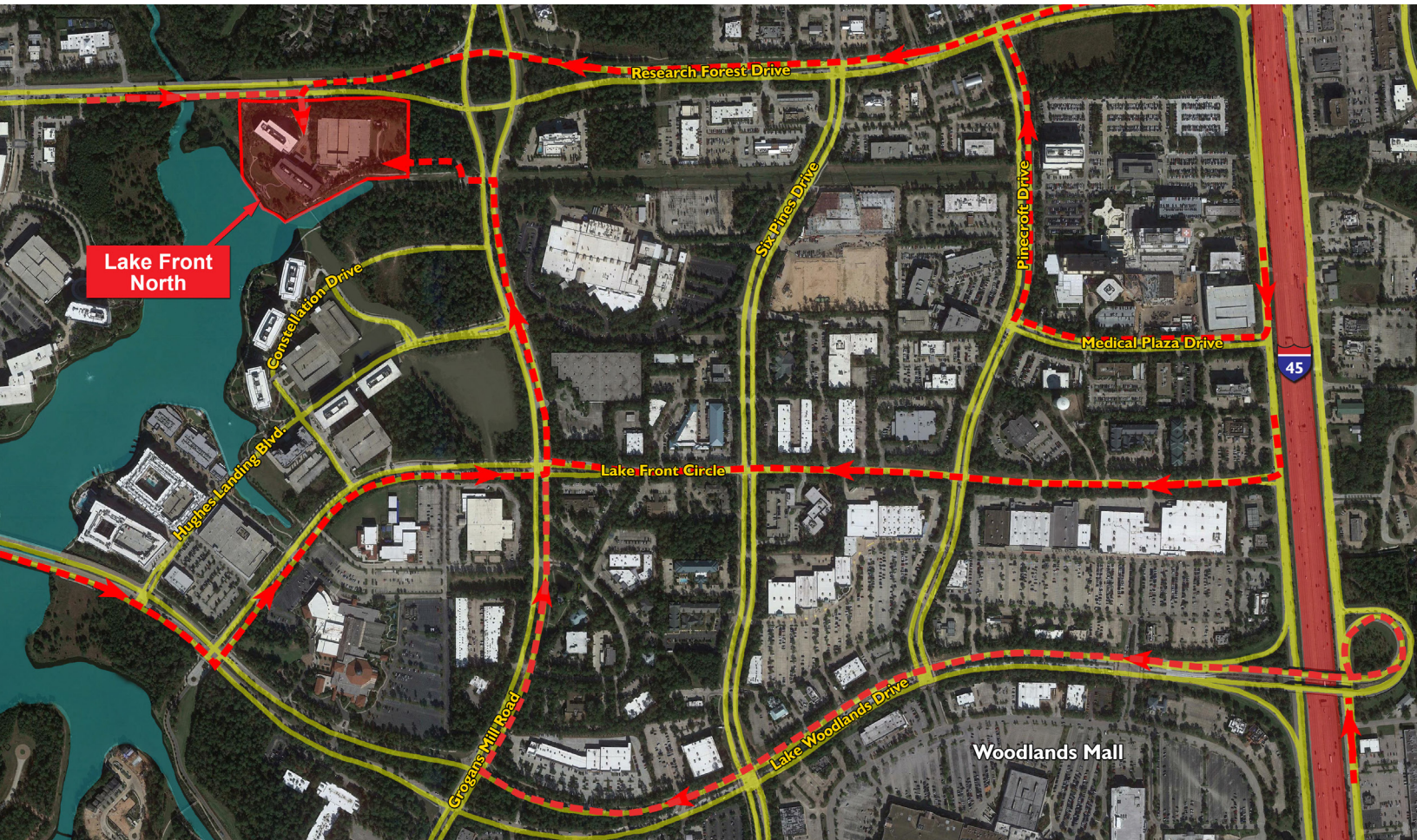
2107 RESEARCH FOREST DR.

FIRST FLOOR PLAN

SUITE 100
5,538 RSF



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

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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.