



Hughes Landing

THE
NEW NATURE
OF WORK

The Woodlands®

Howard Hughes



Hughes Landing

Situated in Hughes Landing, 4 Hughes Landing is a future Class A office building with a beautiful lake and park area connected to Lake Woodlands. It is walking distance to many amenities for work and leisure, including the Embassy Suites by Hilton, Restaurant Row, retail and specialty shops, One Lakes Edge and Two Lakes Edge luxury multifamily residences, and access to water sport activities and more than 200 miles of hike and bike trails. It is one of the premier office locations in The Woodlands.

- Beautifully located on Lake Woodlands in Hughes Landing
- Open lobby living room design leading to an outdoor patio and multi-tiered water feature
- High-quality lobby finishes and rich exterior construction
- Conference center
- Fitness center
- Outdoor gazebo with firepit along the water
- Pedestrian connectivity to Hughes Landing restaurants and shops
- Concierge and health and wellness program for tenants
- Easy access to Interstate 45
- Easy access to downtown Houston and Houston's George Bush Intercontinental Airport



15-story

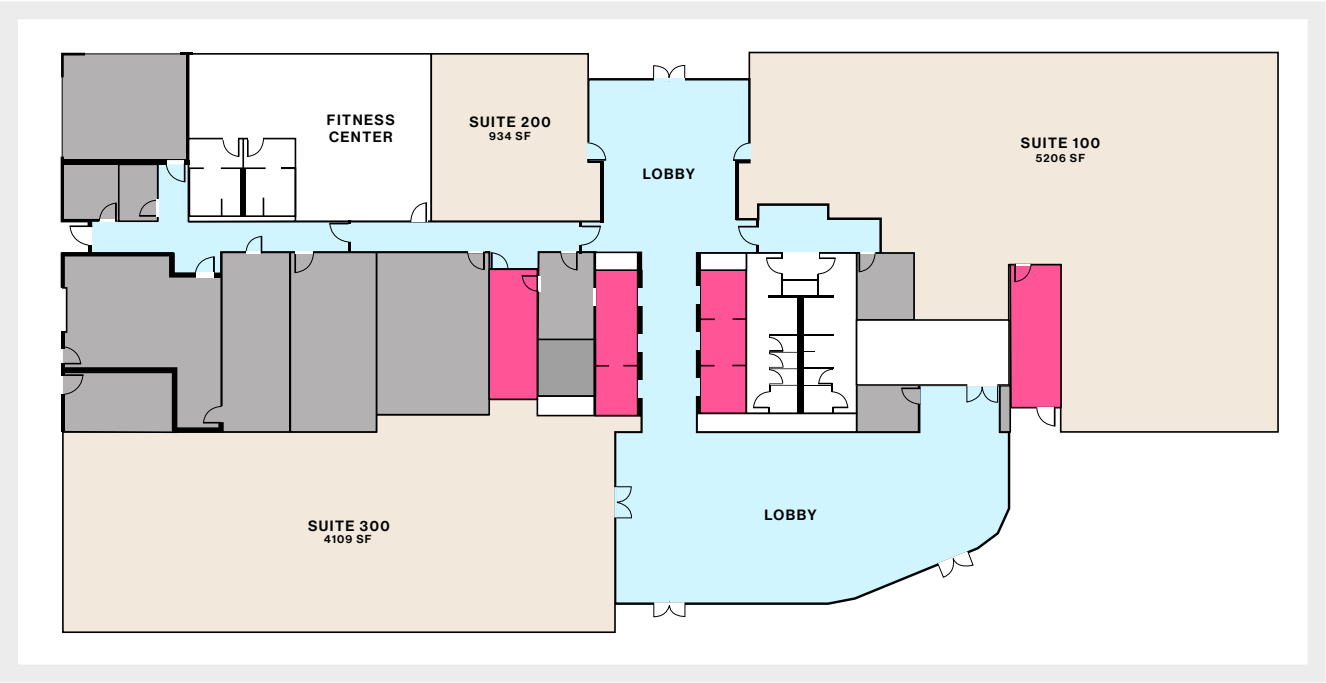
Class A office building
with parking garage

404k

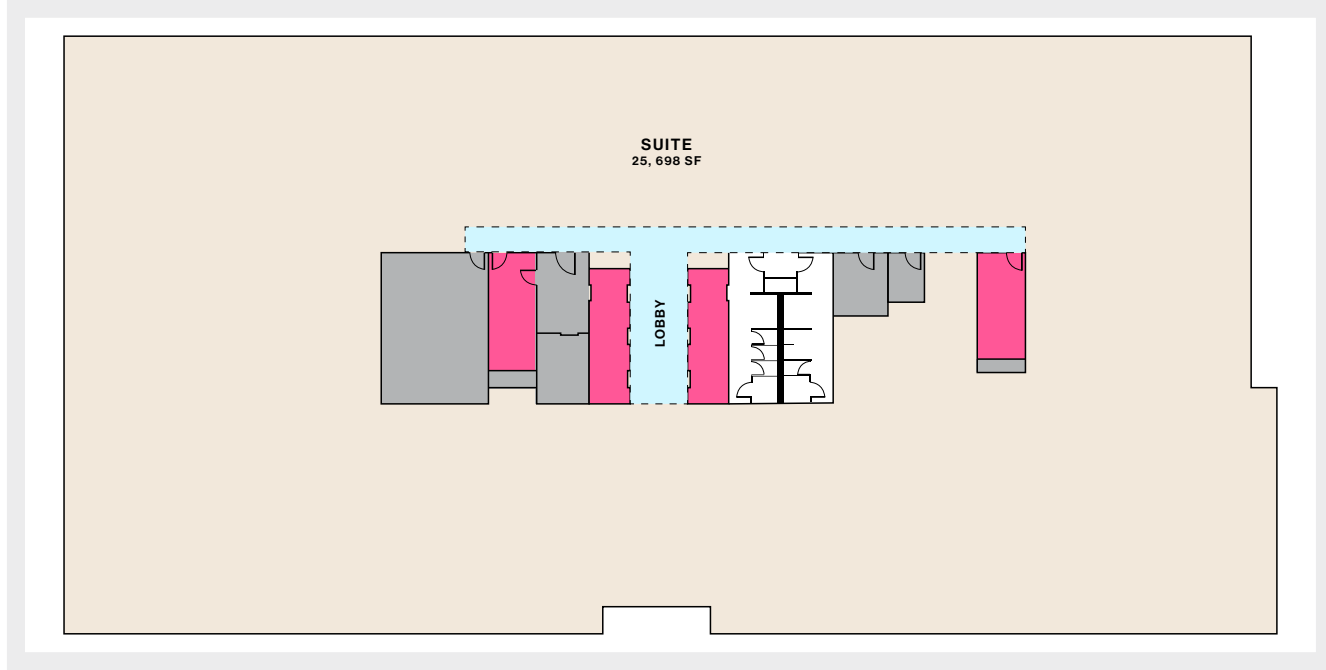
Rentable square feet

Floor Plans

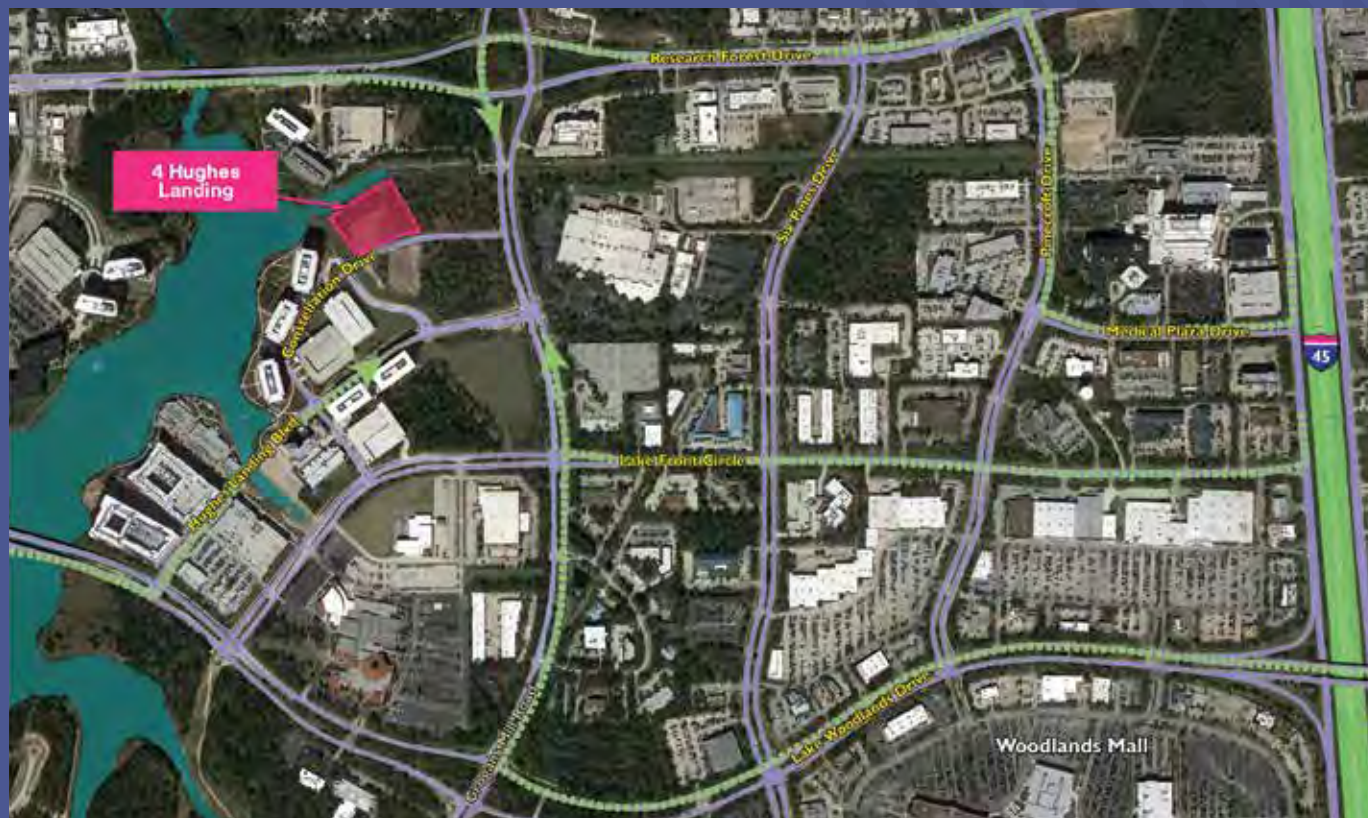
LOBBY
23,164 RSF



TYPICAL FLOOR
28,281 RSF



SITE MAP



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 The Woodlands at Hughes Landing**, 205-suite hotel
- **One Lakes Edge**, a 390-unit luxury residence, and **Two Lakes Edge**, with 386 luxury residences
- Future commercial development opportunities in Hughes Landing
- **Retailers** include Whole Foods Market®, Starbucks®, Fleet Feet, 18|8 Fine Men's Salon, Pure Barre, and many more
- **Restaurant Row** with Del Frisco's Grille, Escalante's, Fogo de Chão, Local Pour and Truluck's
- **Primrose School of The Woodlands at Hughes Landing**
- Situated in The Woodlands, a nationally acclaimed master planned community



The Woodlands 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

- 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

Dining/Hospitality

- Approximately 200 specialty and family restaurants
- Restaurant Row at Hughes Landing
- Highly-acclaimed resort and hotels, including The Woodlands Resort, The Westin, Embassy Suites by Hilton, and The Woodlands Waterway Marriott Hotel & Convention Center



Recreation

7,790
acres of green space

220
miles of hike
& bike trails

200
acres of
Lake Woodlands

151
neighborhood parks

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

The Woodlands is a renowned medical hub that is home to five of the top medical providers, not only in the Houston area, but internationally as well.

Education

23
highly acclaimed
public schools

11
private schools

13,000+
students enrolled
in college courses

- Conroe, Tomball and Magnolia Independent School Districts
- Undergraduate and graduate degree programs at Lone Star College-Montgomery, Lone Star College-University Center



120,000+
RESIDENTS

66,000+
EMPLOYEES

2,400+
EMPLOYERS

\$19B
TAX VALUES

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

**DEMOGRAPHICS OF
THE WOODLANDS**

- **Average HHI - \$194,095**
(Houston MSA = \$109,618)
- **Median HHI - \$130,011**
(Houston MSA = \$74,223)
- **Median owner-occupied housing value - \$461,227**
(Houston MSA = \$267,962)
- **Median resident age - 39.6**
(Houston MSA = 35.7)
- **Bachelor's Degree or higher - 61.3%**
(Houston MSA = 32.9%)
- **Households with children - 40.5%**
(Houston MSA = 41.5%)

SOURCE: Claritas

The Nature of Modern Life

Boasting an unprecedented 28 percent open/green space, alongside first-class amenities for the live, work and discover lifestyle, The Woodlands truly embraces nature in the every day.

A THRIVING ECONOMY

- Home to a number of Fortune 500 headquarters
- 36.3 million square feet of office, retail, hospitality, research, institutional and industrial space
- 12 distinguished hotels, including The Woodlands Resort, The Westin, Embassy Suites by Hilton and The Woodlands Waterway Marriott Hotel & Convention Center
- Robust workforce and workforce development programs, including college bachelor's and master's degrees
- World-class medical hub with five of the top medical providers and six hospitals
- Pro-business, pro-growth attitude with attractive tax incentives for qualifying companies



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Howard Hughes

The Howard Hughes Corporation

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The Woodlands, TX 77381 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®, The Woodlands Hills and Bridgeland® 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.