

# 1440 Lake Front Circle – Office Space Available for Lease

The Woodlands, Texas



## PROPERTY FEATURES

- 1-story flex office building with ±12,983 RSF available for lease
- Suite 110 - ±4,773 RSF with three window offices, conference rooms and interior offices
- Suite 130 - ±3,188 RSF
- Suite 150 - ±1,956 RSF
- Suite 190 - ±3,066 RSF
- Ample surface parking with grade level loading dock

## LOCATION FEATURES

- Located minutes from I-45
- Close proximity to Hughes Landing, a 66-acre mixed-use development on Lake Woodlands, The Woodlands Mall, Market Street and Cynthia Woods Mitchell Pavilion (top rated outdoor amphitheater in the U.S.), Waterway Square®, The Westin at The Woodlands and The Woodlands Waterway Marriott Hotel & Convention Center
- Located just north of the ExxonMobil campus and 30 minutes north of Houston's Bush Intercontinental Airport
- The Woodlands is home to more than 120,000 residents; over 63,000 people work in The Woodlands

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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 120,000 people live in The Woodlands' nine residential villages. The Woodlands is home to approximately 2,400 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



MEDICAL

- 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



DINING/HOSPITALITY

BUSINESS

36.3

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

EDUCATION

23

area, 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

7,790

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

151

neighborhood parks

74

outdoor tennis courts

2

YMCA facilities

41

religious congregations

RECREATION

2/2023

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*Plans and renderings are artist's concepts and are subject to change. All information provided regarding this property is from sources deemed to be reliable; however, no warranty of representation is made to the accuracy thereof.*

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