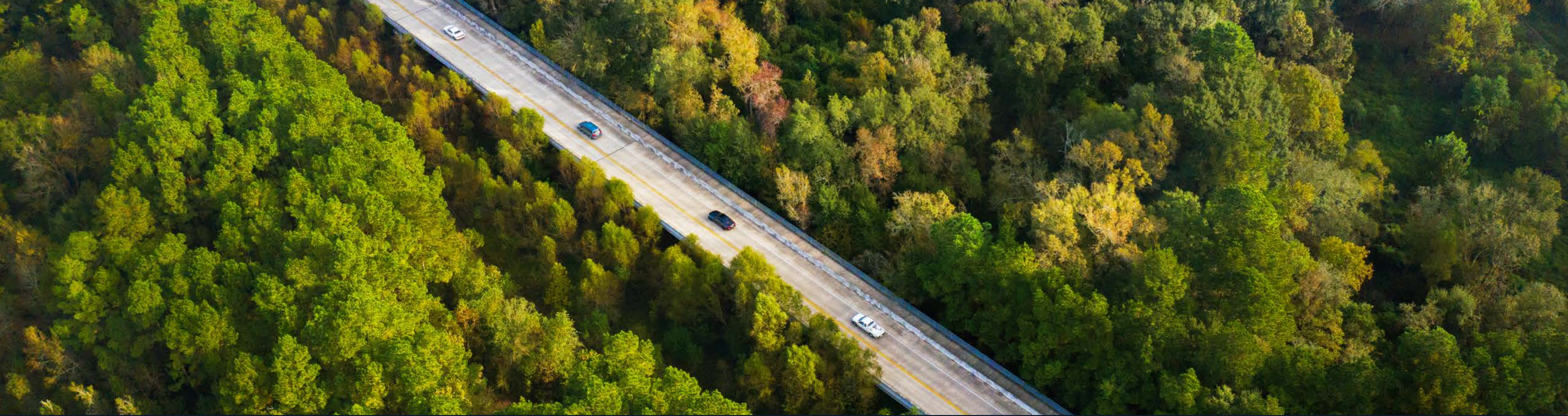




WOODLOCH FOREST DRIVE

The Woodlands®

Howard Hughes



**UNMATCHED LOCATION IN THE WOODLANDS**

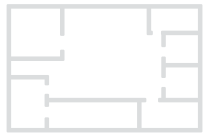
1400 Woodloch Forest Drive is a five-story office building in The Woodlands Town Center and is the first office building accessible from Interstate 45 on Woodlands Parkway.



PROPERTY FEATURES

# Modern Renovated Lobby

Contemporary, updated finishes and design were completed in the lobby and exterior.



**95,667 RSF**

Five-story office building



**I-45 Access**

Conveniently located one minute from I-45 and 30 minutes north of Houston's Bush IAH



**3.5/1,000 SF**

Uncovered parking



The renovated lobby features an all-new, large central vestibule area, updated finish materials, including ceramic tile flooring and walls with modern lighting, hard ceilings and a digital directory.



# Located in The Woodlands Town Center

1400 Woodloch Forest Drive is located within walking distance of Waterway Square®, The Westin at The Woodlands, The Woodlands Waterway Marriott Hotel & Convention Center, The Woodlands Mall, Market Street and The Cynthia Woods Mitchell Pavilion (one of the top-rated outdoor amphitheaters in the U.S.).

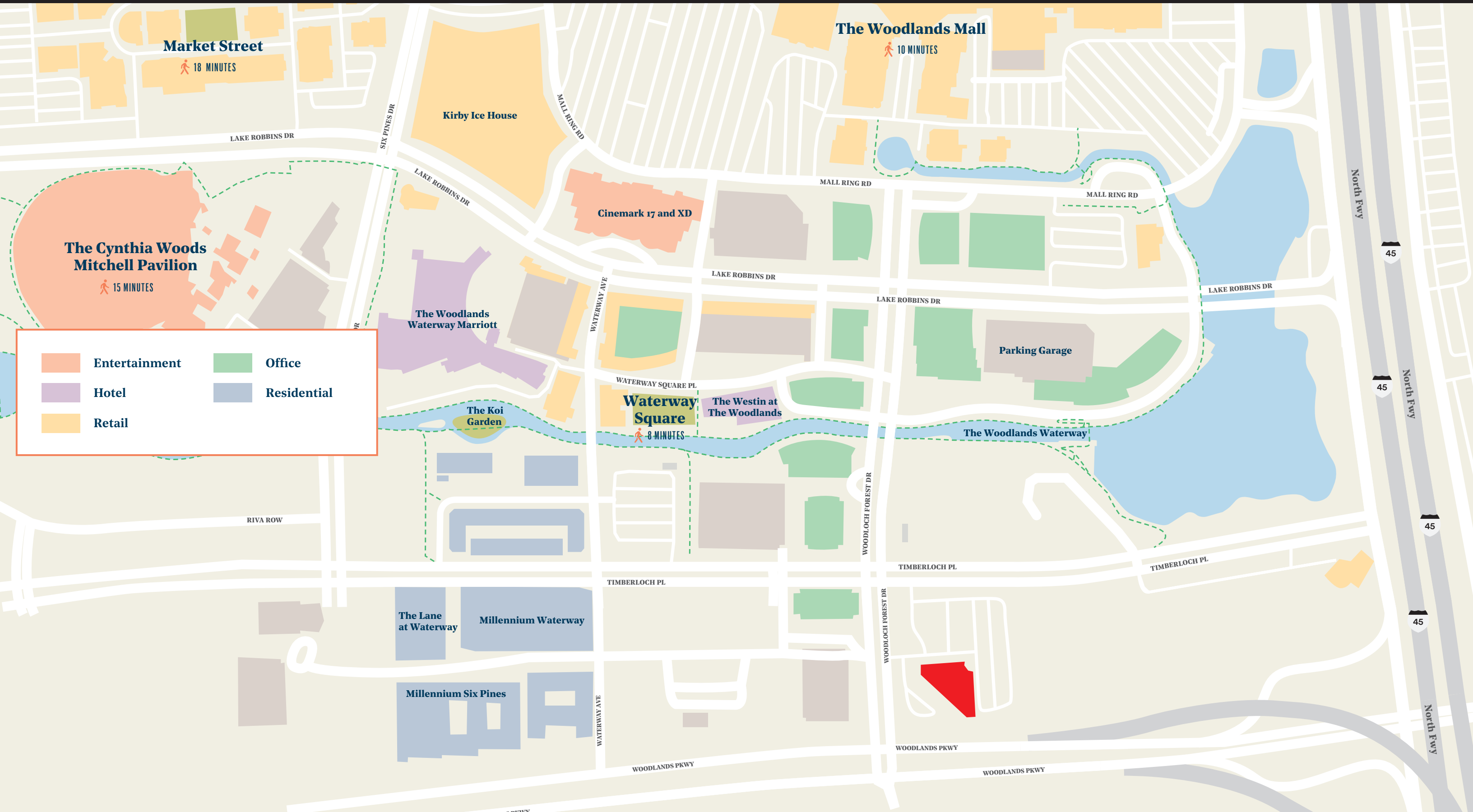
**645 HOTEL ROOMS**

**2 MILLION SQ FT  
OF SHOPPING & DINING**

**1,646 LUXURY  
MULTIFAMILY UNITS**

# Surrounding Amenities

- Entertainment
- Hotel
- Retail
- Office
- Residential
- Hike & Bike Trail
- Walking Distance



Entertainment	Office
Hotel	Residential
Retail	

ACCESSIBILITY

# Walkable Dining Options

Find modern flavors, world-class cuisine and local favorites within Town Center and plenty of options in between.

### MARKET STREET

MASTRO'S RESTAURANTS  
SIXTY VINES  
CAVA  
STARBUCKS  
UNI SUSHI  
CHIPOTLE  
La Madeleine FRENCH BAKERY & CAFÉ  
Tommy Bahama RESTAURANTS & MARLIN BARS  
POTBELLY  
SWEET PARIS crêperie & café  
True Food kitchen  
El Tiempo Cantina  
Bossrat  
CRU FOOD & WINE BAR

### THE WOODLANDS MALL

Fleming's PRIME STEAKHOUSE & WINE BAR  
STARBUCKS  
The Cheesecake Factory  
Chick-fil-A  
IN-N-OUT BURGER  
NORTH ITALIA  
TORCHYS  
Marble SLAB CREAMERY  
Panera  
SHAKE SHACK  
Salata  
PF CHANG'S

### WATERWAY SQUARE

ROSE  
MORTON'S THE STEAKHOUSE  
BLUE DOOR  
MAHONEY'S  
BAJA CANTINA and Pique  
SORRISO  
Amrina  
GRIMALDI'S COAL BRICK-OVEN PIZZERIA  
Bar Louie  
Churrascos STEAKS & SEAFOOD  
Cyclone Anaya's THE SEA KITCHEN  
The Refuge bar & bistro  
The Woodlands  
KIRBY ICE HOUSE  
HEARSAY  
Kirby's THE WOODLANDS





WOODLOCH FOREST DRIVE

## Leasing

---

Visit [TheWoodlands.com](https://www.thewoodlands.com) for more leasing information and building specs.

**John Spafford**

[john.spafford@cbre.com](mailto:john.spafford@cbre.com)

713.577.1684

**Jillian Fredericks**

[jillian.fredericks@cbre.com](mailto:jillian.fredericks@cbre.com)

713.446.3294

**Joel Douthit**

[joel.douthit@cbre.com](mailto:joel.douthit@cbre.com)

713.591.9492

**CBRE**

*Howard Hughes*