



# HUGHES LANDING

ON LAKE WOODLANDS



## Class A Office Space

The Woodlands, Texas

**The Woodlands**<sup>®</sup>

*Howard Hughes*

# Hughes Landing Features



Seven Class A office buildings with multi-tenant and build-to-suit opportunities



Restaurant Row with Truluck's, Del Frisco's Grille, Escalante's, Fogo de Chão, Postino, State Fare and Bloofin Sushi



Future commercial development opportunities in Hughes Landing



Retailers include Whole Foods® Market, Starbucks, Cadence Bank, Fleet Feet Sports, Pure Barre, RIDE, and The Stand



Panoramic views of 200-acre Lake Woodlands



One Lakes Edge, a 390-unit luxury residence, and Two Lakes Edge, with 386 luxury residences



Embassy Suites by Hilton at Hughes Landing, 205-suite hotel

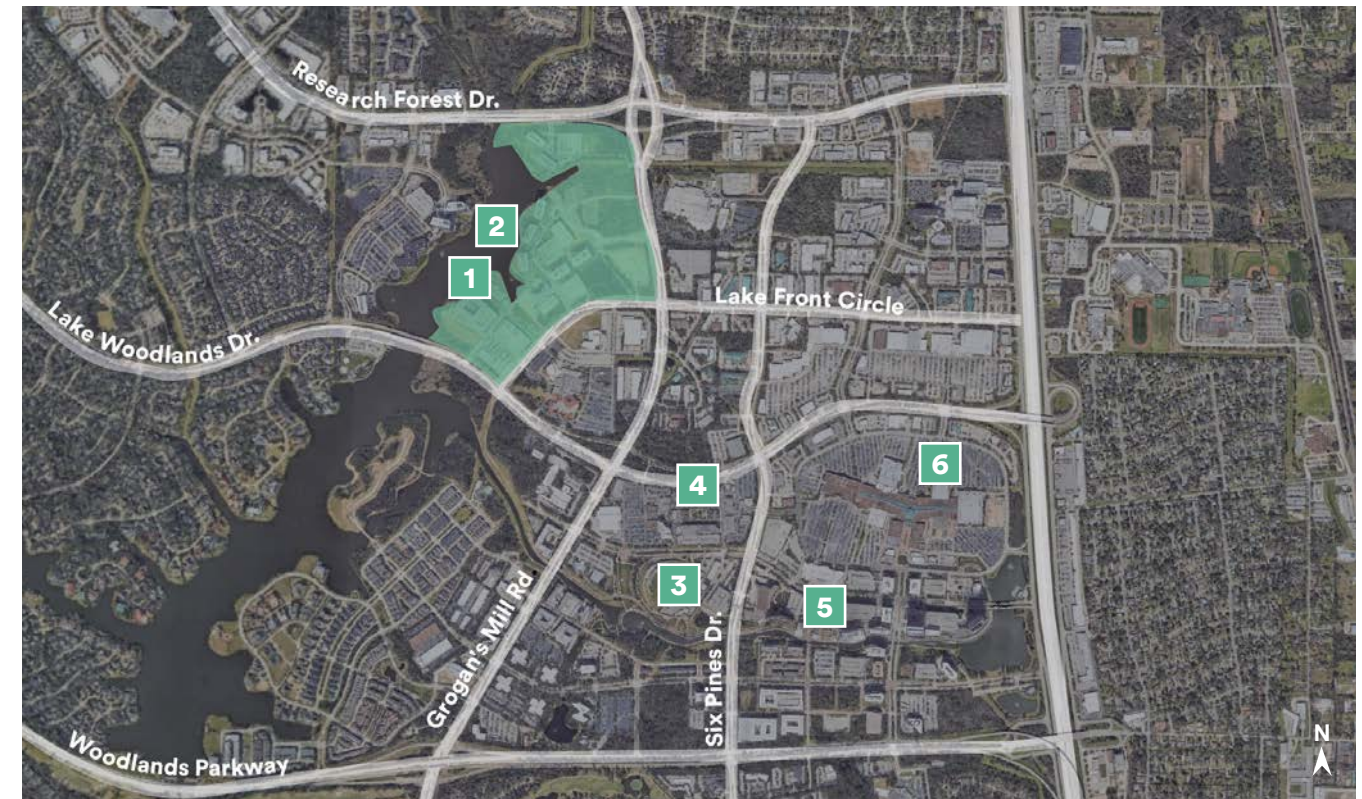


Primrose School



Situated in The Woodlands, a nationally-acclaimed master planned community that was ranked as the #1 Community to Live in America in 2021 and 2022.

# Access



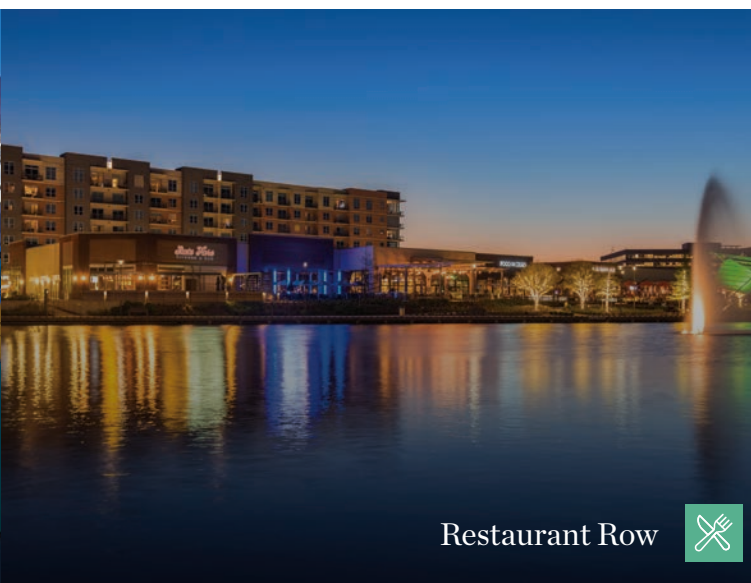
- 1** Hughes Landing
- 3** Cynthia Woods Mitchell Pavilion
- 5** Waterway Square
- 2** Lake Woodlands
- 4** Market Street
- 6** The Woodlands Mall



Embassy Suites by Hilton



Whole Foods® Market



Restaurant Row



One Lakes Edge

# Office Buildings



One Hughes Landing

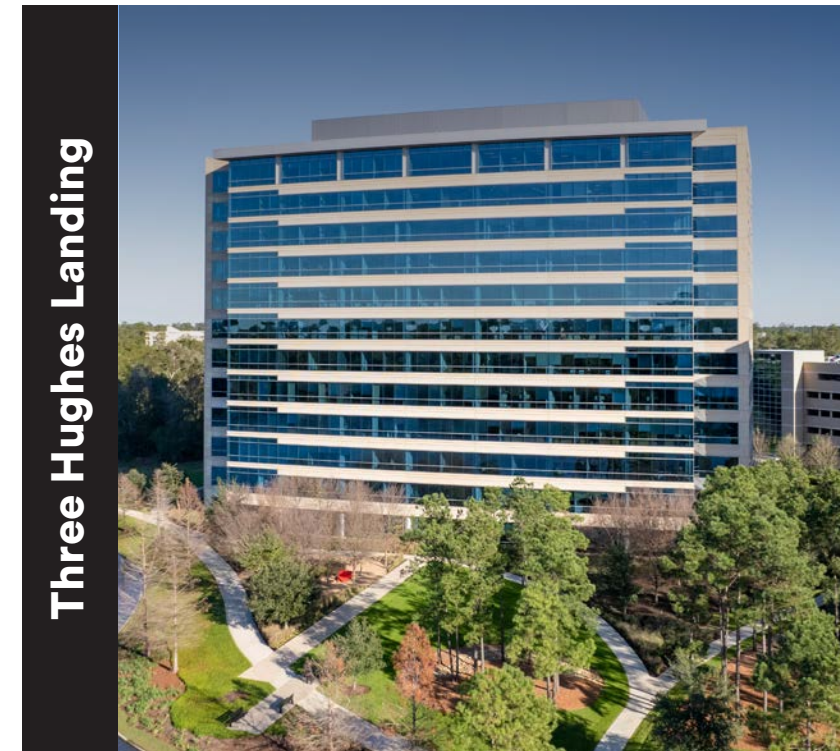
## 8-story

Class A office building with adjacent parking garage

### 198,000

Rentable Square Feet

- Beautifully situated on 200-acre Lake Woodlands
- Conference center
- Fitness center
- Delicatessen
- HHConnection, a Concierge and Wellness program for Tenants



Three Hughes Landing

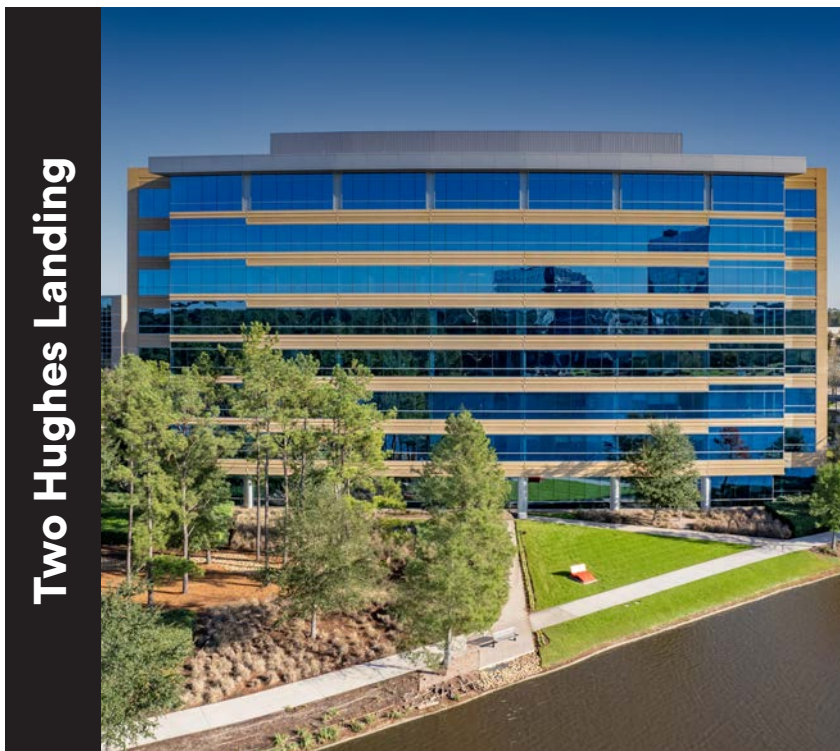
## 12-story

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



Two Hughes Landing

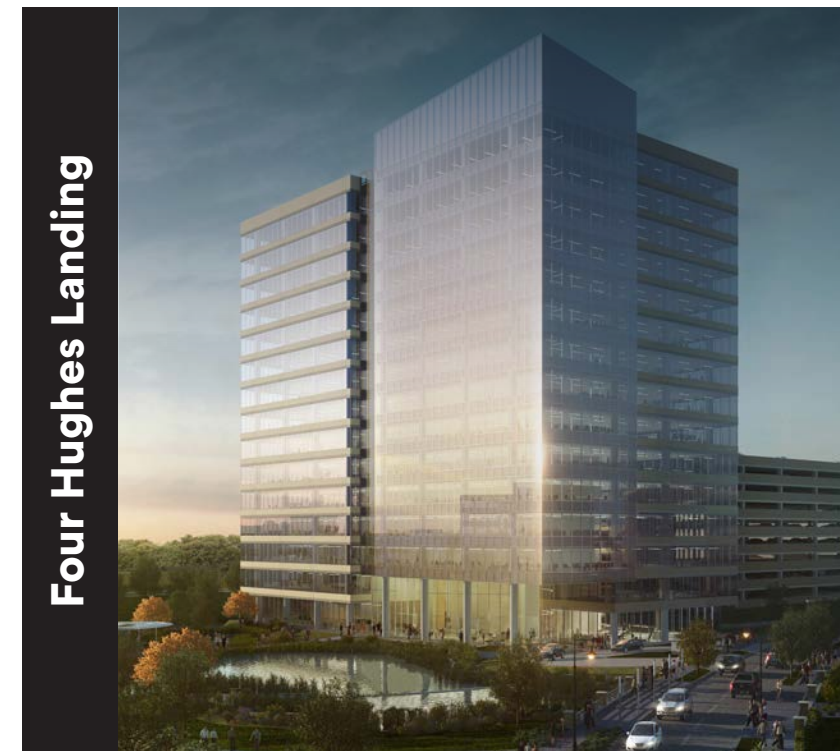
## 8-story

Class A office building with adjacent parking garage

### 198,000

Rentable Square Feet

- Beautifully situated on 200-acre Lake Woodlands
- Conference center
- Fitness center
- HHConnection, a Concierge and Wellness program for Tenants



Four Hughes Landing

## 15-story Future Development

Class A office building with in-building parking garage

### 404,000

Rentable Square Feet

- Beautifully situated on 200-acre Lake Woodlands
- High quality lobby finishes and rich exterior construction
- Conference & Fitness Center
- Micro Market on the first floor
- Open lobby living room design leading to an outdoor patio and multi-tiered water feature
- Outdoor gazebo with firepit along the water
- Pedestrian connectivity to Hughes Landing restaurants and shops
- Concierge and health & wellness program for tenants

# Office Buildings

Lake Front North Building 1



## 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

Lake Front North Building 2



## 6-story

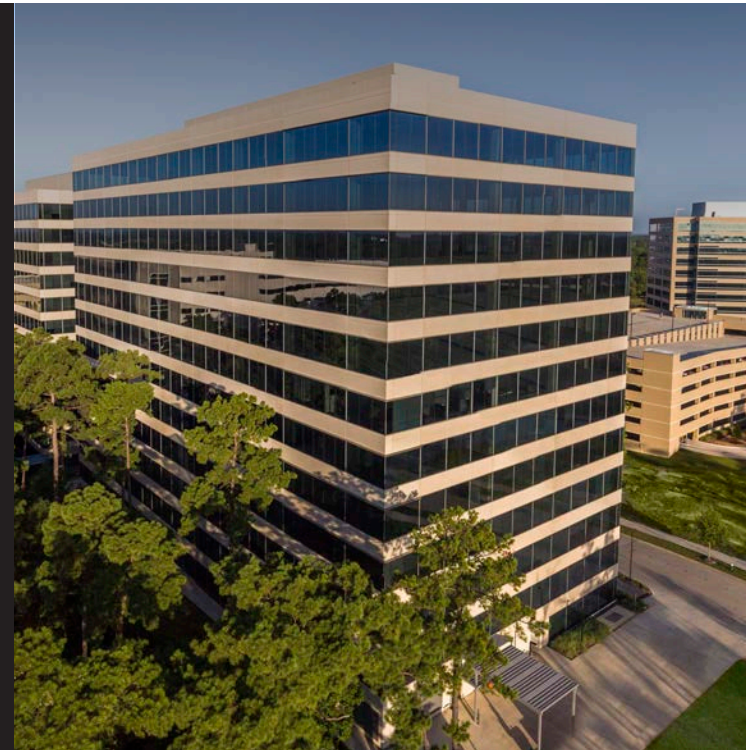
Class A office building with adjacent parking garage

### 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

1725 Hughes Landing



## 13-story

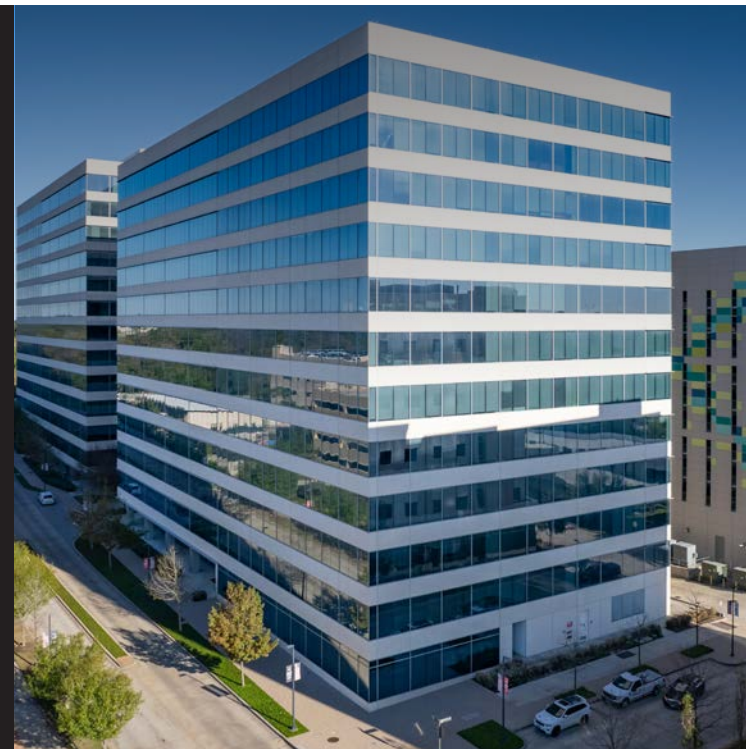
Class A office building with adjacent parking garage

### 331,176

Rentable Square Feet

- Conference center with seating capacity up to 100; divisible into two rooms with seating capacity of up to 50 in each
- Fitness center and delicatessen
- Grand, spacious lobby with high-end contemporary finishes
- Landscaped courtyard with seating and water features
- HHConnection, a Concierge and Wellness program for Tenants

1735 Hughes Landing



## 12-story

Class A office building with adjacent parking garage

### 318,170

Rentable Square Feet

- Beautifully situated on 200-acre Lake Woodlands
- Conference center
- Fitness center
- HHConnection, a Concierge and Wellness program for Tenants

# Lakefront Lifestyle

Hughes Landing includes walkable 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 and Two 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, Hughes Landing is the perfect place to grow your business.

[View Hughes Landing Video](#)



- |                               |                              |                               |
|-------------------------------|------------------------------|-------------------------------|
| <b>1</b> Lake Front North     | <b>5</b> One Hughes Landing  | <b>9</b> Embassy Suites       |
| <b>2</b> Three Hughes Landing | <b>6</b> 1725 Hughes Landing | <b>10</b> One Lakes Edge      |
| <b>3</b> Two Hughes Landing   | <b>7</b> 1735 Hughes Landing | <b>11</b> Whole Foods® Market |
| <b>4</b> Primrose School      | <b>8</b> Restaurant Row      | <b>12</b> Two Lakes Edge      |

# 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 20 miles north of Houston's Bush Intercontinental Airport.



## Business



**125,000+** residents    **70,000+** employees    **2,500+** businesses

- 36.3 million square feet of office, research, institutional and flexible/technical space
- 11.6 million square feet of retail, including Hughes Landing, The Woodlands Mall and Market Street
- Pedestrian-friendly commercial and retail space

## Education



**23** highly acclaimed public schools    **12** 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

## Medical



- Houston Methodist The Woodlands Hospital
- MD Anderson Cancer Center
- Memorial Hermann The Woodlands Hospital
- St. Luke's Health - The Woodlands Hospital
- St. Luke's Health - Lakeside Hospital
- Texas Children's Hospital The Woodlands

## Recreation



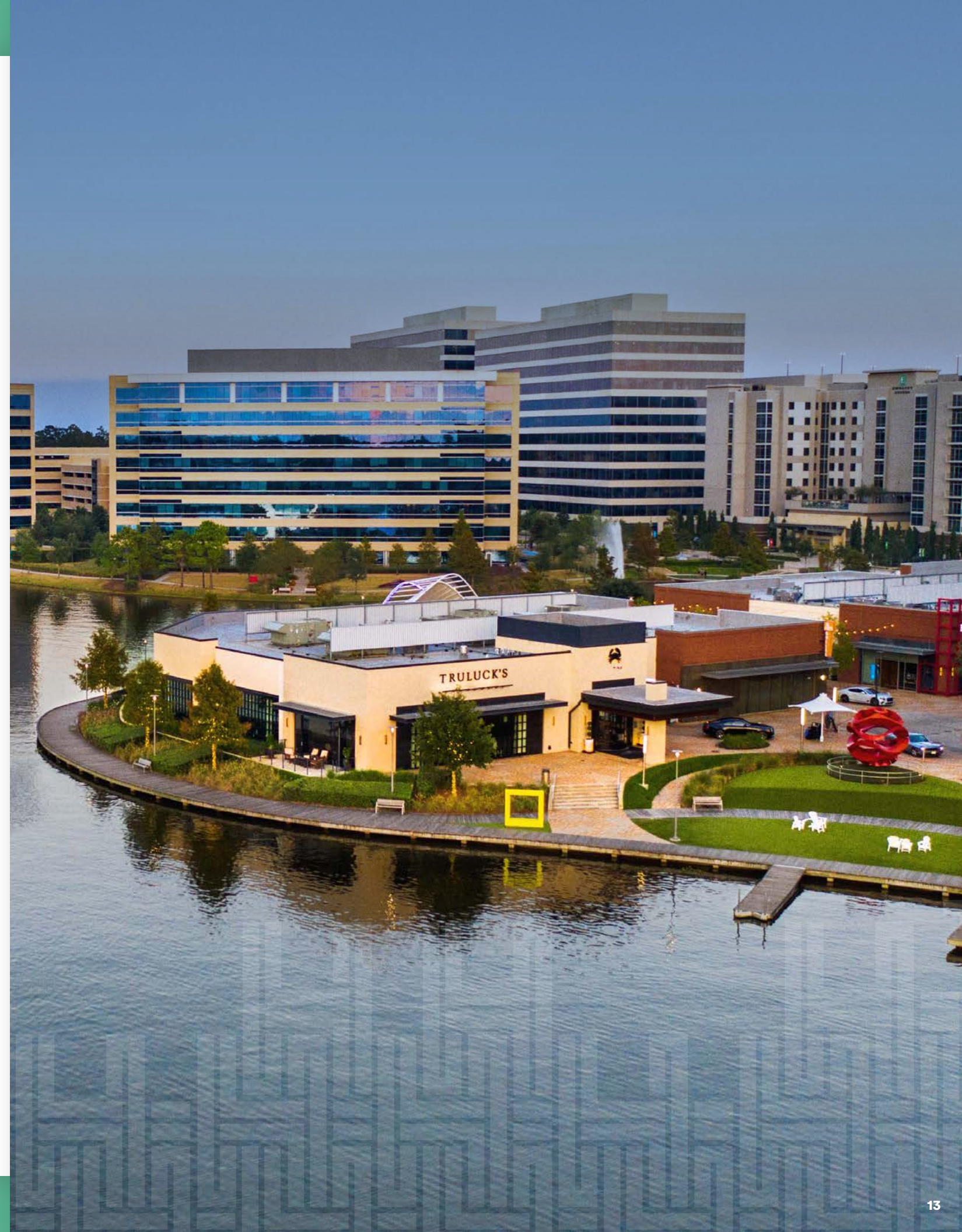
**10,000** acres of green space   **220** miles of hike & bike trails   **74** outdoor tennis courts  
**200** acres of Lake Woodlands   **150** neighborhood parks

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

## Dining / Hospitality



- Approximately 200 specialty and family restaurants
- Restaurant Row at Hughes Landing
- The Woodlands Resort & Conference Center with 406 guestrooms and 60,000 SF of meeting space
- The Westin at The Woodlands with 302 guest rooms and 15,000 SF of meeting and event space
- Embassy Suites by Hilton The Woodlands at Hughes Landing with 205 suites and more than 3,000 SF of meeting and banquet space
- The Woodlands Waterway Marriott Hotel with 343 guest rooms and 70,000 SF of meeting space



# Tenant Programs



## Executive Club

The Howard Hughes Executive Club is an invitation-only network dedicated to fostering community, innovation, and growth amongst Howard Hughes business partners.

As a member, you will receive invitations to member-only events, an opportunity to make an entrepreneurial impact in our community and access to unique amenities within the Howard Hughes network.

- Offered to tenants 7,500 SF and above
- Complimentary valet parking at Hughes Landing
- Special Offers from premier retailers within our Portfolio
- Overnight Stay Package to The Woodlands Resort Lazy River & Waterpark
- Access to one exclusive member event
- 15% Off Best available rate at select hotels

## HHConnection

The Howard Hughes Corporation connects your company and employees to a wealth of business and lifestyle concierge services that make our properties and community one of the most sought after locations in which to live, work and discover.

Our HHConnection program brings hospitality into the office setting and builds a community through tenant experience programming.

### Connections to Corporate Services

- Business Support Resources
- Conference & Catering Coordination
- Event Planning (Team Building Events, Holiday Parties, Private Dining)

### Connections to Health & Wellness Programs

- Corporate Fitness Programs
- Online Wellness Classes
- Workplace Wellness Programs

### Connected Tenant Experience Programs

- Sustainability Events & Programs
- Educational Events
- Tenant Luncheons & Socials

### Connections for Preferred Rates

- Connections for special rates at The Woodlands Resort, The Westin at The Woodlands & Embassy Suites by Hilton The Woodlands at Hughes Landing
- Exclusive rates at our multifamily properties for corporate housing



# HUGHES LANDING

ON LAKE WOODLANDS



*Howard Hughes*

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