

# 2HL

1790 Hughes Landing Blvd  
The Woodlands, TX 77380

## TWO-STORY LAKE WOODLANDS PENTHOUSE



HUGHES LANDING  
ON LAKE WOODLANDS

The Woodlands®

Howard Hughes  
COMMUNITIES

CBRE

# AMAZING LAKEFRONT LOCATION



## 8-story Class A office building with adjacent parking garage

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Available: 52,234 RSF

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Typical floor plate: 26,117 SF

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Parking ratio: 3.5/1,000 SF

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24/7 security on-site

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Building conference room

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Building fitness center

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Prime location overlooking 200-acre Lake Woodlands

# THE PERFECT PLACE TO GROW



Situated in Hughes Landing, Two Hughes Landing is within walking distance to many 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 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, Two Hughes Landing is the perfect place to grow your business.

Notable Tenants:

 PNC BANK

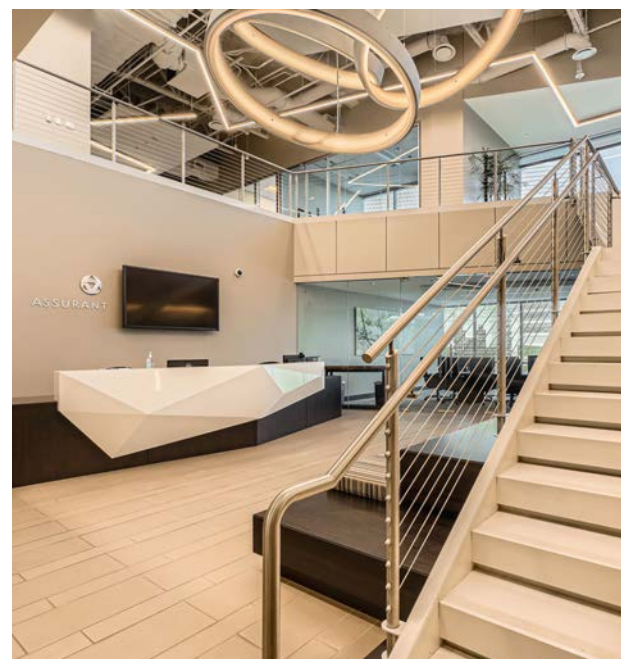
haynesboone

**SI Group**

COMPASS

Regus

**fj** | FLINT HILLS  
resources



# ±52,000 SF OPPORTUNITY ON FLOORS 7-8



## Unique two-story penthouse suite on Lake Woodlands

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Dramatic reception area features an internal stairwell with views of Lake Woodlands

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Includes multiple large training rooms, conference areas, and a boardroom

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Offers an efficient layout with a mix of private offices and open workstation areas

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Features an expansive break room and employee lounge/game room

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Equipped with on-site generator for backup power

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Finished with above-standard features, including floor-to-ceiling glass, exposed ceilings, and glass-fronted offices

# AVAILABLE SPACE



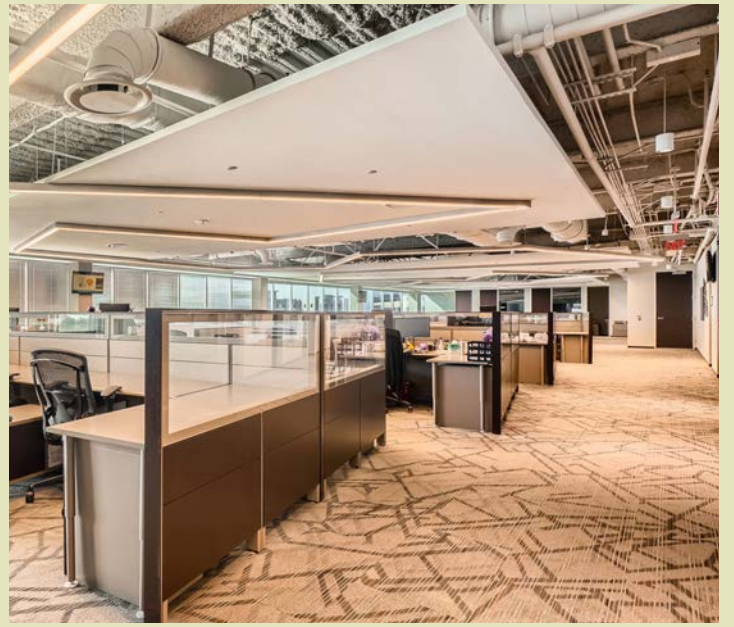
## 7th Floor Plan

26,117 SF



## 8th Floor Plan

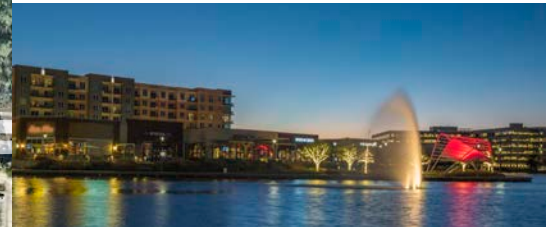
26,117 SF



# EXPERIENCE HUGHES LANDING



- Curated mix of elevated dining options at **Restaurant Row**
- **Premium shopping** featuring Whole Foods Market and other sought-after retailers
- **Lakefront multifamily and corporate housing** at One and Two Lakes Edge
- Home to **The Ritz-Carlton Residences**, The Woodlands
- **Embassy Suites by Hilton The Woodlands®** at **Hughes Landing** located on-site with preferred rates for tenants



# TWO HUGHES LANDING



Learn more at [thewoodlands.com/commercial](https://thewoodlands.com/commercial)

**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

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