

# 1 ONE BRIDGELAND GREEN

IF NATURE HAD AN OFFICE,  
THIS WOULD BE IT.



20203 BRIDGELAND CREEK PKWY  
CYPRESS, TEXAS 77433

BRIDGELAND®

*Howard Hughes*



PRIORITIZING SUSTAINABILITY AND RESILIENCY IS  
AT THE FOREFRONT OF OUR LONG-TERM APPROACH  
TO DEVELOPING MASTER PLANNED COMMUNITIES.

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# **BRIDGELAND CENTRAL**

**Bridgeland Central** is an emerging  $\pm 925$ -acre mixed-use development in the heart of Bridgeland that will become one of NW Houston's most vibrant urban hubs – embracing office, retail, multifamily, dining, hospitality, entertainment and parks/open space in a friendly, community-focused, urban-walkable lifestyle.





ONE  
BRIDGELAND  
GREEN

RETAIL

RETAIL

PAD SITE

FUEL STA

RESTAURANT

RESTAURANT

H-E-B

BRIDGELAND HIGH SCHOOL

SUMMIT POINT

.2 MILES FROM 99

FUTURE  
COMMERCIAL SITE





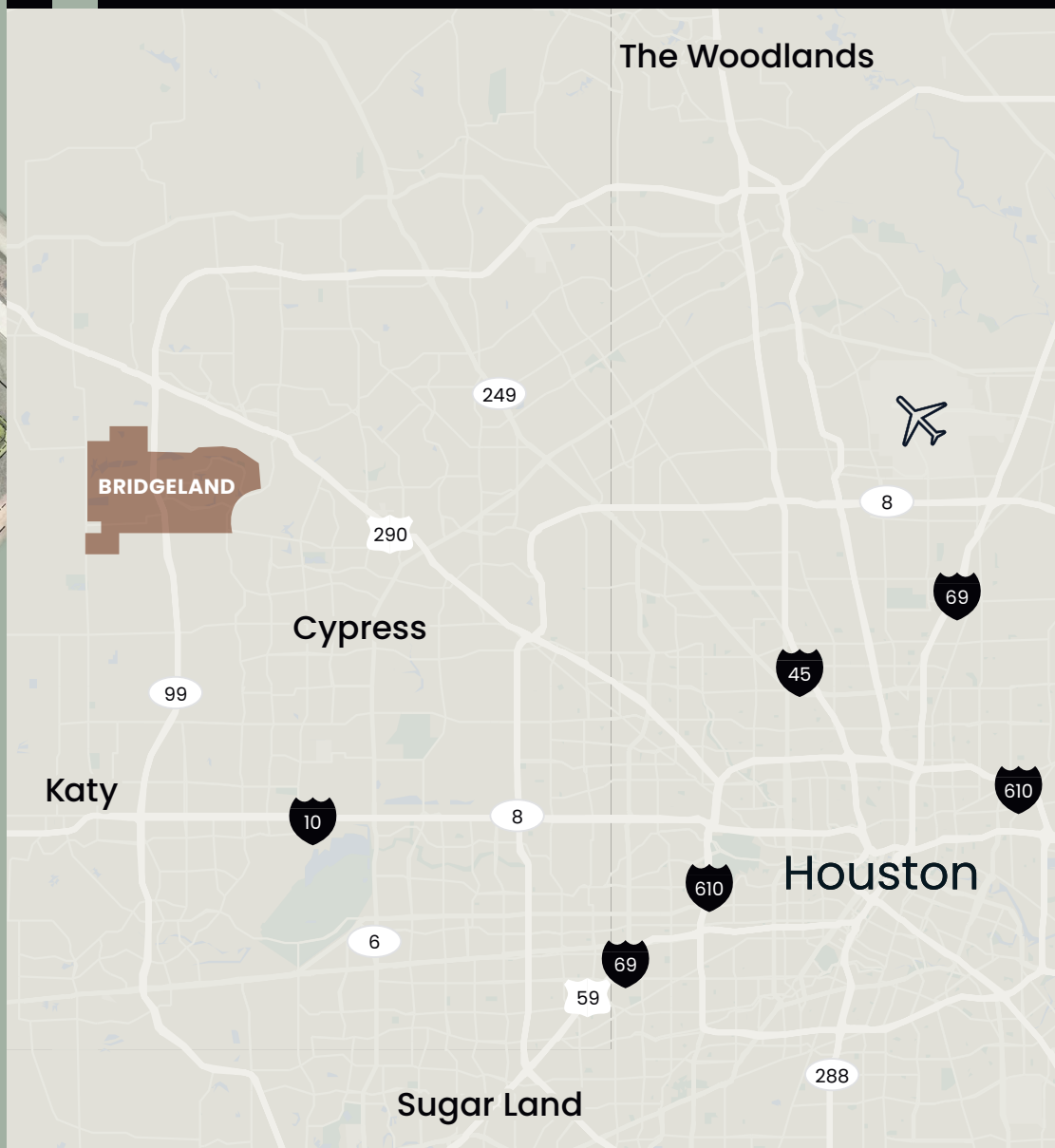


## Village Green AT BRIDGELAND CENTRAL

Anchored by H-E-B, Village Green at Bridgeland Central features the mass timber office building, restaurants, retail and a luxury multifamily community, Starling at Bridgeland, within walking distance and direct connectivity to the award-winning master planned community's vast 250-mile hike and bike trail system.

ATION

SCHOOL DR.





# ONE BRIDGELAND GREEN

**One Bridgeland Green** is our commitment to a more sustainable future. By pioneering the use of mass timber technology and high-performance systems, we've created an office space where people, business and nature work together beautifully, and for the benefit of all.







# Property Features



LOCATED IN BRIDGELAND, AN AWARD-WINNING MASTER PLANNED COMMUNITY



49,351 RSF, 3-STORY CLASS A MASS TIMBER OFFICE BUILDING



MODERN AGRARIAN ARCHITECTURE DESIGNED BY LAKE | FLATO



ARCHITECT OF RECORD IS HOUSTON-BASED KIRKSEY



DESIGNED TO ACHIEVE LEED® GOLD CERTIFICATION



DESIGNED TO ACHIEVE FITWEL® CERTIFICATION



RAINWATER CISTERN CAPTURING RECLAIMED WATER



PARKING RATIO OF 3/1,000



# Superior Office Experience

A first-of-its kind office building, setting the standard for a more sustainable future.



Average height of  $\pm 14'5''$  floor to deck with a clear height of  $9'8''$  at the tightest point (under HVAC duct)



Top floor will feature a tapered roof with a clerestory for added natural light



Floor-to-ceiling ribbon windows



Raised access floor for low voltage cabling



Accessible to Bridgeland's master hike and bike trail system



On-site bicycle storage, lockers and showers for ease of access



On-site electric vehicle charging stations





CREATING A NATURAL SYNERGY BETWEEN  
BUSINESS, TECHNOLOGY AND NATURE

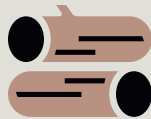
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# WORK MEETS NATURE.

## Sustainable + Carbon Negative



1,700 CUBIC METERS OF WOOD VOLUME  
PLANNED FOR BRIDGELAND MASS TIMBER  
OFFICE BUILDING CONSTRUCTION



1,320 METRIC TONS OF CO<sub>2</sub>  
STORED IN TIMBER



U.S. AND CANADIAN FORESTS GROW 640M<sup>3</sup>  
OF WOOD IN 2 MINUTES

CO<sub>2</sub>

GREENHOUSE GASES AVOIDED:  
2,750 METRIC TONS OF CO<sub>2</sub>

These timber metrics  
are equivalent to



TAKING **284 CARS** OFF THE  
ROAD FOR A YEAR



ELECTRICITY USAGE FOR **257  
HOMES** FOR A YEAR



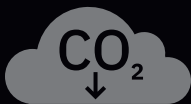
# NATURE INSPIRES WORK.



Mass timber is specially engineered for loads similar in strength to structural materials like concrete and steel.



In a typical non-wood building, it takes approximately 17 years to pay back the carbon and energy debt. Mass timber construction is responsible for less air and water pollution.



Wood products have less embodied energy and have a lighter carbon footprint than other commonly used building materials.



Mass timber products offer significant benefits in terms of fire, acoustics and structural performance, in addition to construction efficiency. Biophilic design brings a wellness of nature into the workplace.



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# Sustainability

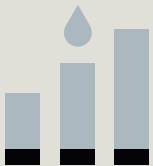


**One Bridgeland Green** is designed with careful consideration for the human experience and its impact on the community. From the native landscape to the warmth of the wood structure, elements throughout the project evoke the essence of the Bridgeland region and connect people to nature. The project addresses carbon emissions reduction in several ways. Through direct connections to the Bridgeland trail system, onsite bicycle storage and showers encourage people to drive less. The mass timber structure and low-carbon concrete significantly reduce the project's embodied carbon. Electric vehicle charging stations in the parking lot further reduce potential air pollution in the area.



Use of low-emitting materials and indoor air quality monitoring create clean, healthy interior spaces. Seating areas near the main entries and covered porches on every floor offer outdoor gathering space that support the well-being of occupants and visitors. The project is an excellent example of how function and aesthetics are enhanced by sustainable design strategies.





Water consumption is less than half a similar building due to low-water use plumbing fixtures, plant selection, and a rainwater cistern supplying reclaimed water. Energy reduction strategies begin with the building design, optimizing access to daylight and views while mitigating heat and glare. Efficient equipment and lighting operated by smart controls reduce overall energy consumption by more than twenty-five percent. A rooftop solar panel array provides energy directly from the Texas sun.

## THE BRIDGE TO A MORE SUSTAINABLE TOMORROW

# 80%

ANNUAL MUNICIPAL  
WATER CONSUMPTION  
REDUCTION

# 135,000

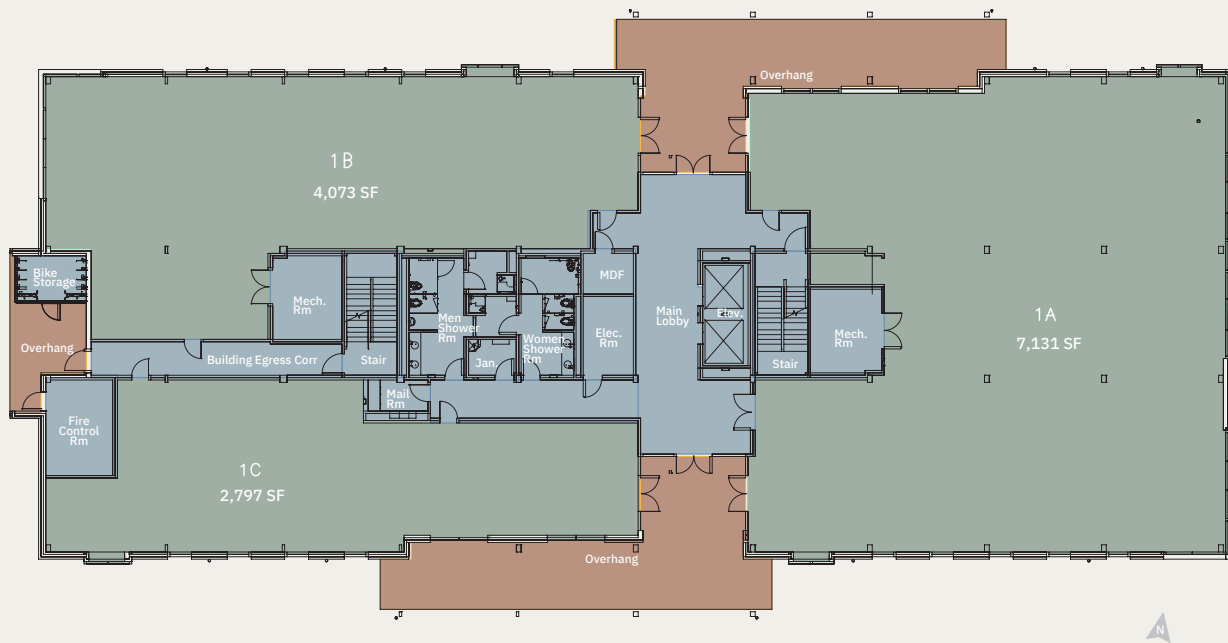
GALLONS OF WATER  
SAVED ANNUALLY

# 10,000

GALLONS OF RECYCLED  
RAINWATER AND HVAC  
CONDENSATE HARVESTED  
BY RAINWATER CISTERN

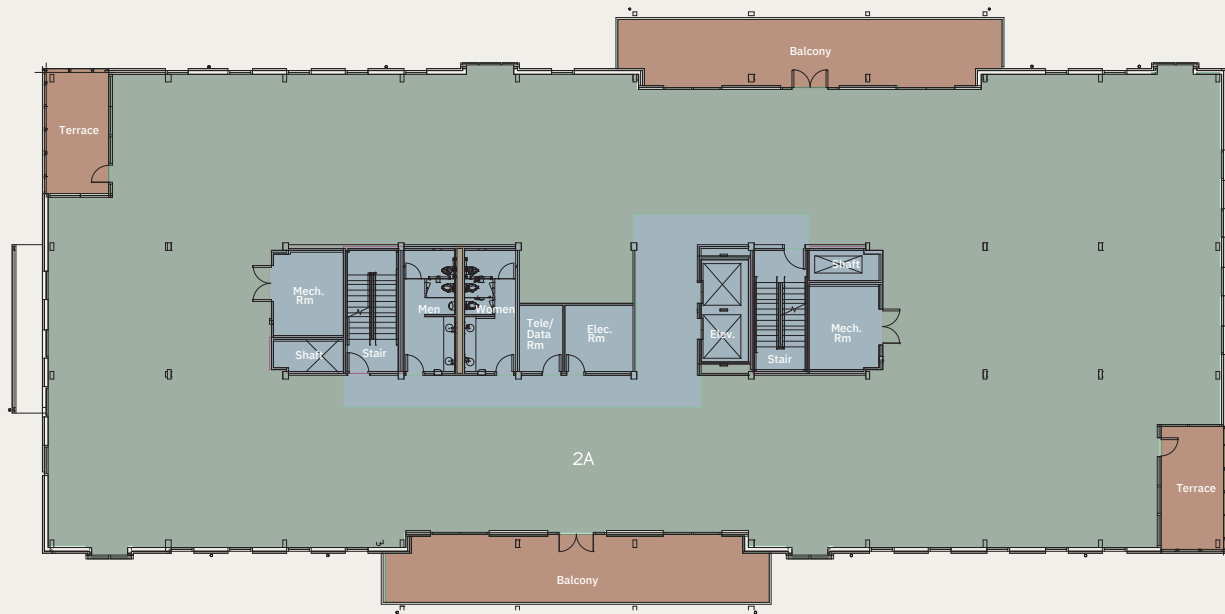


# Floor Plans



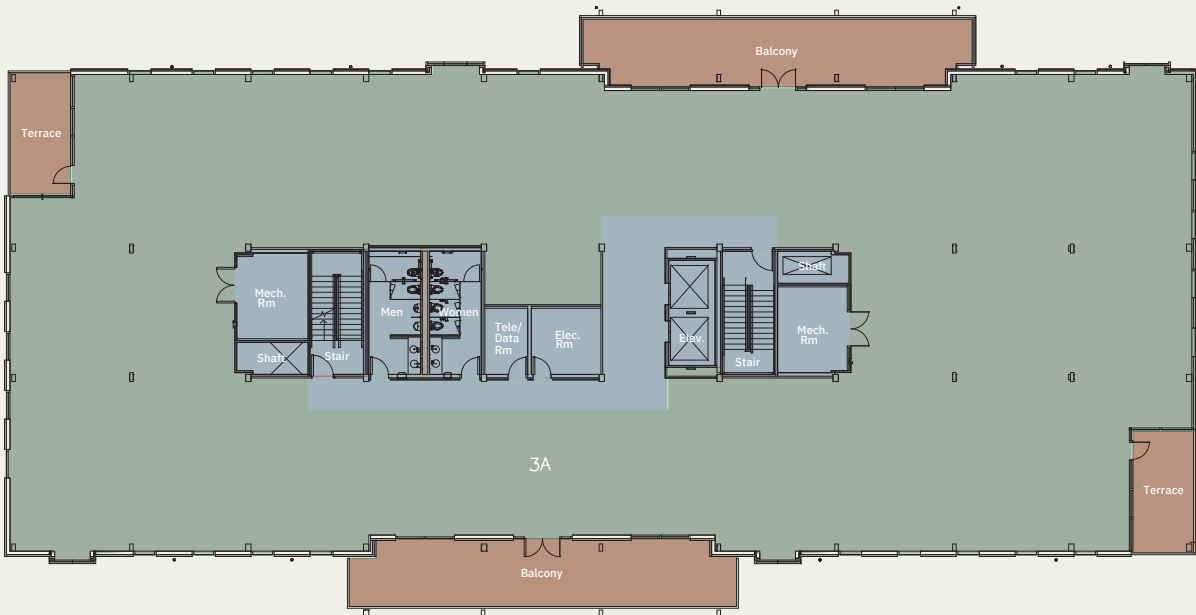
Level 1  
14,001 RSF





## Level 2

17,755 RSF



## Level 3

17,687 RSF



# ONE BRIDGELAND GREEN

*Howard Hughes*

The Howard Hughes Corporation owns, manages and develops commercial, residential and mixed-used real estate throughout the U.S. It's award-winning assets include the country's preeminent portfolio of master planned communities, as well as operating properties and development opportunities including: the Seaport in New York City; Downtown Columbia®, Maryland; The Woodlands®, Bridgeland® and The Woodlands Hills® in the Greater Houston, Texas area; Summerlin®, Las Vegas; Ward Village® in Honolulu, Hawai'i; and Teravalis™ in the Greater Phoenix, Arizona area. The Howard Hughes Corporation is traded on the New York Stock Exchange as HHC.



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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date