



HUGHES LANDING

ON LAKE WOODLANDS



Class A Office Space

The Woodlands, Texas

The Woodlands®

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

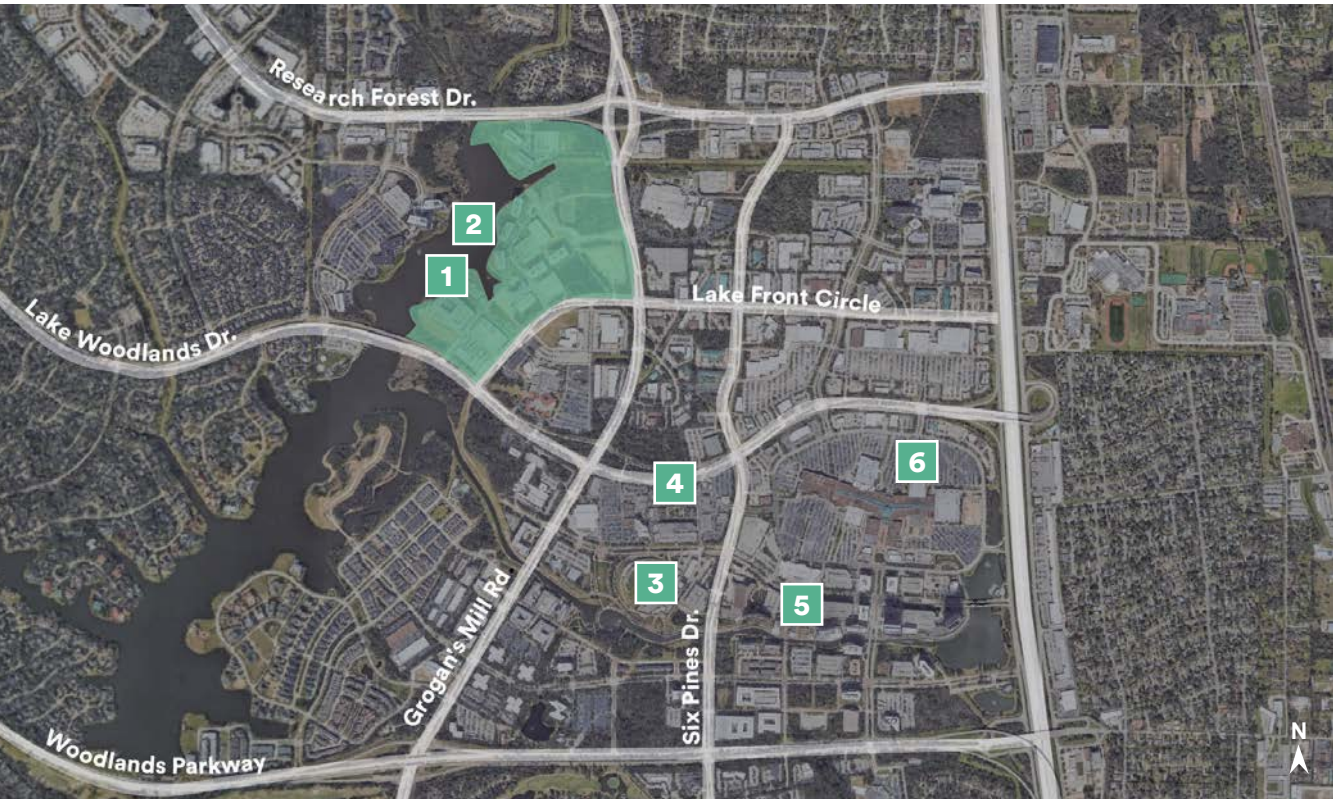


Primrose School



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
- 2

Lake Woodlands
- 3

Cynthia Woods Mitchell Pavilion
- 4

Market Street
- 5

Waterway Square
- 6

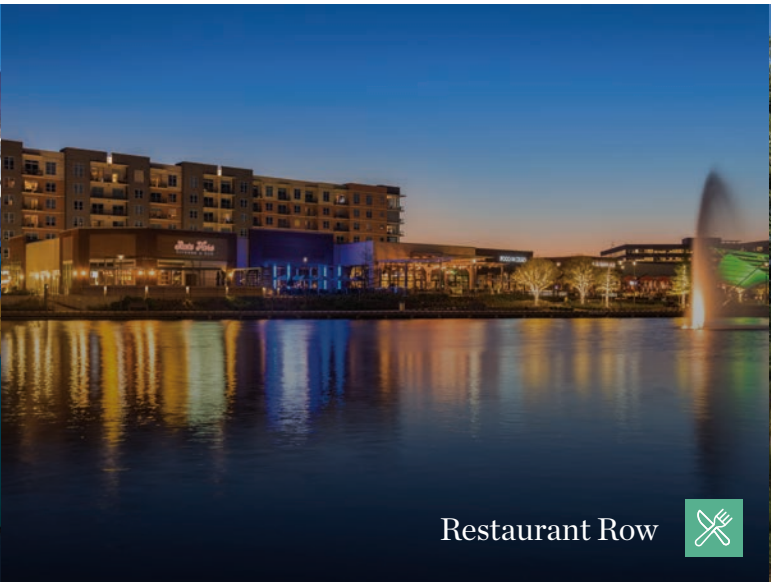
The Woodlands Mall



 Embassy Suites by Hilton



 Whole Foods Market



Restaurant Row 



One Lakes Edge 

Office Buildings



One Hughes Landing

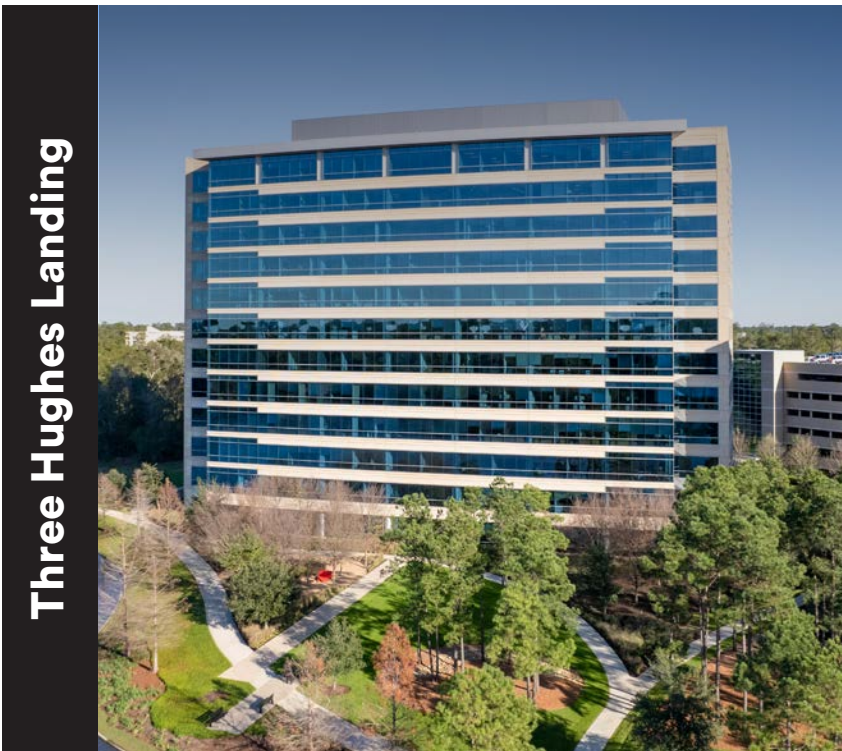
8-story

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

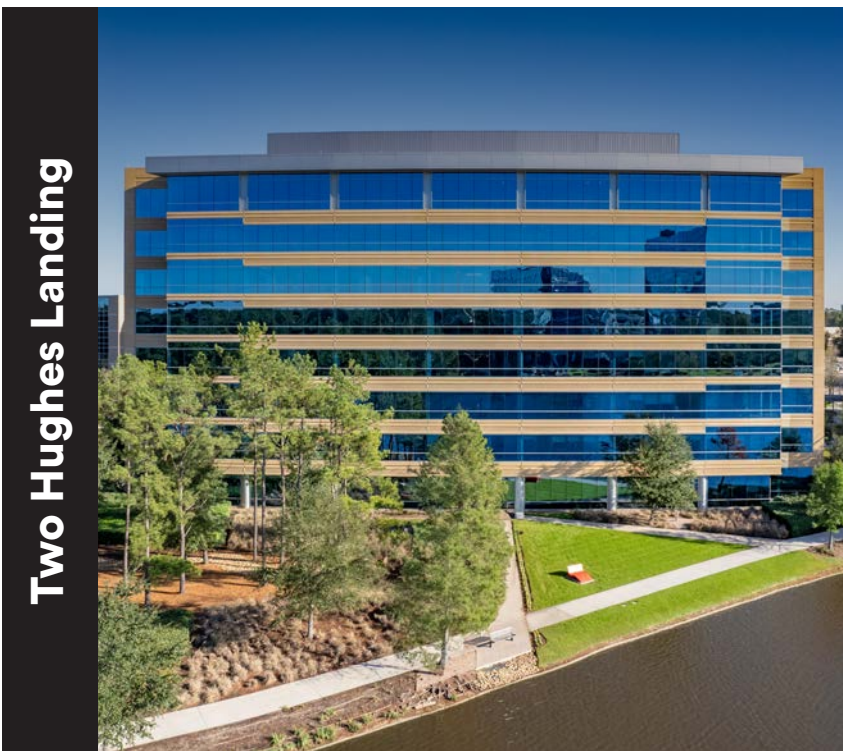
12-story

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

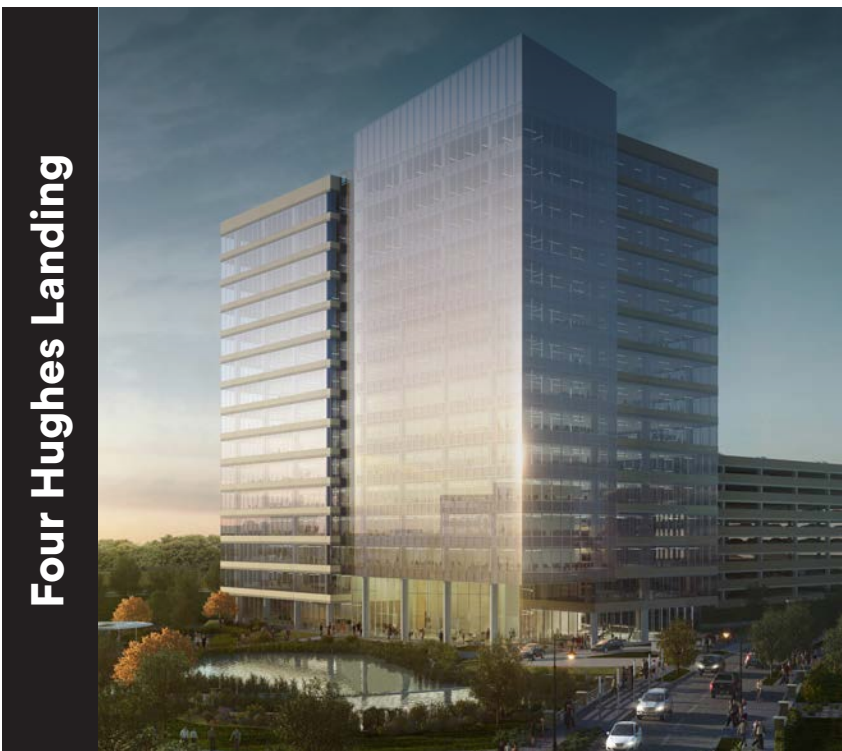
8-story

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

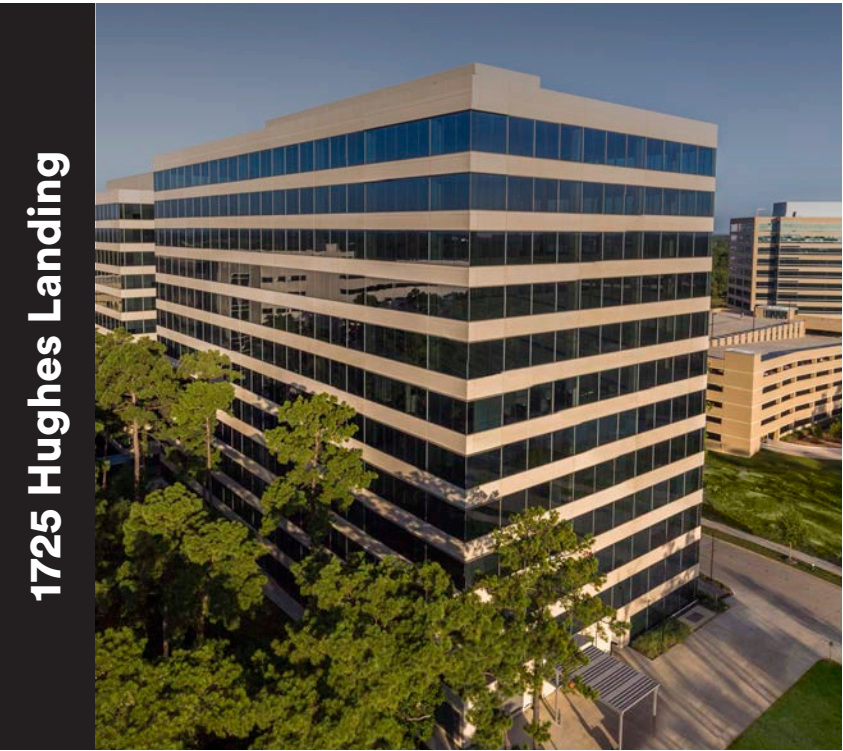
6-story

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 walks
- Pedestrian bridge access to Hughes Landing amenities
- Concierge, loyalty and health & wellness program for tenants



1725 Hughes Landing

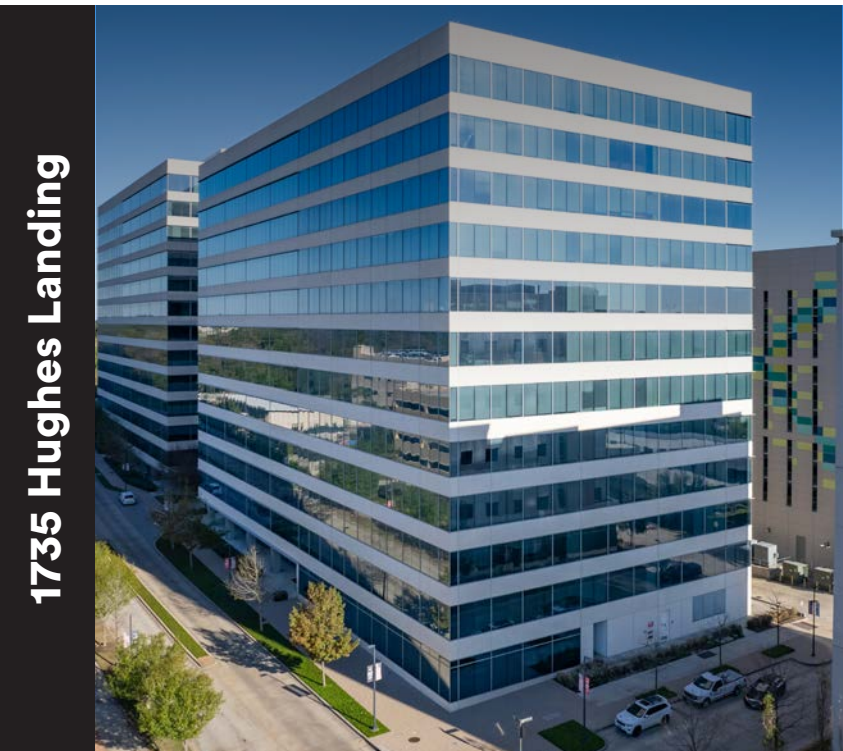
13-story

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

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.



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

120,000+ residents **66,000+** employees **2,400+** 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

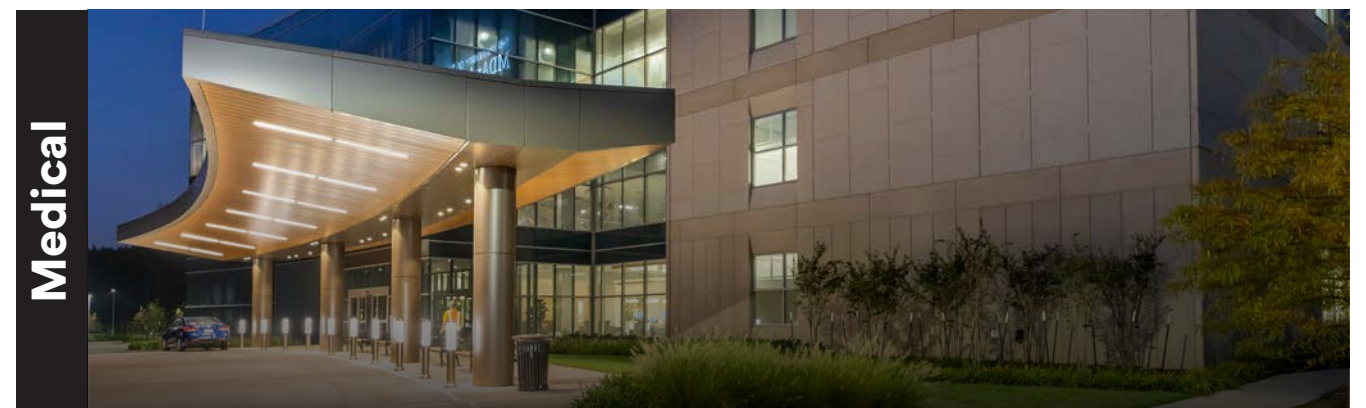
Education

23 highly acclaimed public schools **11** private schools **13,000+** students enrolled in college courses

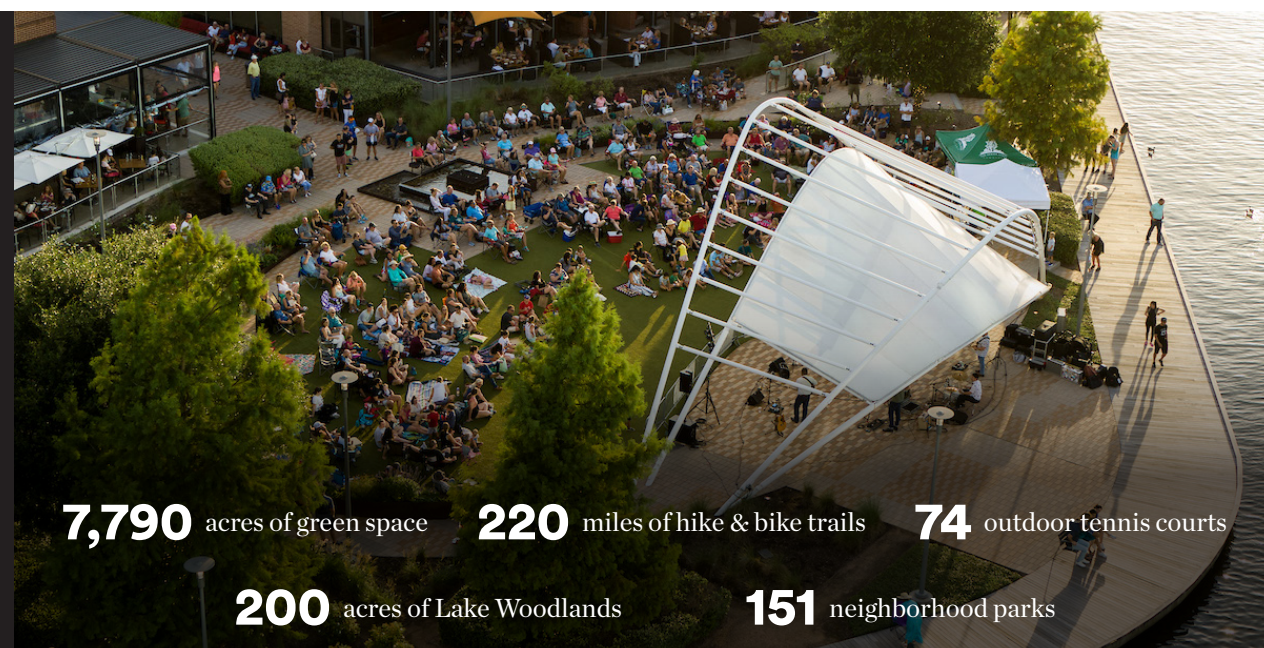
- Conroe, Tomball and Magnolia Independent School Districts
- Lone Star College-Montgomery, part of the Lone Star College System
- Undergraduate and graduate degree programs at Lone Star College-Montgomery, Lone Star College-University Center and Sam Houston State University-The Woodlands Center

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



- 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

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



For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



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