



1725

HUGHES LANDING
THE WOODLANDS, TX 77380

HUGHES LANDING IS A
LANDMARK AWARD-WINNING
MIXED-USE DEVELOPMENT



HOSPITALITY-STYLE OFFICE FOR MID-SIZE & LARGE TENANTS



BUILDING FEATURES & AMENITIES

- 1

13-story Class A office building with adjacent parking garage
- 2

Grand, spacious lobby with high-end contemporary finishes
- 3

Landscaped courtyard with seating and water features
- 4

Fitness center and delicatessen
- 5

Easy access to Interstate 45 and Houston's Bush Intercontinental Airport
- 6

One Lakes Edge - a 390-unit luxury residence within walking distance
- 7

Access to water sports activities
- 8

More than 200 miles of connected hike and bike trails
- 9

Abundance of walking amenities
- 10

Panoramic views of 200-acre Lake Woodlands

EXCLUSIVE WEWORK AMENITIES



Enhanced cleaning services



Touch-free dispensers



Enhanced HVAC standards



On-site staff



Phone rooms



Event space



Conference rooms



Tech services

MOST ENERGY-EFFICIENT
AND ENVIRONMENTALLY
FRIENDLY
OFFICE SPACE
IN THE WOODLANDS

FLEXIBLE LAYOUTS



PRIVATE OPTIONS FOR HALF AND FULL FLOOR TENANTS



TERMS

- 1-10 year terms
- Small, medium and large blocks of space
- Furniture, cabling, & internet included
- Move-in ready
- 10% Broker commissions of net fees on all new, renewed and expansion deals
- Negotiable deal terms



10TH
FLOOR
AVAILABILITY

231
PROGRAMMED DESKS

17+
CONFERENCE/HUDDLE
ROOMS

26,994
TOTAL FLOOR RSF

MOVE-IN
READY

FULL FLOOR LAYOUT



11TH
FLOOR
AVAILABILITY

129+
PROGRAMMED DESKS

8+
CONFERENCE/HUDDLE
ROOMS

17,512
TOTAL RSF AVAILABLE

MOVE-IN
READY

AVAILABLE SUITES



CLICK TO VIEW

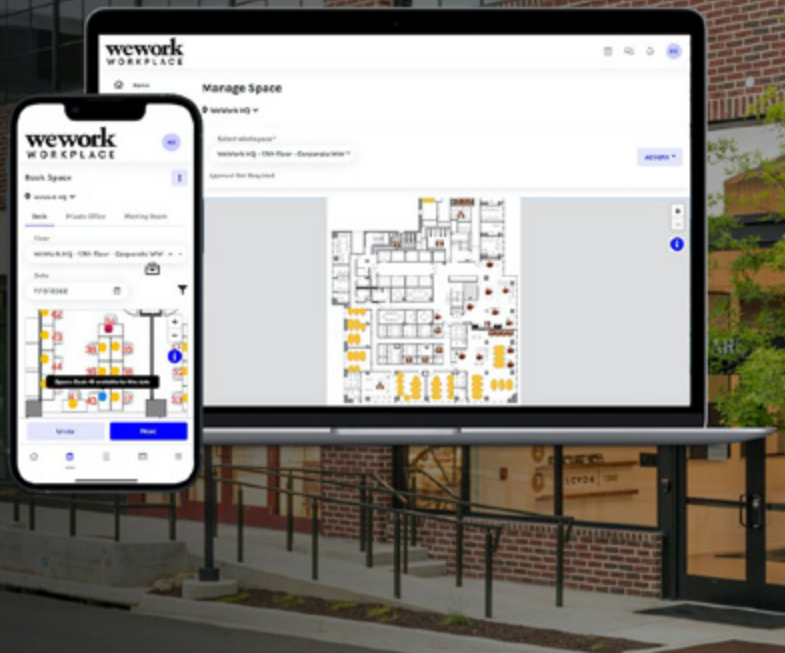


1

| Suite | RSF | Headcount |
|-------|--------|-------------|
| 101 | 12,241 | 129 persons |

2

| Suite | RSF | Headcount |
|--------|-------|------------|
| 133 | 1,388 | 18 persons |
| 136 | 1,956 | 25 persons |
| 139 | 1,927 | 23 persons |
| Total: | 5,271 | 66 persons |



A ONE-STOP SHOP SOLUTION.

MEET WEWORK WORKPLACE

One app allows you to book space across all of your offices, 500+ WeWork locations, or both. A seating allocation solution makes your offices bookable, allowing more employees to access each space.

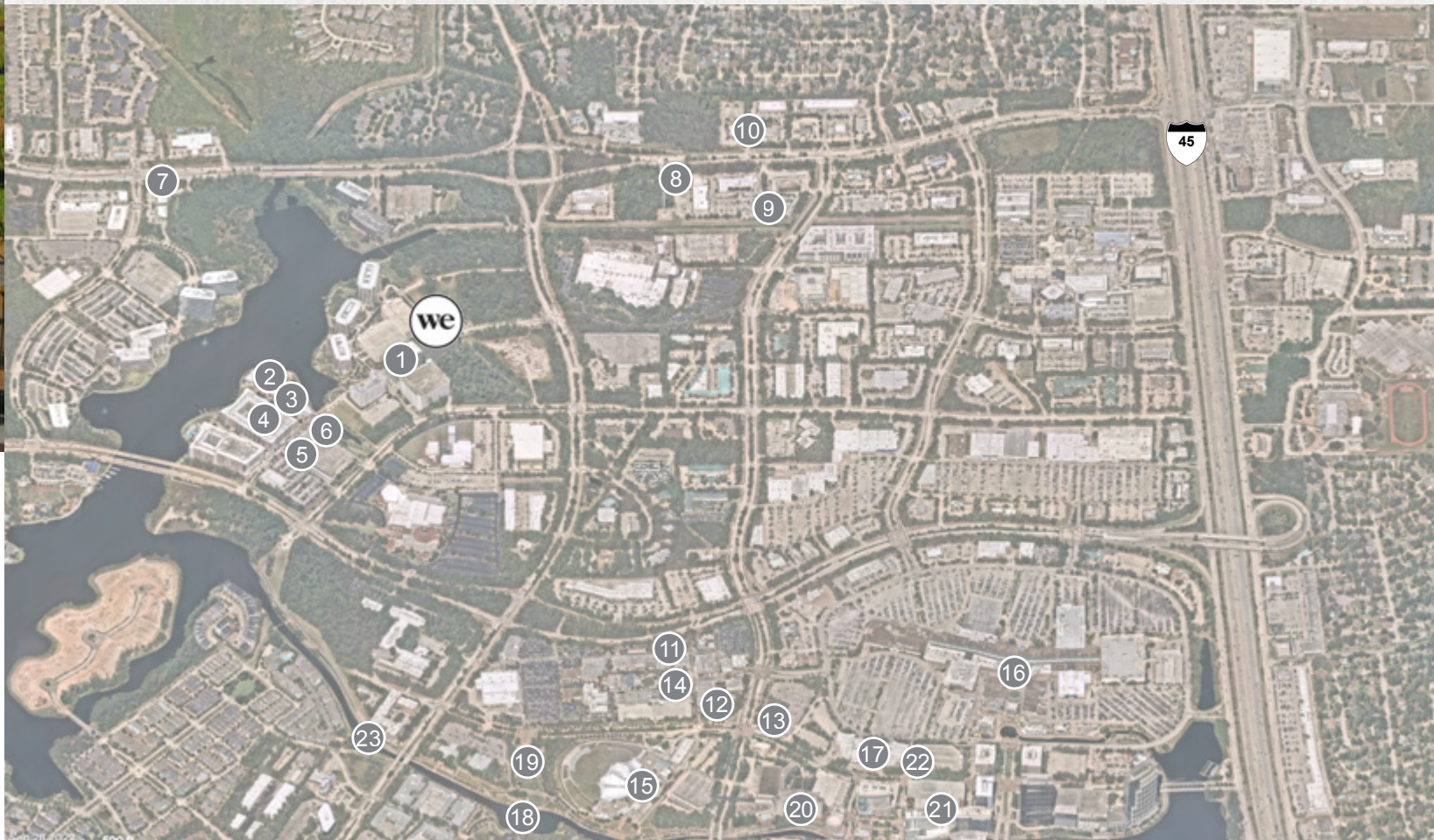
ENHANCE YOUR EMPLOYEE EXPERIENCE WITH INTENTIONAL COLLABORATION

Support in-person connection with interactive floor maps and team bookings. Enjoy built-in features like overflow booking capabilities, visitor management, and calendar integration.

INFORM REAL ESTATE DECISIONS WITH CONFIDENCE USING UTILIZATION DATA AND TRENDS

Monitor space usage across your offices, both leased and coworking. Analyze trends over time, and implement a hybrid strategy that works for your company and your team.

AMENITIES MAP



DINING

1. E'terie
2. Truluck's
3. State Fare Kitchen and Bar
4. Sweet Frozen
5. Starbucks
6. Escalante's
7. Snooze, An AM Eatery
8. Fielding's Wood Grill
9. Goode Company Kitchen and Cantina
10. First Watch
11. Sweet Paris Creperier and Cafe
12. True Food Kitchen
13. Kirby Ice House - The Woodlands

LIFESTYLE AND ENTERTAINMENT

14. Market Street
15. The Cynthia Woods Mitchell Pavilion
16. The Woodlands Mall
17. Cinema 17 and XD
18. Town Green Park
19. Riva Row Boat House
20. The Woodlands Waterway Marriott
21. The Westin at The Woodlands
22. SPENGA The Woodlands
23. The Woodlands Waterway



wework



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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