

9303

NEW TRAILS DRIVE

The Woodlands®

Howard Hughes



9303 New Trails Drive is a four-story medical-ready office building ideal for healthcare practices, surgical groups, and specialty clinics. Located in the heart of The Woodlands' thriving medical corridor, the property offers convenience, visibility, and access to a growing patient base.

PROPERTY FEATURES



97,964 RSF
four-story office building



3.5/1,000 SF
generous parking ratio ideal for
patient and staff access



BOMA 360 Certified



I-45 Access
conveniently located 30
minutes north of Houston's Bush
Intercontinental Airport



2nd Generation
medical build-outs
and surgery center



Nearby Pharmacy
imaging, and lab services



ADA-Compliant
access and oversized elevators



24/7 Access
and after-hours HVAC available



Availability

SUITE 100

3,730 RSF

2ND GENERATION MEDICAL OFFICE USE

VIRTUAL TOUR LINK



SUITE 100



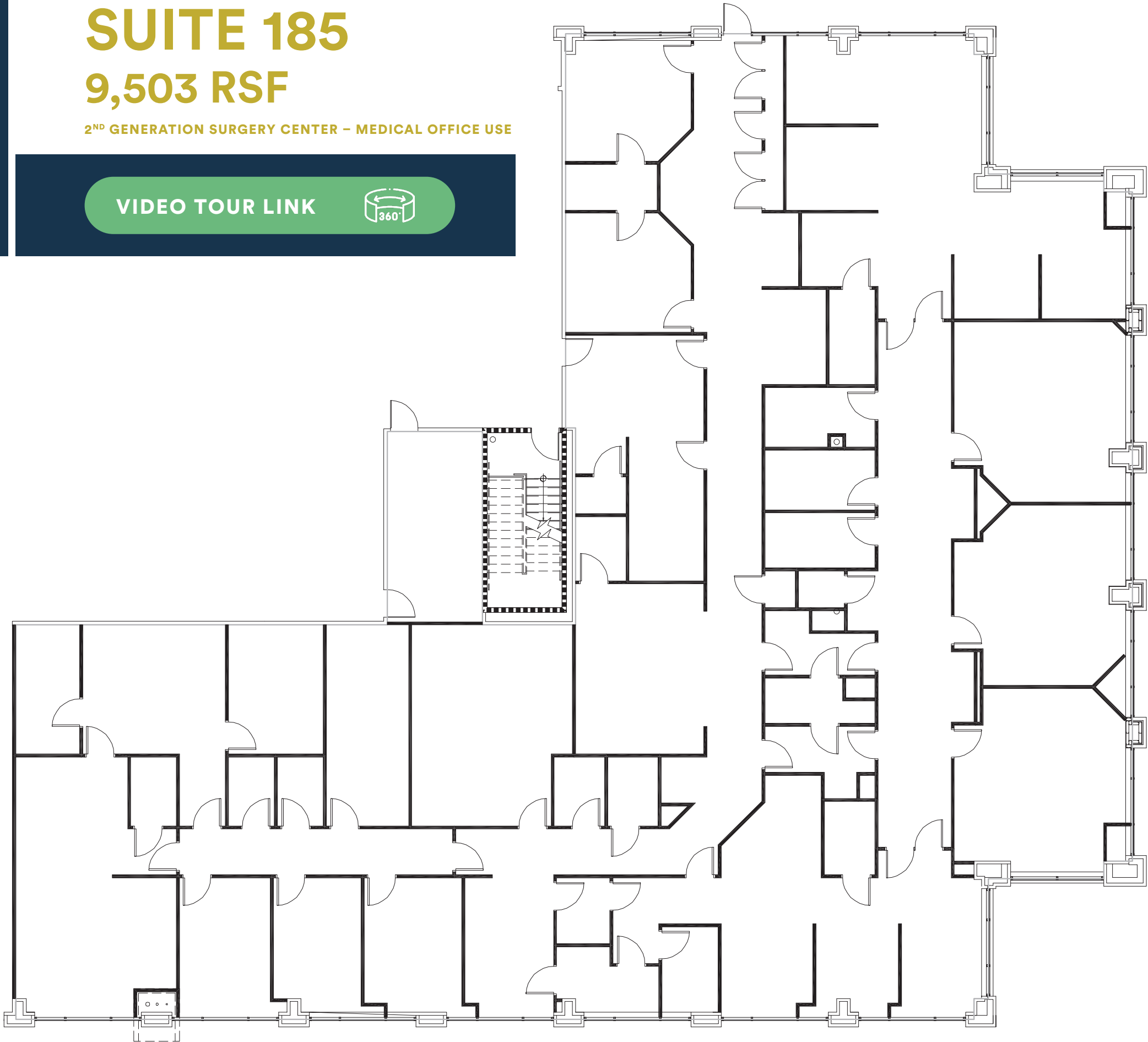
Availability

SUITE 185

9,503 RSF

2ND GENERATION SURGERY CENTER – MEDICAL OFFICE USE

VIDEO TOUR LINK



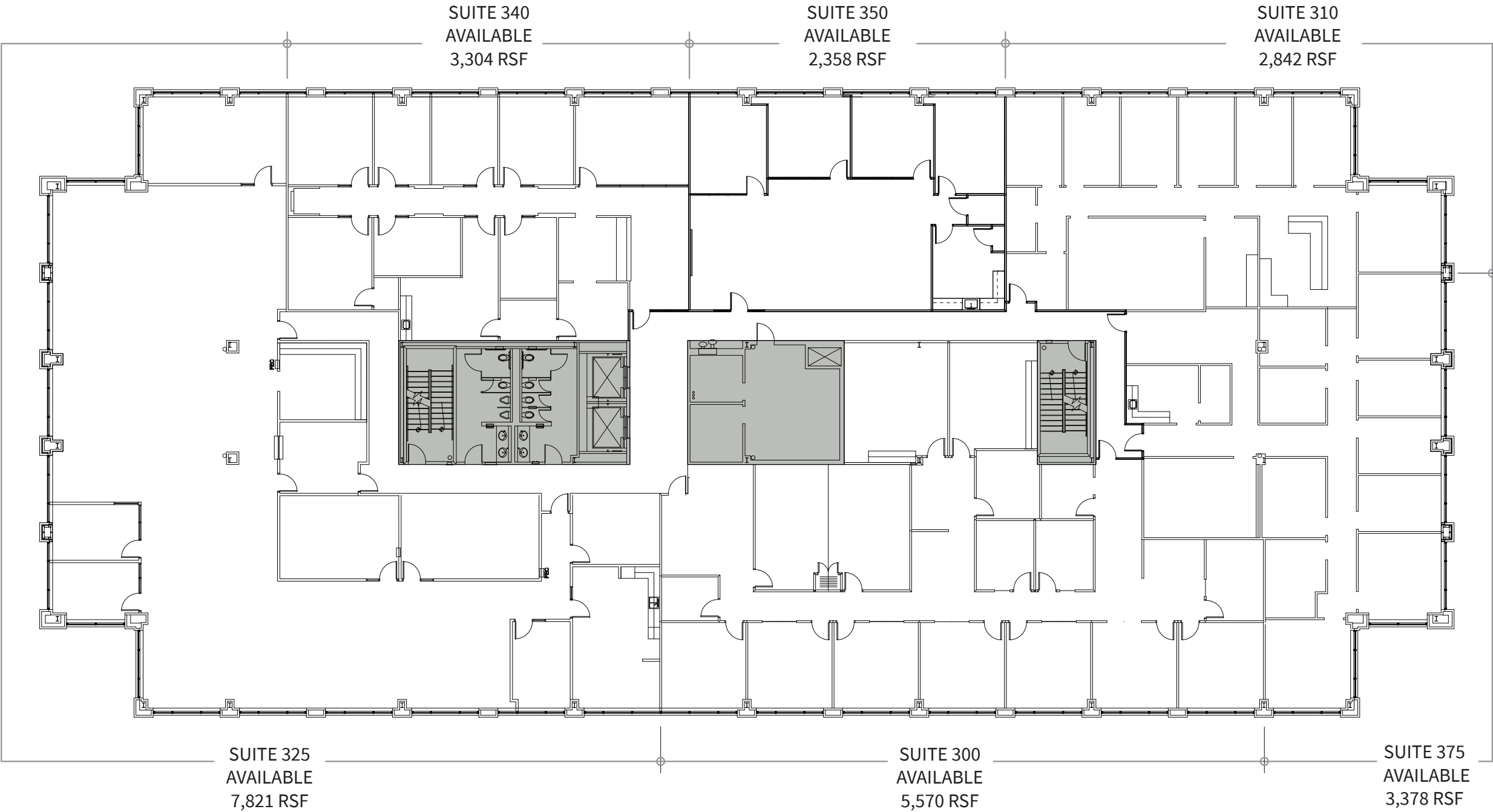
FLOOR 3
25,273 RSF

Availability

SUITE 300
VIRTUAL TOUR LINK



SUITE 340
VIRTUAL TOUR LINK



WHY MEDICAL PRACTICES THRIVE HERE

Why Medical Groups Choose 9303 New Trails

- Located just minutes from Memorial Hermann The Woodlands Medical Center and other major healthcare providers
- Proximity to affluent and growing residential population in The Woodlands and surrounding areas
- Flexible floor plans suitable for multi-provider practices and specialty build-outs
- Supported by Howard Hughes' long-term commitment to quality, community, and tenants

The Woodlands at a glance

2,500+
employers

125,000+
residents

70,000+
employees

Top-rated
medical hub

Highly-rated
schools

10,000 acres
open greenspace





Proximity to Major Retail Hubs

9303 New Trails Drive is located within a mile of The Woodlands Town Center and includes Hughes Landing, Waterway Square®, The Westin at The Woodlands, The Woodlands Waterway Marriott Hotel & Convention Center, The Woodlands Mall, Market Street and The Cynthia Woods Mitchell Pavilion, one of the top-rated outdoor amphitheaters in the U.S.

645 HOTEL ROOMS

**2 MILLION SQ FT
OF SHOPPING & DINING**

**1,646 LUXURY
MULTIFAMILY UNITS**

Dining & Retail Options

Find modern flavors, world-class cuisine and local favorites within Hughes Landing and plenty of options in between.

DINING



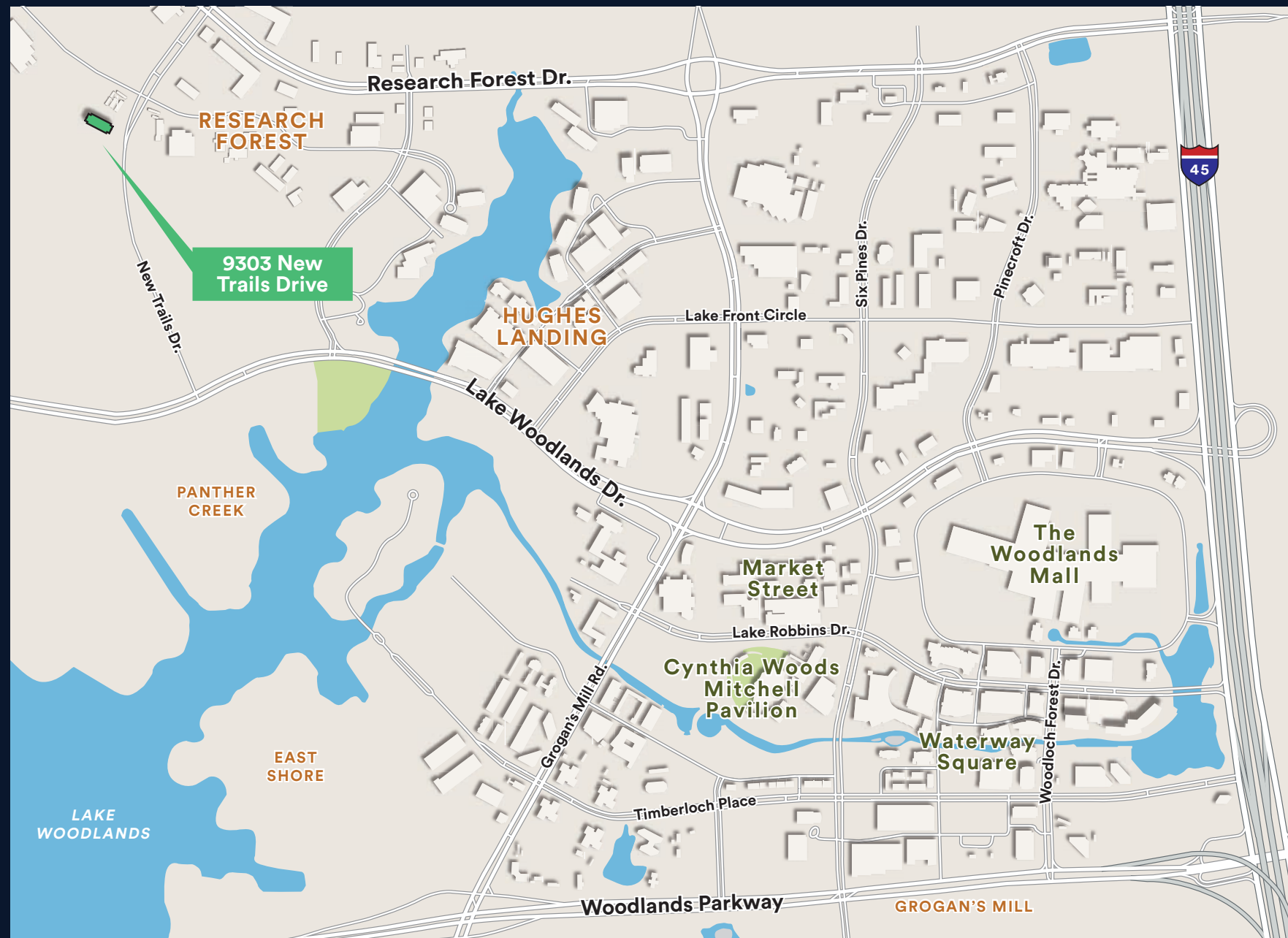
FITNESS



SHOPPING AND SERVICES



The Woodlands Town Center



NEW TRAILS DRIVE

Leasing



TIM GREGORY

Executive Vice President
+1 713 888 4061
tim.gregory@jll.com



KENDALL KERR

Senior Associate
+1 713 243 3306
kendall.kerr@jll.com

Visit TheWoodlands.com for more leasing information and building specs.



Howard Hughes

Howard Hughes Holdings Inc. owns, manages and develops commercial, residential and mixed-use real estate throughout the U.S. Their properties include master planned communities, operating properties, development opportunities and other unique assets spanning 18 states from New York to Hawaii. Howard Hughes Holdings Inc. is traded on the New York Stock Exchange as HHH and is headquartered in The Woodlands, TX.