

Two Hughes Landing

CLASS A OFFICE BUILDING
THE WOODLANDS, TEXAS



HUGHES LANDING
ON LAKE WOODLANDS

Two Hughes Landing



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.

8-story

Class A office building with adjacent parking garage

198,000

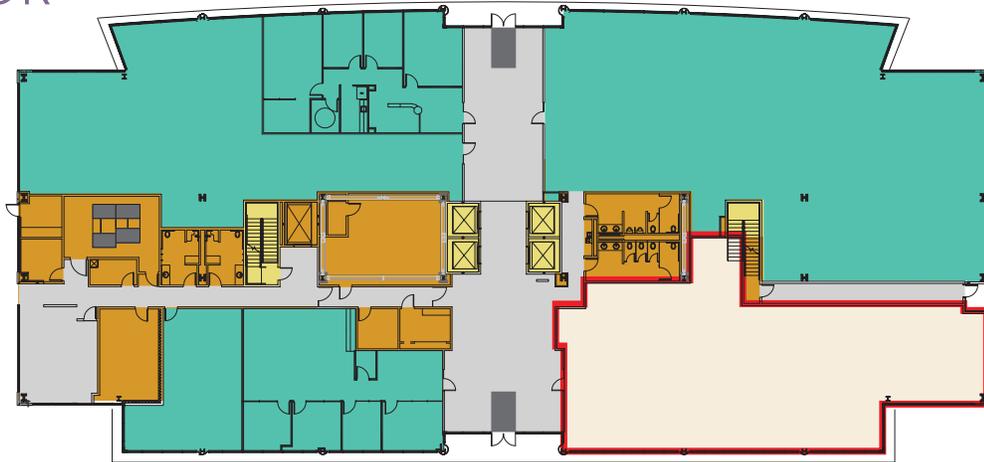
rentable square feet

- Beautifully situated on 200-acre Lake Woodlands
- Conference center
- Fitness center
- HHConnection, a Concierge and Wellness program for Tenants
- Easy access to Interstate 45 and Houston's Bush Intercontinental Airport



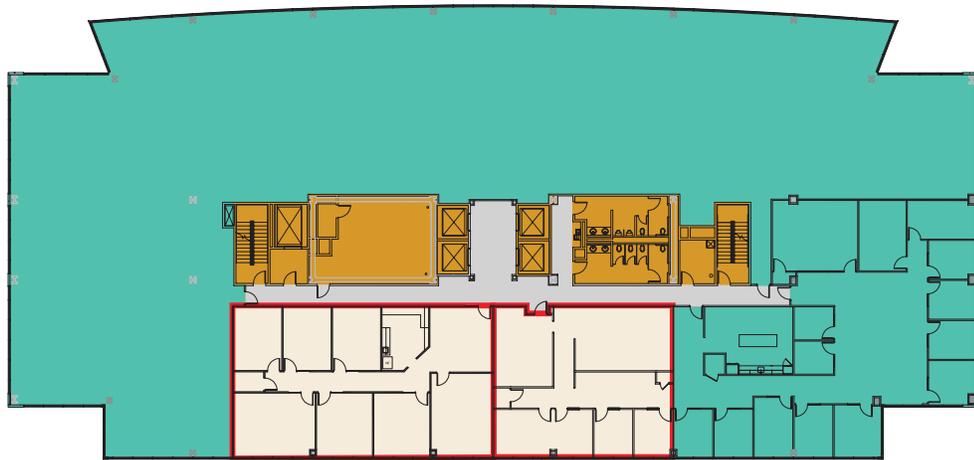
Two Hughes Landing Space Available

FIRST FLOOR



Suite 175
4,355 RSF Available

FOURTH FLOOR

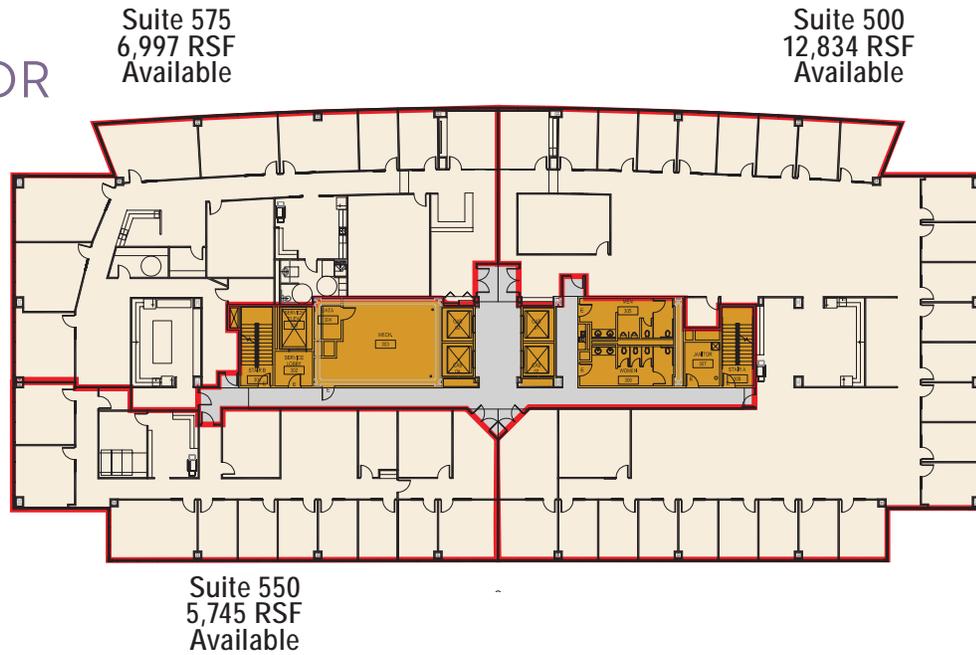


Suite 475
2,827 RSF
Available

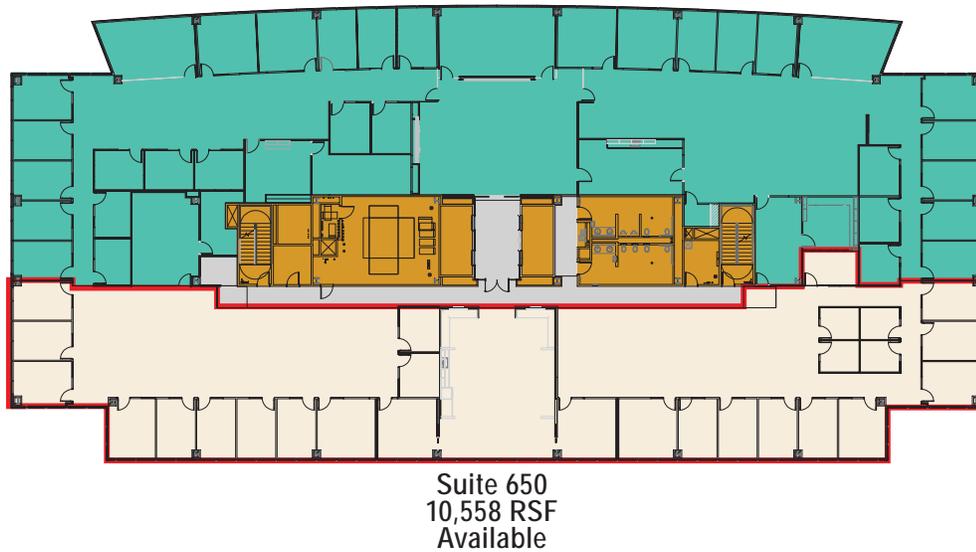
Suite 470
1,956 RSF
Available

Two Hughes Landing
Space Available

FIFTH FLOOR



SIXTH FLOOR







EMBASSY SUITES BY HILTON



WHOLE FOODS MARKET®



ONE LAKES EDGE

HUGHES LANDING FEATURES

- Multiple Class A office buildings with multi-tenant and build-to-suit opportunities
- Panoramic views of 200-acre Lake Woodlands
- **Embassy Suites by Hilton at Hughes Landing**, 205-suite hotel
- **One Lakes Edge**, a 390-unit luxury residence, and **Two Lakes Edge**, with 386 luxury residences
- **Restaurant Row** with Del Frisco's Grille, Escalante's, Fogo de Chão, Local Pour, State Fare and Truluck's
- **Retailers** include Whole Foods Market®, Starbucks®, Cadence Bank, Fleet Fleet Sports, Pure Barre, RIDE, Kriser's, The Stand, Focus Optical and Primrose Schools
- Future commercial development opportunities in Hughes Landing
- Situated in The Woodlands, a nationally-acclaimed master planned community

Hughes Landing is a Landmark Award-winning 79-acre mixed-use development in The Woodlands.



The Woodlands, Texas

At A Glance



120,000+ residents | **63,000+** employees | **2,300+** businesses

- 36.3 million square feet of office, research, institutional and industrial space
- 11.6 million square feet of retail, including Hughes Landing, The Woodlands Mall and Market Street
- Pedestrian-friendly commercial and retail space

BUSINESS



- Memorial Hermann The Woodlands Hospital with 304 beds
- CHI St. Luke's Health-The Woodlands Hospital with 242 beds
- CHI St. Luke's Health-Lakeside Hospital with 30 beds
- Texas Children's Hospital The Woodlands
- Houston Methodist The Woodlands Hospital
- MD Anderson Cancer Center

MEDICAL



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

EDUCATION

The Woodlands is a 28,505-acre award-winning master planned community located 27 miles north of downtown Houston and 30 minutes north of Houston's Bush Intercontinental Airport.

- Approximately 200 specialty and family restaurants
- Restaurant Row at Hughes Landing
- The Woodlands Resort & Conference Center with 406 guestrooms and 60,000 square feet of meeting space
- The Westin at The Woodlands with 302 guest rooms and 15,000 square feet of meeting and event space
- Embassy Suites by Hilton The Woodlands at Hughes Landing with 205 suites and more than 3,000 square feet of meeting and banquet space
- The Woodlands Waterway Marriott Hotel & Convention Center with 343 guest rooms and 70,000 square feet of meeting space



DINING/HOSPITALITY

7,665

acres of green space

200

acres of Lake Woodlands

220

miles of hike and bike trails



- The Woodlands Waterway in The Woodlands Town Center
- Three membership clubs with 135 holes of golf, including The Club at Carlton Woods
- 41 religious congregations
- The Cynthia Woods Mitchell Pavilion, one of the top-ranked outdoor amphitheaters in the world

151

neighborhood parks

74

outdoor tennis courts

2

YMCA facilities

RECREATION





HUGHES LANDING
ON LAKE WOODLANDS

Howard Hughes

TheWoodlands.com

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The Howard Hughes Corporation 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. The Howard Hughes Corporation is traded on the New York Stock Exchange as HHC and is headquartered in Dallas, TX.



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.

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.

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Date