



WOODLOCH FOREST DRIVE

The Woodlands®

*Howard Hughes*



**UNMATCHED LOCATION IN THE WOODLANDS**

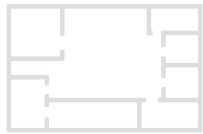
1400 Woodloch Forest Drive is a five-story office building in The Woodlands Town Center and is the first office building accessible from Interstate 45 on Woodlands Parkway.



PROPERTY FEATURES

# Modern Renovated Lobby

Contemporary, updated finishes and design were completed in the lobby and exterior.



**95,667 RSF**

Five-story office building



**I-45 Access**

Conveniently located one minute from I-45 and 30 minutes north of Houston's Bush IAH



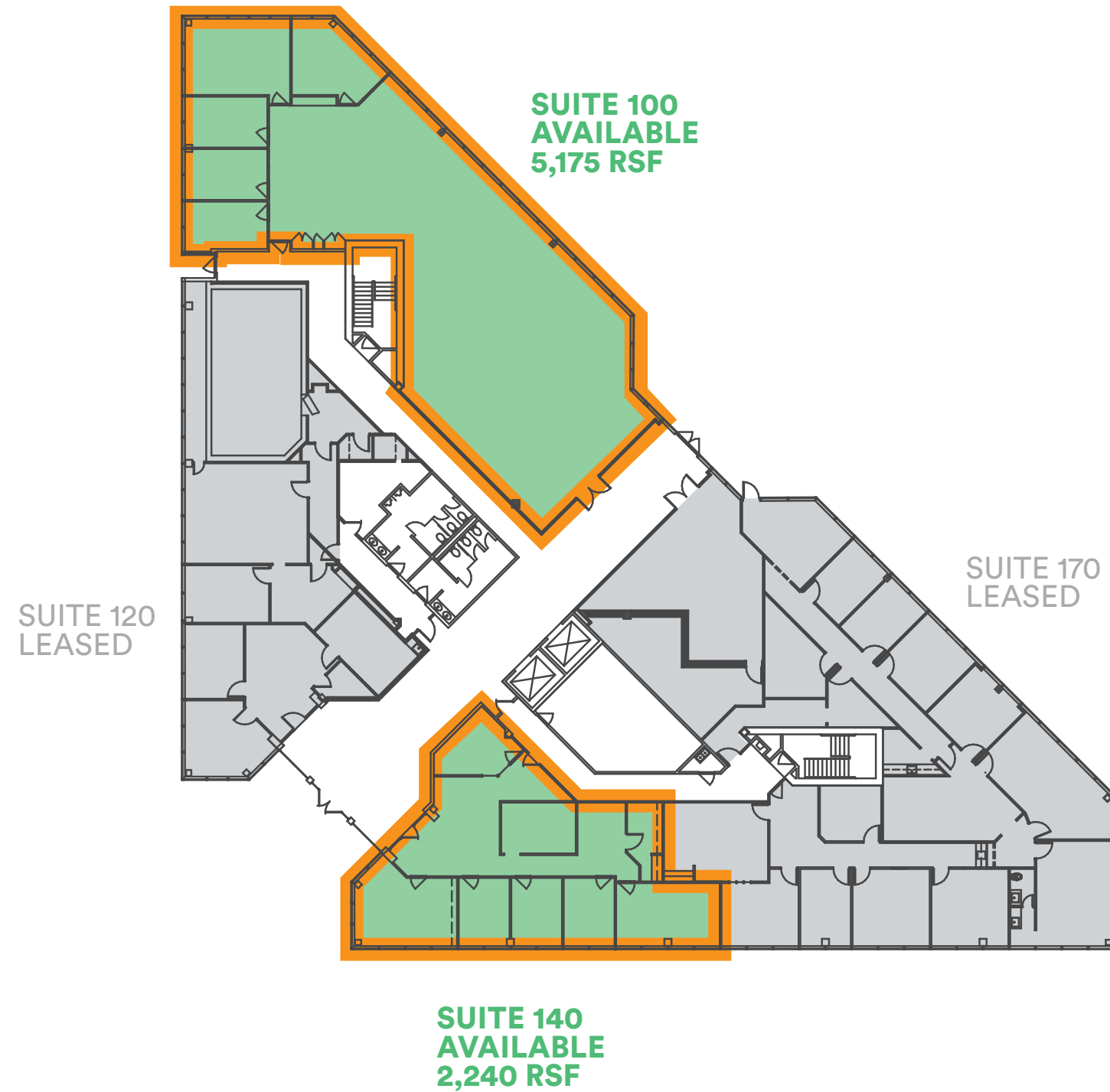
**3.5/1,000 SF**

Uncovered parking

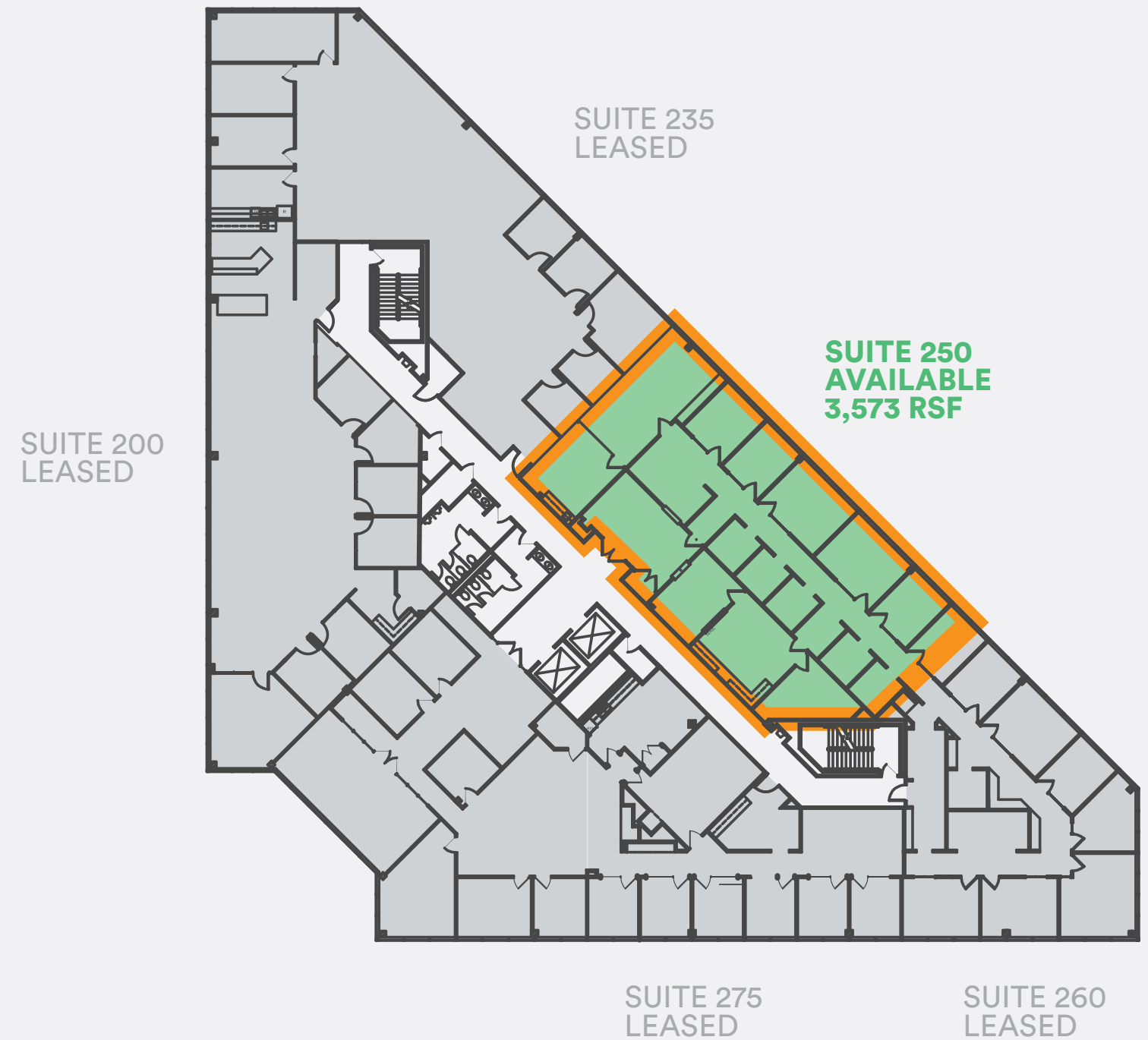


The renovated lobby features an all-new, large central vestibule area, updated finish materials, including ceramic tile flooring and walls with modern lighting, hard ceilings and a digital directory.

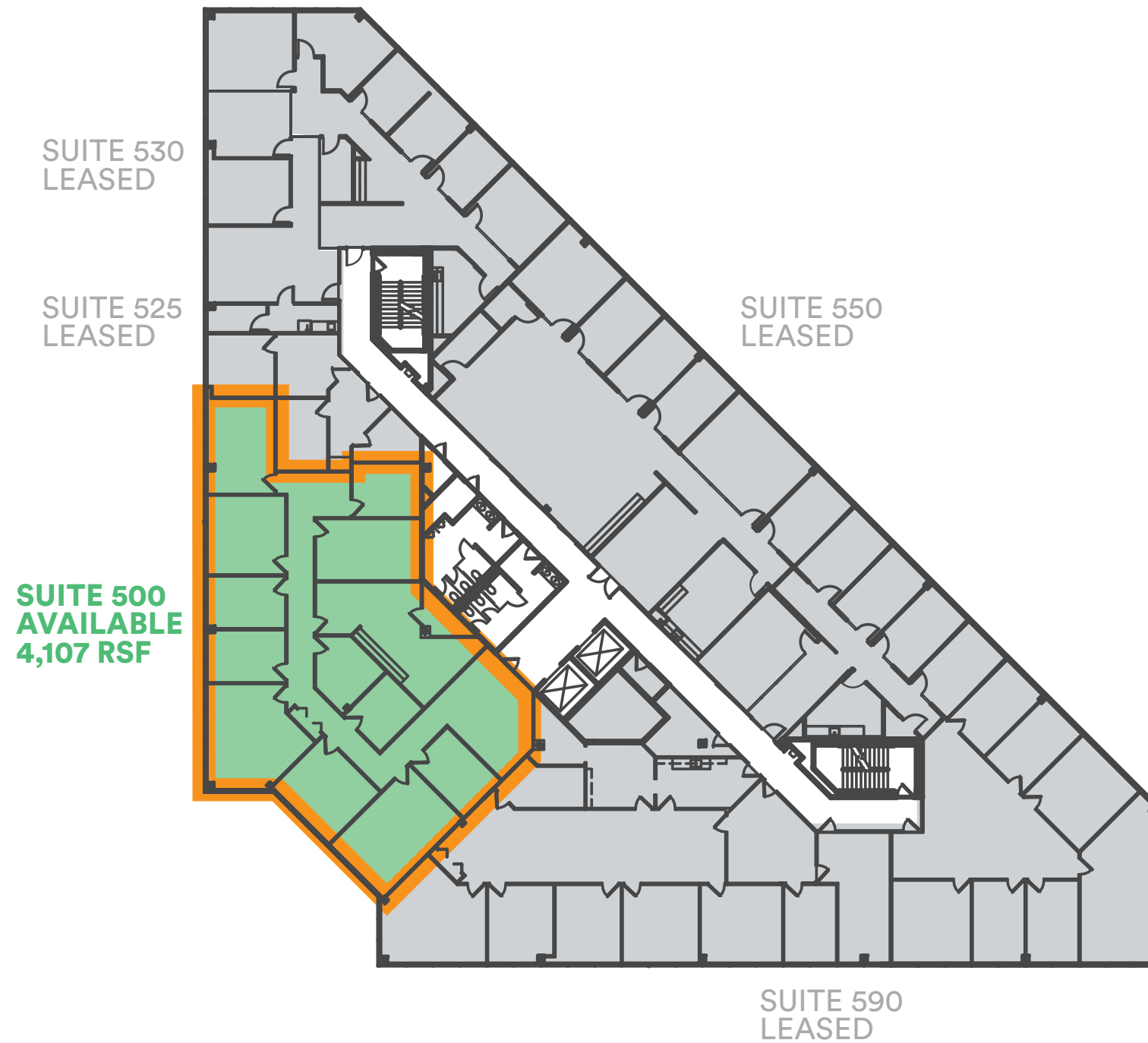
## FIRST FLOOR



## SECOND FLOOR



## FIFTH FLOOR





# Located in The Woodlands Town Center

1400 Woodloch Forest Drive is located within walking distance of 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**

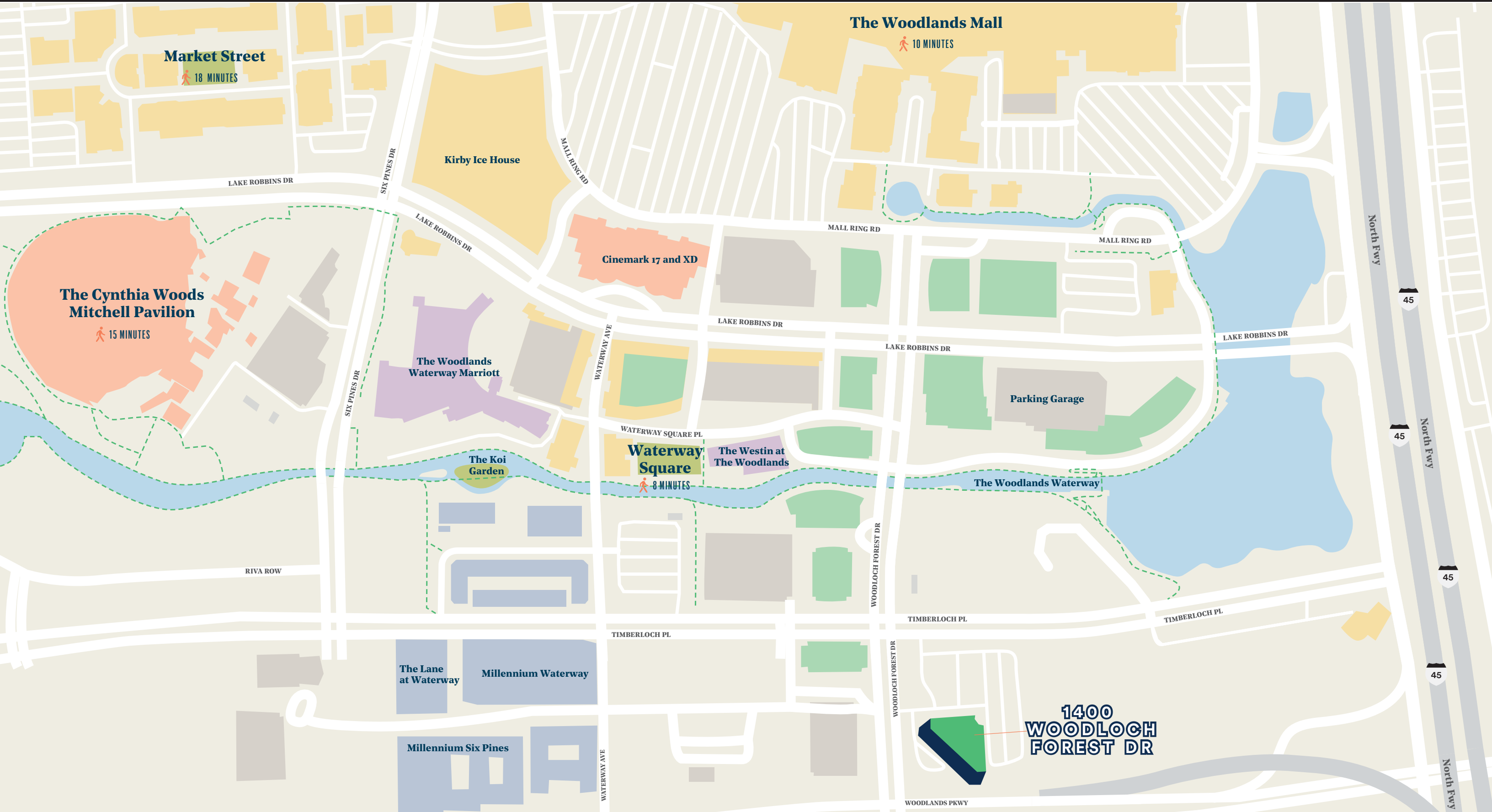
**1,646 LUXURY  
MULTIFAMILY UNITS**

# Surrounding Amenities

- Entertainment
- Hotel
- Retail

- Office
- Residential
- Hike & Bike Trail

Walking Distance



# Walkable Dining Options

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

## MARKET STREET



## THE WOODLANDS MALL



## WATERWAY SQUARE



Lake Woodlands  
Hughes Landing

Market Street

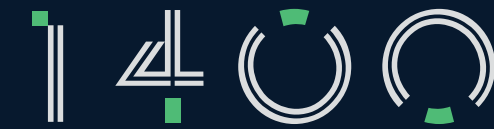
The Woodlands Mall

Waterway Square

1400 Woodloch Forest Drive

LANDRY'S SEAFOOD HOUSE

Cynthia Woods Mitchell Pavilion



WOODLOCH FOREST DRIVE

## Leasing

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Visit [TheWoodlands.com](https://www.thewoodlands.com) for more leasing information and building specs.

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*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.



# 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