

LAKE FRONT NORTH

HUGHES LANDING

CLASS A OFFICE BUILDINGS
THE WOODLANDS, TEXAS



REDEFINE YOUR
PERSPECTIVE



HUGHES LANDING
ON LAKE WOODLANDS

LAKE FRONT NORTH

HUGHES LANDING

BUILDING 1



Situated in Hughes Landing, Lake Front North offers two (2) Class A office buildings with a beautiful park area and pavilion directly on Lake Woodlands. It is within walking distance to many amenities for work and leisure, including the Embassy Suites by Hilton, Restaurant Row, retail and specialty shops, One Lakes Edge multifamily residences, and access to water sports activities and over 200 miles of hike and bike trails. It is one of the premier office locations in The Woodlands.

4-story

Class A office building with adjacent parking garage

108,326

rentable square feet

- Beautifully situated on 200-acre Lake Woodlands
- Single-tenant or multi-tenant availability
- Fitness center with locker rooms on the 1st floor
- Executive 4th Floor
- Conference center
- Pedestrian bridge access to Hughes Landing amenities
- Concierge, loyalty and health & wellness program for tenants
- Easy access to Interstate 45 and Houston's Bush Intercontinental Airport



27,330 SF

29,007 SF

29,007 SF

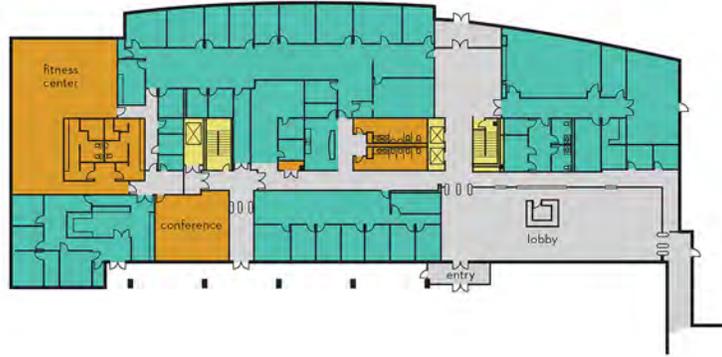
22,982 SF

WELLNESS | TECHNOLOGY

BUILDING 1

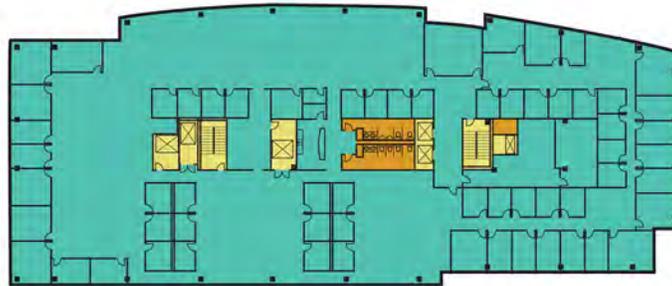
FIRST FLOOR PLAN

22,982 RSF



SECOND FLOOR PLAN

29,007 RSF



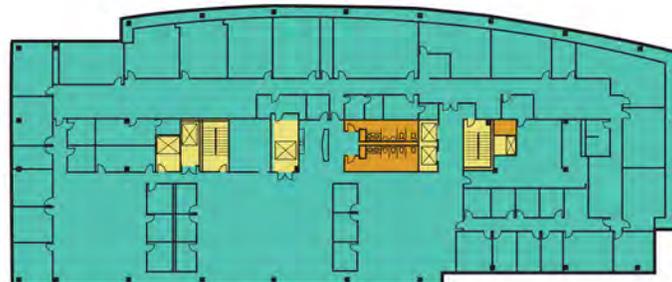
THIRD FLOOR PLAN

29,007 RSF



FOURTH FLOOR PLAN

27,330 RSF



LAKE FRONT NORTH

HUGHES LANDING

BUILDING 2



Building 2 is also located on Lake Woodlands with gorgeous lakeside views and access to all the amenities of Hughes Landing and the hike and bike trails. Surrounded by everything you need, Lake Front North is the perfect place to grow your business and offer your employees an experience that will positively impact their well-being.

6-story

Class A office building with adjacent parking garage

148,700

rentable square feet

- Beautifully situated on 200-acre Lake Woodlands
- Single-tenant or multi-tenant availability
- Large multi-purpose rooms located on the 1st floor with the ability to convert into two or three rooms using multifold walls
- Executive conference room
- Large data center located on the 2nd floor
- Pedestrian bridge access to Hughes Landing amenities
- Concierge, loyalty and health & wellness program for tenants
- Easy access to Interstate 45 and Houston's Bush Intercontinental Airport

25,806 SF

26,101 SF

26,101 SF
(leased through 2019)

26,101 SF
(leased through 2019)

25,432 SF

19,168 SF



CONNECTIVITY | NATURE

BUILDING 2

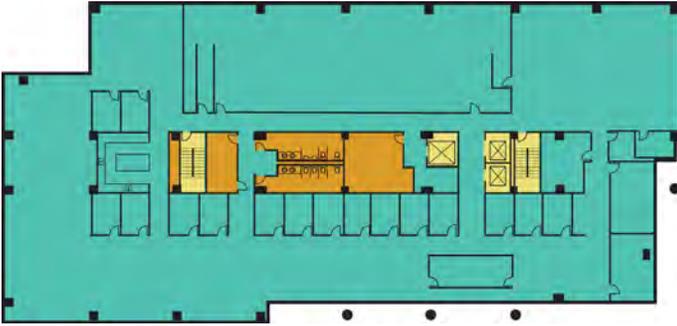
FIRST FLOOR PLAN

19,168 RSF



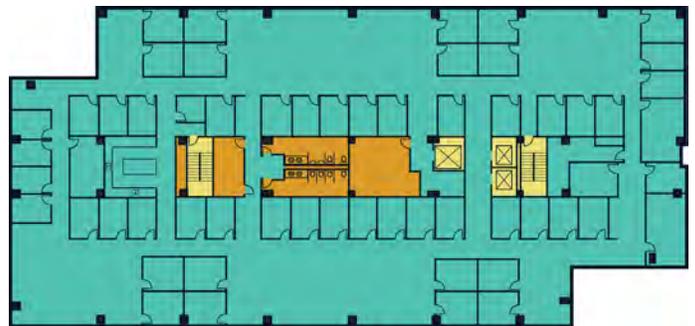
SECOND FLOOR PLAN

25,423 RSF



THIRD FLOOR PLAN

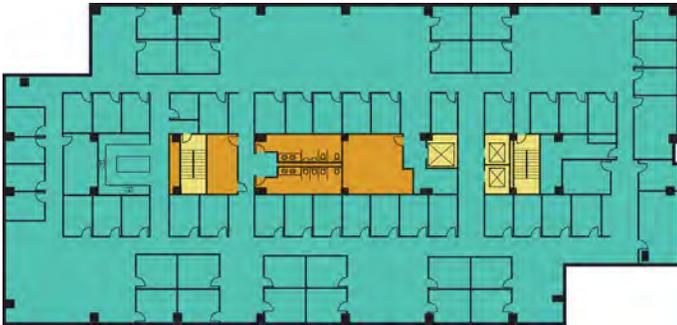
26,101 RSF



Leased through 12/31/2019

FOURTH FLOOR PLAN

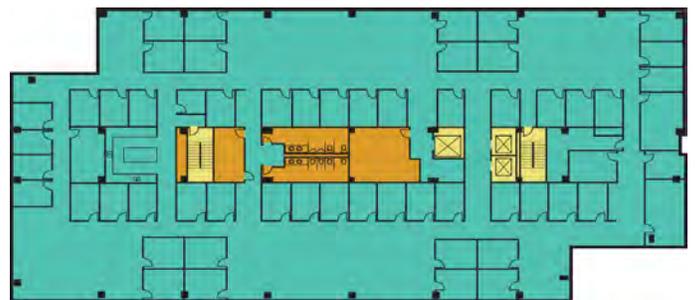
26,101 RSF



Leased through 12/31/2019

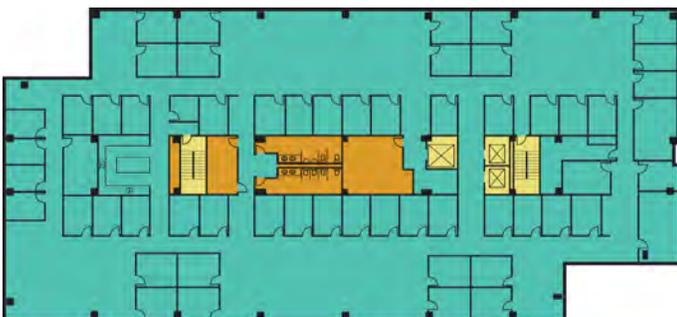
FIFTH FLOOR PLAN

26,101 RSF



SIXTH FLOOR PLAN

25,806 RSF





EMBASSY SUITES BY HILTON



WHOLE FOODS MARKET®



ONE LAKES EDGE

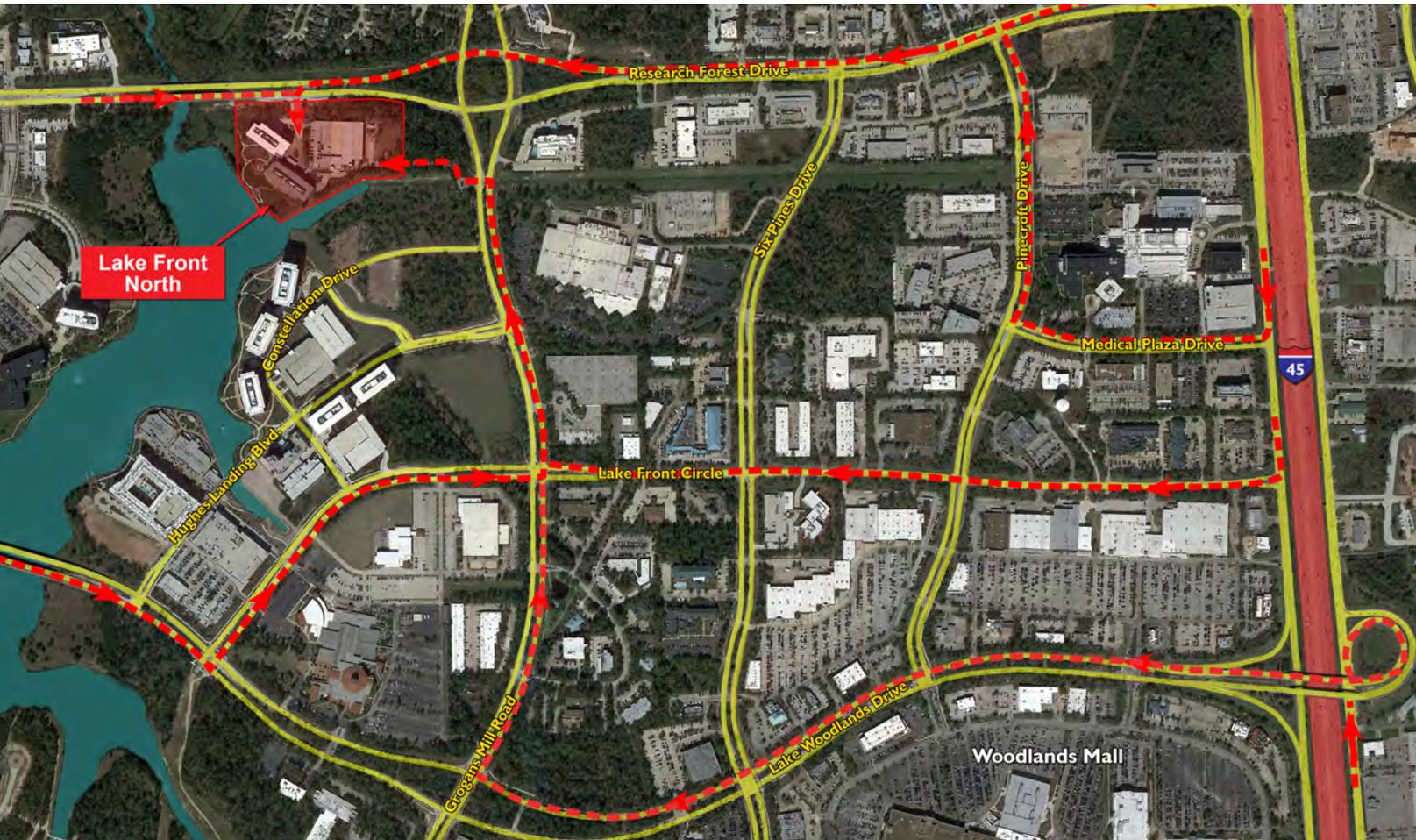
HUGHES LANDING FEATURES

- 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
- **Restaurant Row** with California Pizza Kitchen, Del Frisco's Grille, Escalante's, Fogo de Chão, Local Pour, The Blue Fish and Truluck's
- **Retailers** include Whole Foods Market®, Pier 1 Imports®, Starbucks®, Cadence Bank, Norton Ditto, Pure Barre, Venetian Nail Spa and many more
- Future commercial development opportunities in Hughes Landing
- Situated in The Woodlands, the #3 master planned community in Texas and #11 in the U.S. (RCLCO)

Hughes Landing is a Landmark Award-winning 66-acre mixed-use development in The Woodlands.



Hughes Landing



The Woodlands, Texas At A Glance

Location

The Woodlands, a 28,000-acre master planned community, is located 27 miles north of downtown Houston, TX and 20 miles from Houston's Bush Intercontinental Airport.

Facts

More than 116,000 people live in The Woodlands' nine residential villages. The Woodlands is home to approximately 2,200 businesses that employ over 64,000 people. Since 1990, The Woodlands has been one of the best-selling master planned communities in the U.S.

- 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 (opening 2019)

MEDICAL

- Approximately 200 specialty and family restaurants
- Restaurant Row at Hughes Landing
- The Woodlands Resort with 406 deluxe guest rooms, 60,000 square feet of meeting space, 36 holes of golf, spa and lazy river
- 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 over 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

BUSINESS

23.3 million sq ft of office, research, institutional and industrial space

10.9 million sq ft of retail, including Hughes Landing, a 66-acre mixed-use development on Lake Woodlands, The Woodlands Mall and Market Street

- Convenient access to Houston's Bush Intercontinental Airport
- Pedestrian-friendly commercial and retail space

7,665 acres of green space

200 acres Lake Woodlands

214 miles of hike and bike trails

- The Woodlands Waterway® in Town Center
- 3 membership clubs with 135 holes of golf, including The Club at Carlton Woods
- The Cynthia Woods Mitchell Pavilion, an outdoor amphitheater that accommodates 16,500 people

146 neighborhood parks

76 outdoor tennis courts

2 YMCA facilities

42 religious congregations

RECREATION

EDUCATION

23 area, highly acclaimed public schools

9 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





HUGHES LANDING
ON LAKE WOODLANDS

Howard Hughes®

LakeFrontNorth.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