

# THE WOODLANDS<sup>®</sup> TOWERS



## AT THE WATERWAY

**PREMIER CLASS AAA  
OFFICE SPACE**



*Howard Hughes*



# 9950 WOODLOCH FOREST TOWER

## AMENITIES



Lobby Café



High-Quality Lobby Finishes



Indoor Basketball, Volleyball and Pickleball Court



Several Custom Art Pieces



Building Conference Facilities



±33,000 SF Rooftop Terrace



## Premier Class AAA Office Space Beautifully Located on The Woodlands Waterway

- 31-Story office building with ±600,000 rentable square feet
- Typical floor ±26,530 RSF
- Certified LEED® Silver, Energy Star®, BOMA 360®
- Rich exterior construction
- Attached parking garage
- Lobby Café
- HHConnection Concierge Program for tenants
- Dry cleaning services
- Adjacent to Interstate 45
- Easy access to Houston's Bush Intercontinental Airport



Views of The Waterway

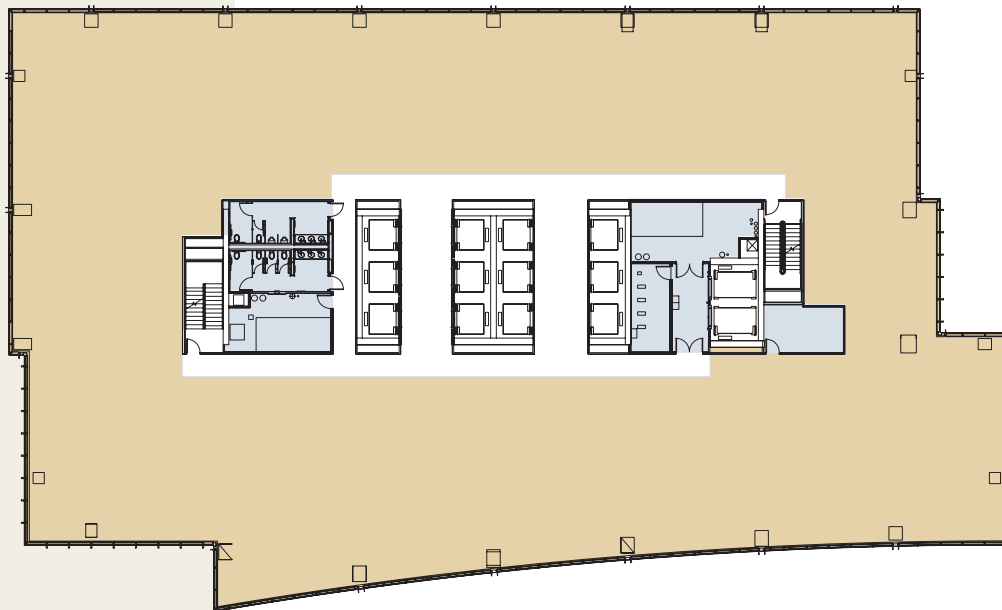


# FLOOR PLAN



typical floor plate size:  $\pm 26,530$  RSF

Core Floor Plan



Traditional Floor Plan





# FLOOR PLANS

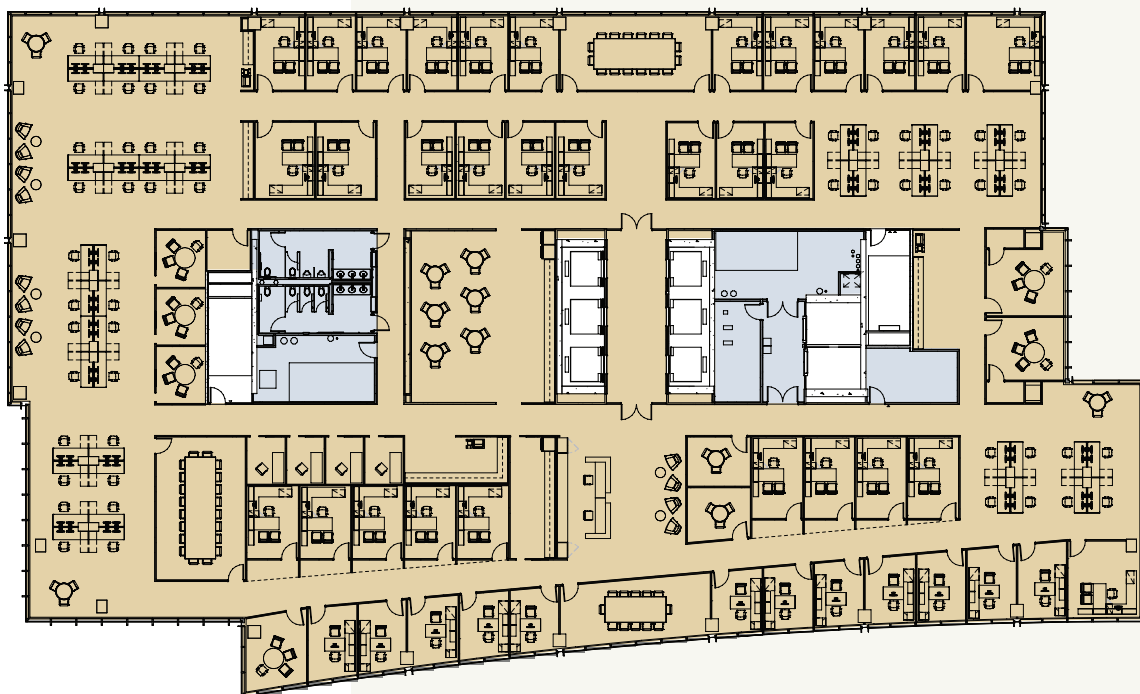
## SINGLE TENANT

typical floor plate size: ±26,530 RSF

Low-Rise Single-Tenant Open Plan



High-Rise Single-Tenant Open Plan





# URBAN WALKABILITY

## THE WOODLANDS TOWERS



**The Woodlands Towers are within walking distance to the best in shopping, dining and entertainment.**

- Over 2 million SF of shopping and dining
- 645 hotel rooms
- 1,157 luxury multifamily units
- Direct access to The Woodlands Waterway
- Market Street
- The Woodlands Mall
- The Cynthia Woods Mitchell Pavilion
- Connection to 220 miles of hike and bike trails

## WALKABLE DINING OPTIONS







The Woodlands is one of the most desirable office markets in the Greater Houston area, with a number of Fortune 500 corporate headquarters and many other Fortune 500 companies having a presence in The Woodlands.

### A Thriving Economy

- 36 million square feet of office, retail, hospitality, research, institutional and industrial space
- Robust workforce and workforce development programs, including college bachelor's and master's degrees
- Pro-business, pro-growth attitude with attractive tax incentives for qualifying companies

120,000+

RESIDENTS

63,000+

EMPLOYEES

2,300+

EMPLOYERS

The Woodlands is an award-winning master planned community, balancing timeless natural settings with modern living.



## TheWoodlandsTowers.com

**ROBERT S. PARSLEY, SIOR**

bob.parsley@colliers.com  
713.830.2121

**NORMAN V. MUNOZ**

norm.munoz@colliers.com  
713.830.2136

**JILLIAN FREDERICKS**

jillian.fredericks@colliers.com  
713.830.2133

*Howard Hughes*

**THE HOWARD HUGHES CORPORATION**

9950 Woodloch Forest Drive, Suite 1200 | The Woodlands, TX 77380

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