

Howard Hughes

THE WOODLANDS[®] TOWERS

AT THE
WATERWAY



CORPORATE
HEADQUARTERS
OPPORTUNITY

CORPORATE HEADQUARTERS OPPORTUNITY IN THE WOODLANDS TOWERS

Premier Class AAA Office Space Beautifully Located on The Woodlands Waterway



31-story office building with ±600,000 rentable square feet



Onsite management office and security station



Certified LEED® Silver, Energy Star®, BOMA 360®



99 Fitness Club with Indoor Basketball, Volleyball and Pickleball Court



Attached parking garage



Bluestone Lane - Lobby Café



HHConnection Concierge Program for tenants



Dry cleaning services



Adjacent to Interstate 45



Easy access to Houston's Bush Intercontinental Airport

ABOUT THE SPACE



- 11th and 12th floors available, totaling 45,126 RSF
- Space connected via an internal staircase with direct access to 11th floor outdoor terrace and building conference center
- Up to 16,082 RSF additional space available on 13th floor
- Direct access to 99 Fitness Club via 11th and 12th floors
- True plug-n-play space with high-end finishes and furniture

9950 WOODLOCH FOREST TOWER AMENITIES



11TH FLOOR TENANT LOBBY



RECEPTION LOBBY



HUDDLE ROOM



CONFERENCE ROOM



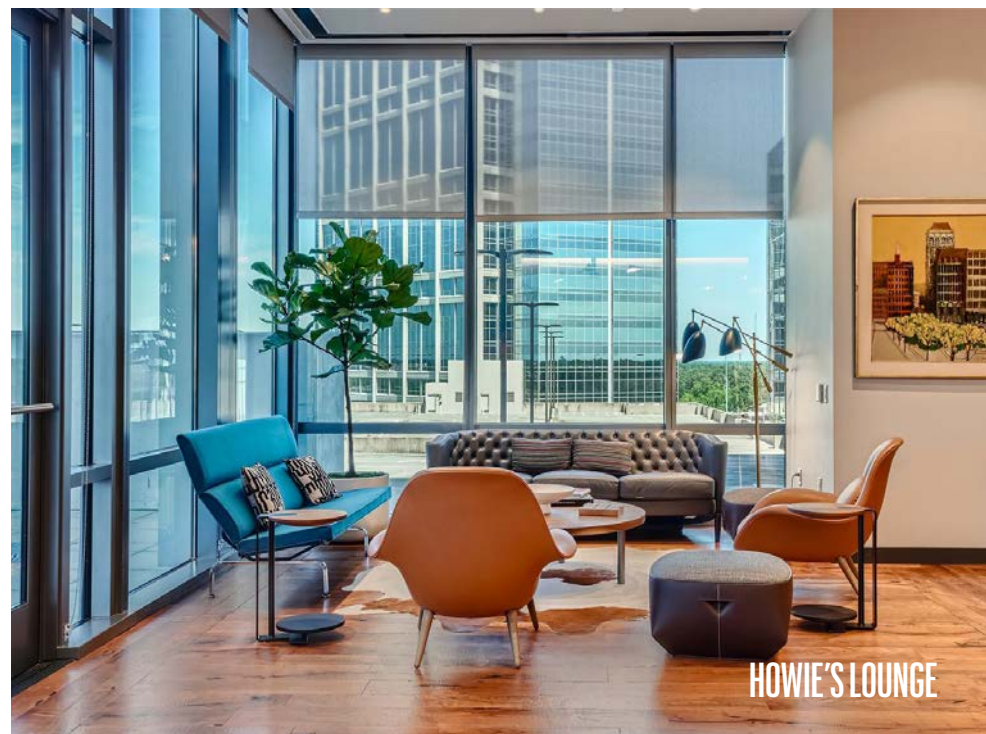
DINING AREA



OPEN SEATING



FITNESS CENTER





TERRACE

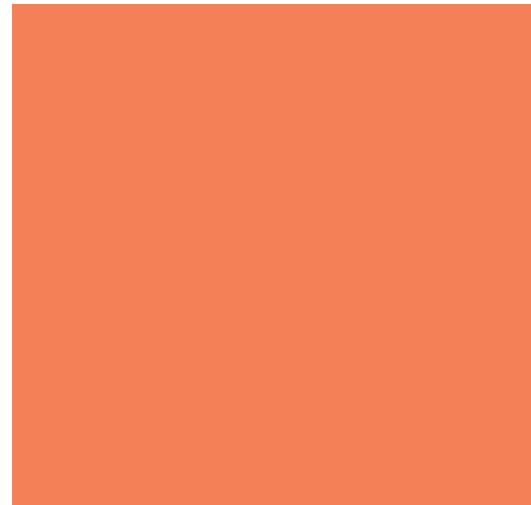


1ST FLOOR LOBBY CAFE



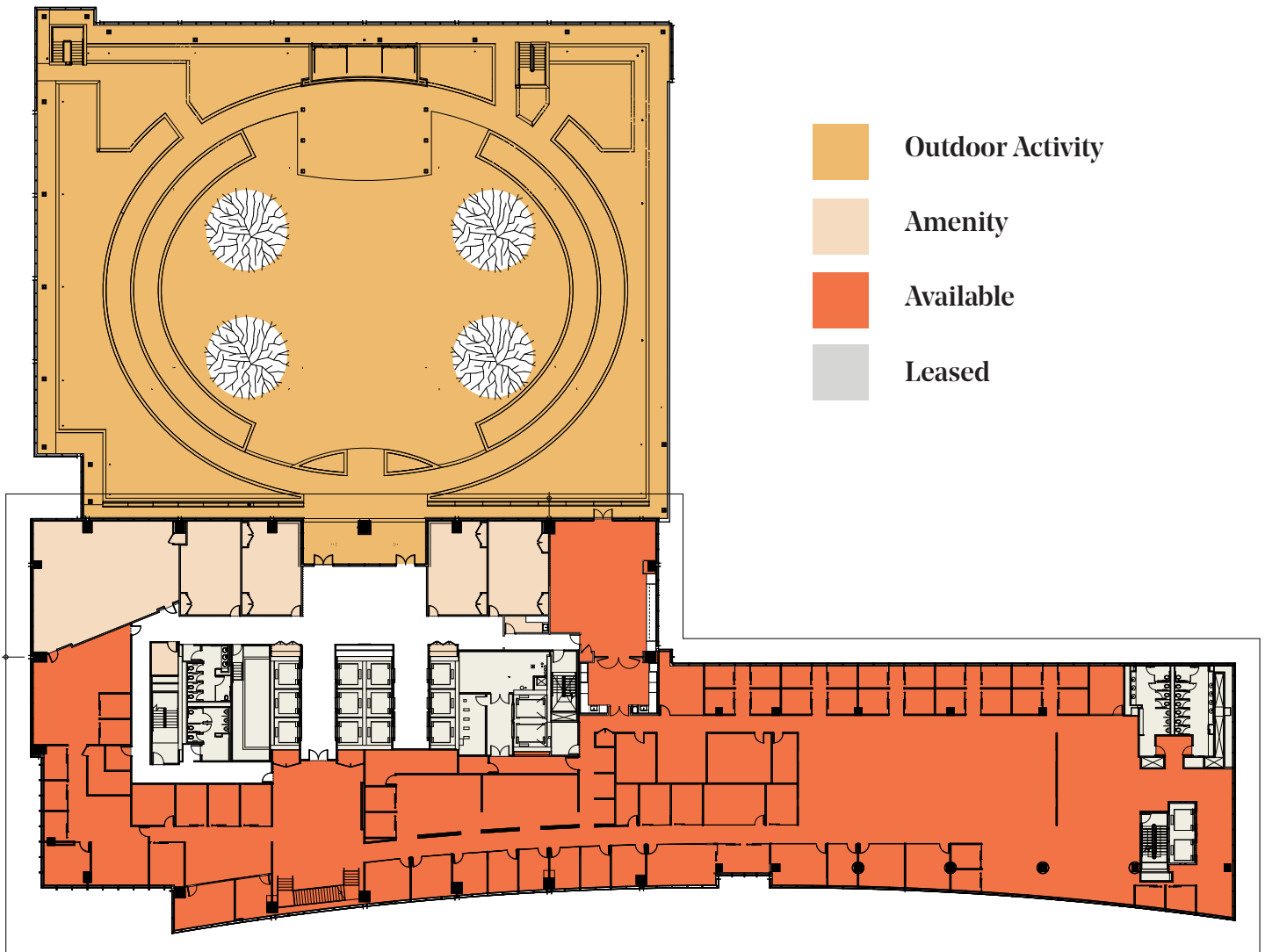
1ST FLOOR LOBBY

9950 WOODLOCH FOREST TOWER AMENITIES



AVAILABILITY

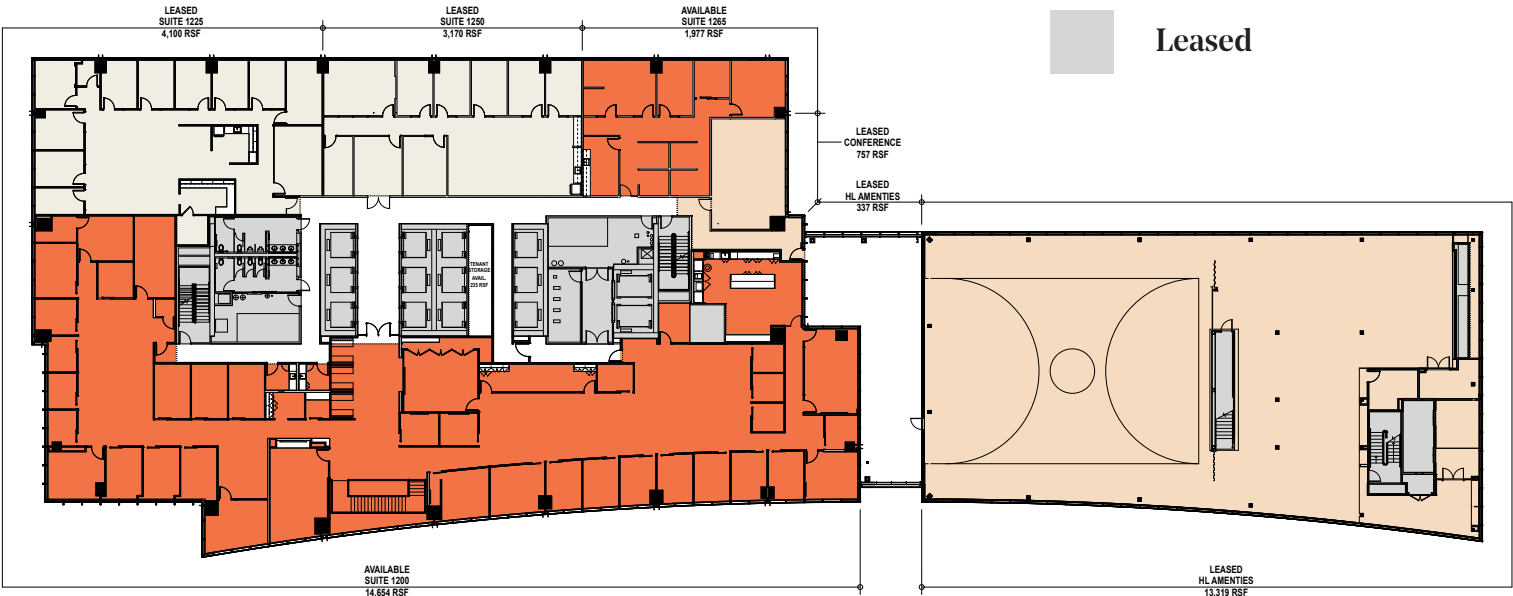
11TH FLOOR
30,472 RSF



AVAILABILITY

12TH FLOOR
14,654 RSF

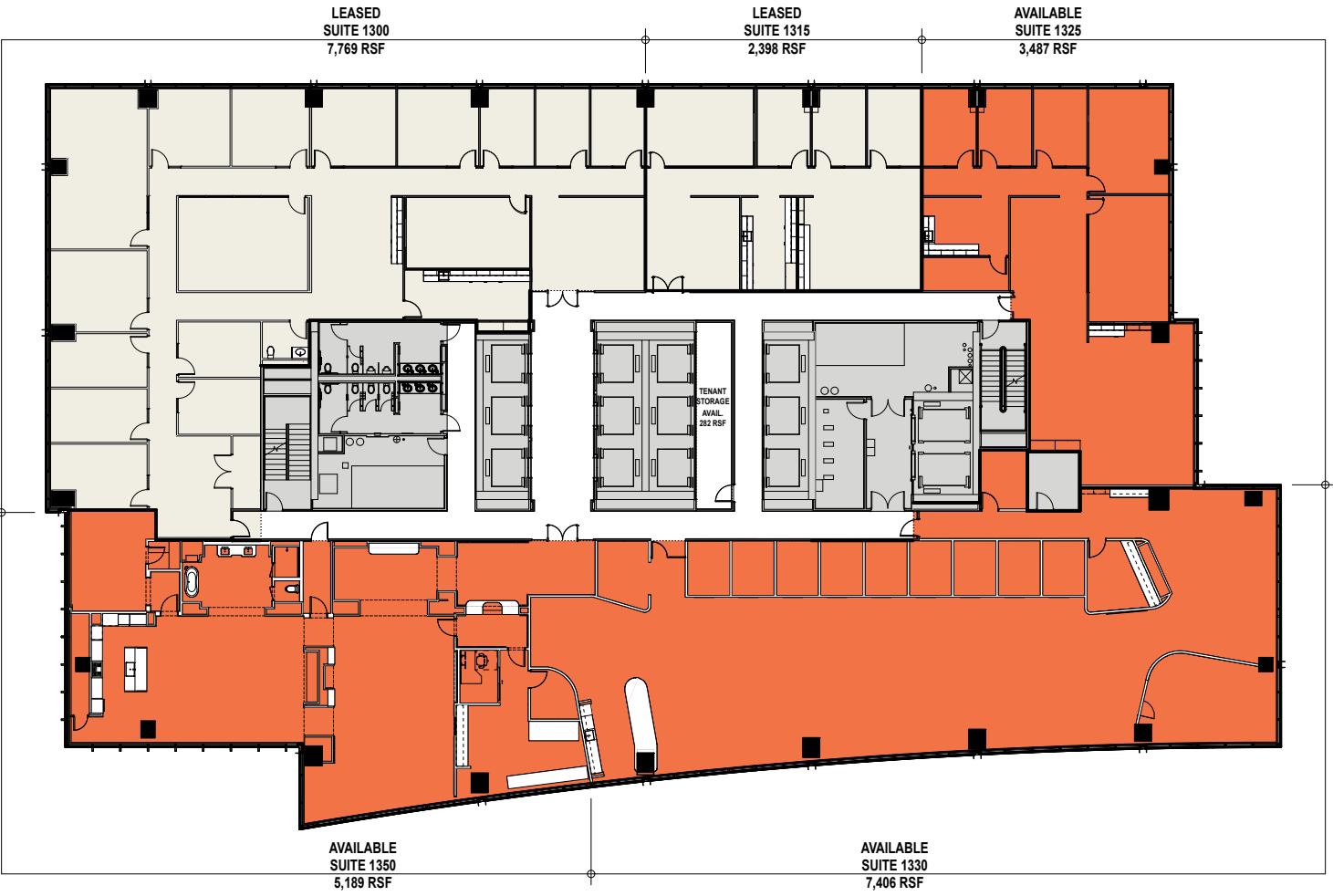
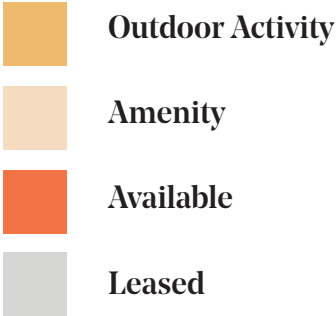
- Outdoor Activity
- Amenity
- Available
- Leased



AVAILABILITY

13TH FLOOR

16,082 RSF





OFFICE HEADQUARTERS

LOCATIONS

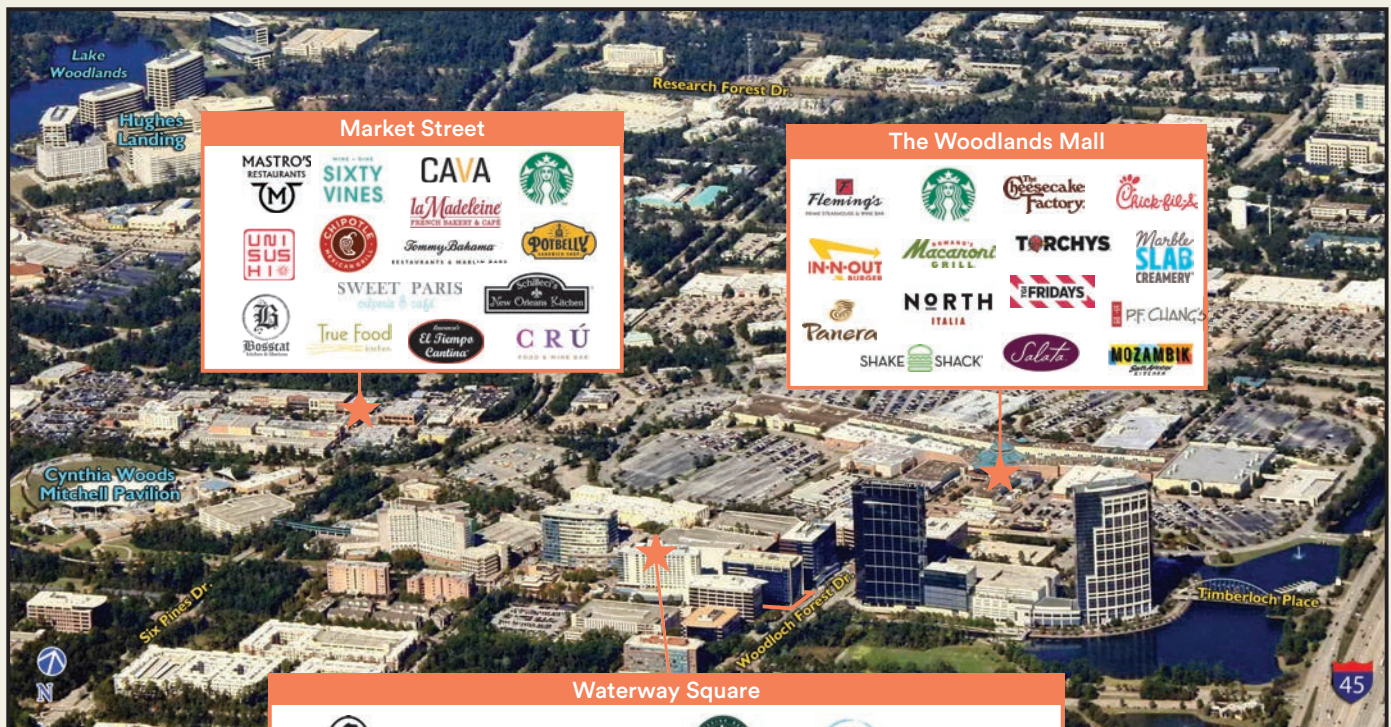
ABOUT THE WOODLANDS



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, and 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

123,000+

RESIDENTS

71,500

EMPLOYEES

2,670

EMPLOYERS

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

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Howard Hughes Holdings 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 is traded on the New York Stock Exchange as HHH and is headquartered in The Woodlands, TX.

