

**8,431 SF SUBLEASE**

**1780**

HUGHES LANDING BLVD  
THE WOODLANDS



**Joe Ramin** | Managing Partner | [jrambin@moodyrambin.com](mailto:jrambin@moodyrambin.com) | 713.773.5584



# PROPERTY DESCRIPTION

1780 Hughes Landing Boulevard is well suited for tenants seeking a modern, high-quality office environment in a premier mixed-use setting. The property features professional on-site management, structured parking, and flexible office layouts designed to support a variety of business operations. Located in the heart of The Woodlands' Hughes Landing district, the building offers convenient access to major roadways, nearby corporate campuses, dining, hospitality, and waterfront amenities.

**Sublet Premises:** 8,431 SF (Suite 600)

**Term:** Through March 31, 2027

**Rate:** Negotiable

**2026 Opex:** \$15.22 per SF

**Parking:** 3.5/1,000 RSF

**Parking Rates:** \$25.00/space/month  
2 reserved spaces for

\$50.00/space/month

Mutually agreed renewal  
options available



# FLOOR PLAN

SUITE 600 - 8,431 SF

*Term: Through March 2027*



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Test Fit - Suite 600 (8,431 RSF)

SCALE: 1:160



# SUITE 600





# MAP

## NEARBY AMENITIES

### Food

- 01. Black Walnut
- 02. Terra Vino Italian Kitchen
- 03. Paris Baguette
- 04. Fogo de Chao
- 05. Postino
- 06. Lama Mediterranean Cuisine
- 07. Goode Company Kitchen

### Shopping

- 08. Best Buy
- 09. Burlington
- 10. Target

### Healthcare

- 11. Woodlands  
Family Dentist
- 12. Memorial Hermann  
The Woodlands



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**FOR MORE INFORMATION**  
PLEASE CONTACT THE BROKER BELOW

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