

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





DINING AREA



OPEN SEATING

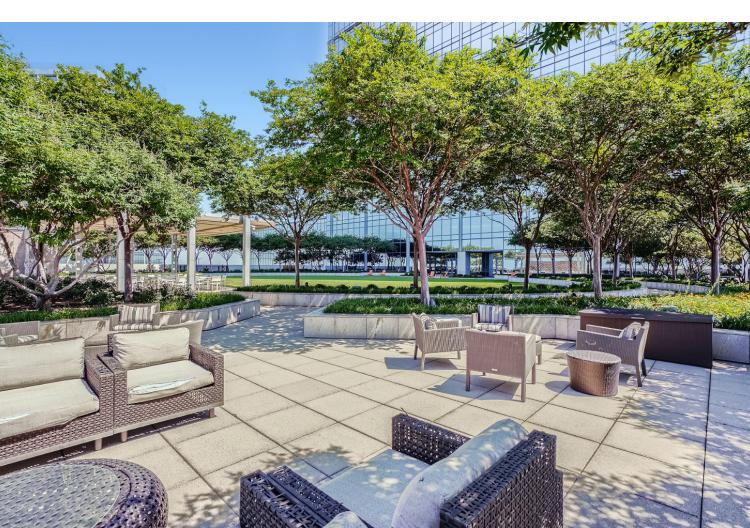


FITNESS CENTER





TERRACE



1ST FLOOR LOBBY CAFÉ

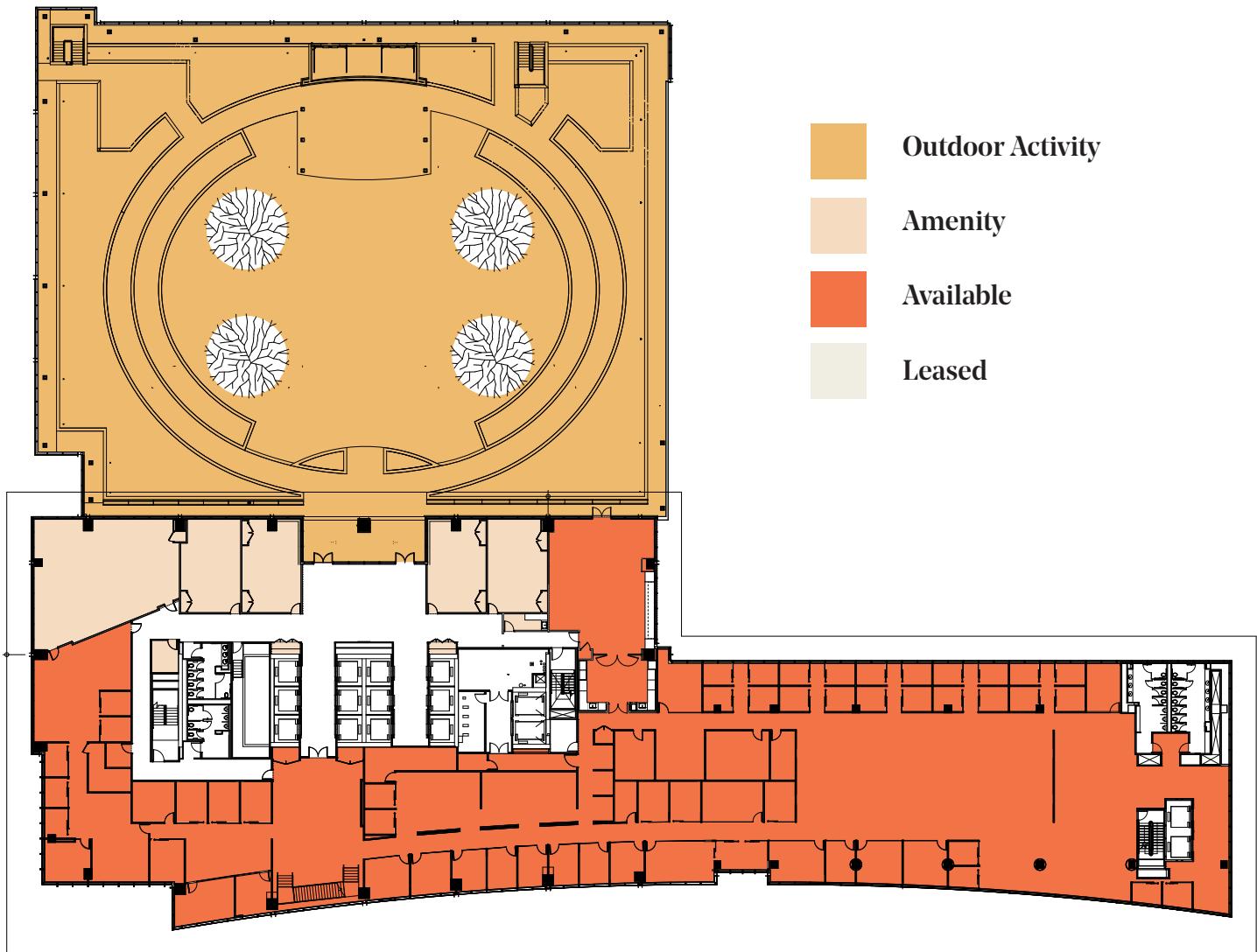


1ST FLOOR LOBBY

9950 WOODLOCH FOREST TOWER AMENITIES

AVAILABILITY

11TH FLOOR
30,472 RSF



AVAILABILITY

12TH FLOOR
16,631 RSF

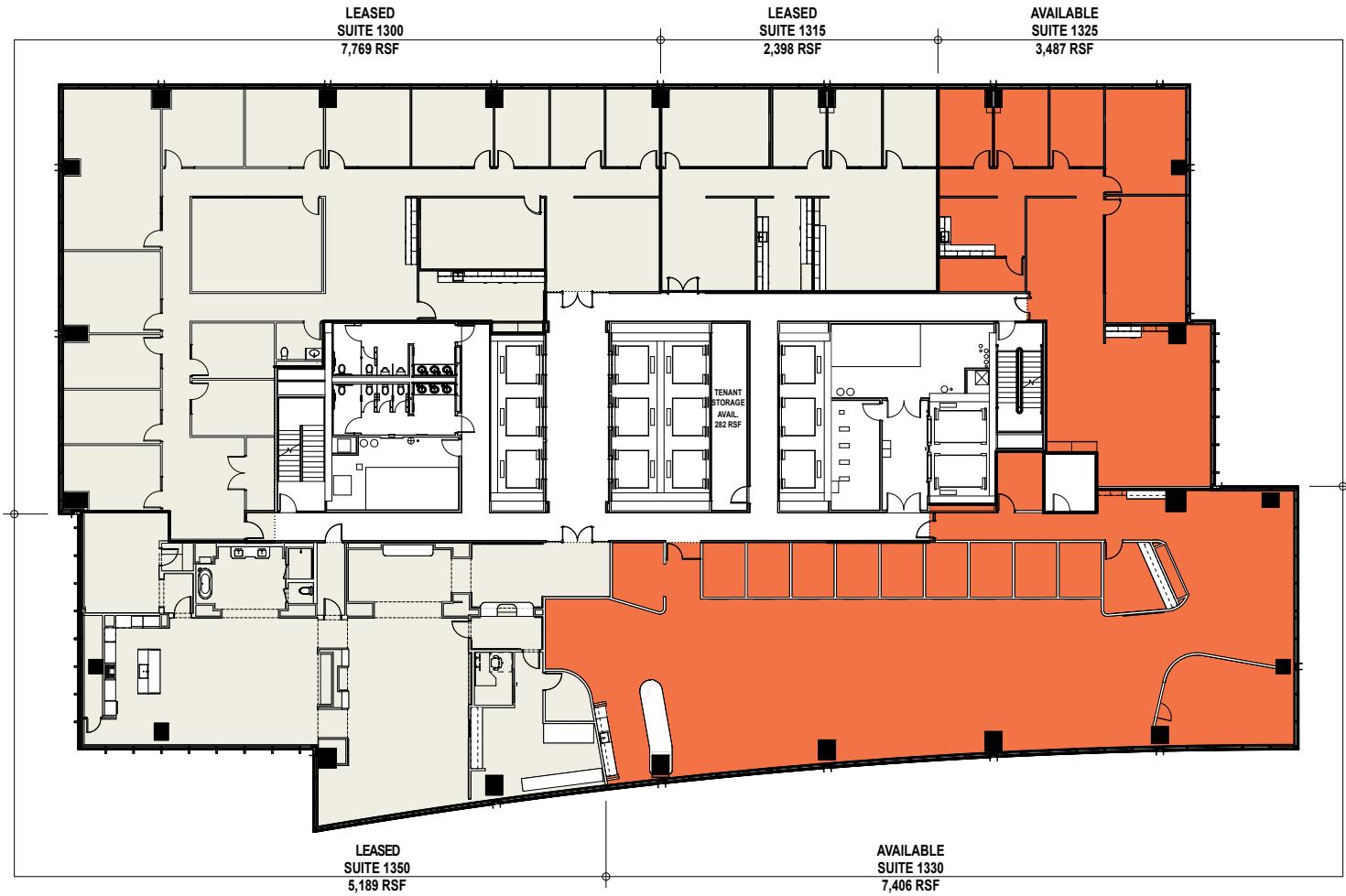
- █ Outdoor Activity
- █ Amenity
- █ Available
- █ Leased



AVAILABILITY

13TH FLOOR
10,893 RSF

- Outdoor Activity
- Amenity
- Available
- Leased





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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THE WOODLANDS® TOWERS

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WATERWAY



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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.

 **JLL**

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	