

# 1725

**1725 Hughes Landing Blvd**  
The Woodlands, TX 77380

CLASS A  
OFFICE SPACE



**HUGHES LANDING**  
ON LAKE WOODLANDS

**The Woodlands®**

*Howard Hughes*

 **JLL**

# PRIME LOCATION



## 13-story Class A office building with adjacent parking garage

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Building: 339,608 RSF

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Typical floor plate: 28,168 SF

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Parking ratio: 3.5/1,000 SF

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On-site conference and training center

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Building fitness center

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On-site café

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Prime location overlooking 200-acre Lake Woodlands



# THE PERFECT PLACE TO GROW



Take a stroll down the street to the Embassy Suites by Hilton, Restaurant Row, Whole Foods Market®, retail and specialty shops, Primrose School and multiple office buildings. Enjoy the outdoors with access to water sports activities and more than 200 miles of connected hike and bike trails. Surrounded by everything you need, 1725 Hughes Landing Blvd. is the perfect place to grow your business.

Notable Tenants:

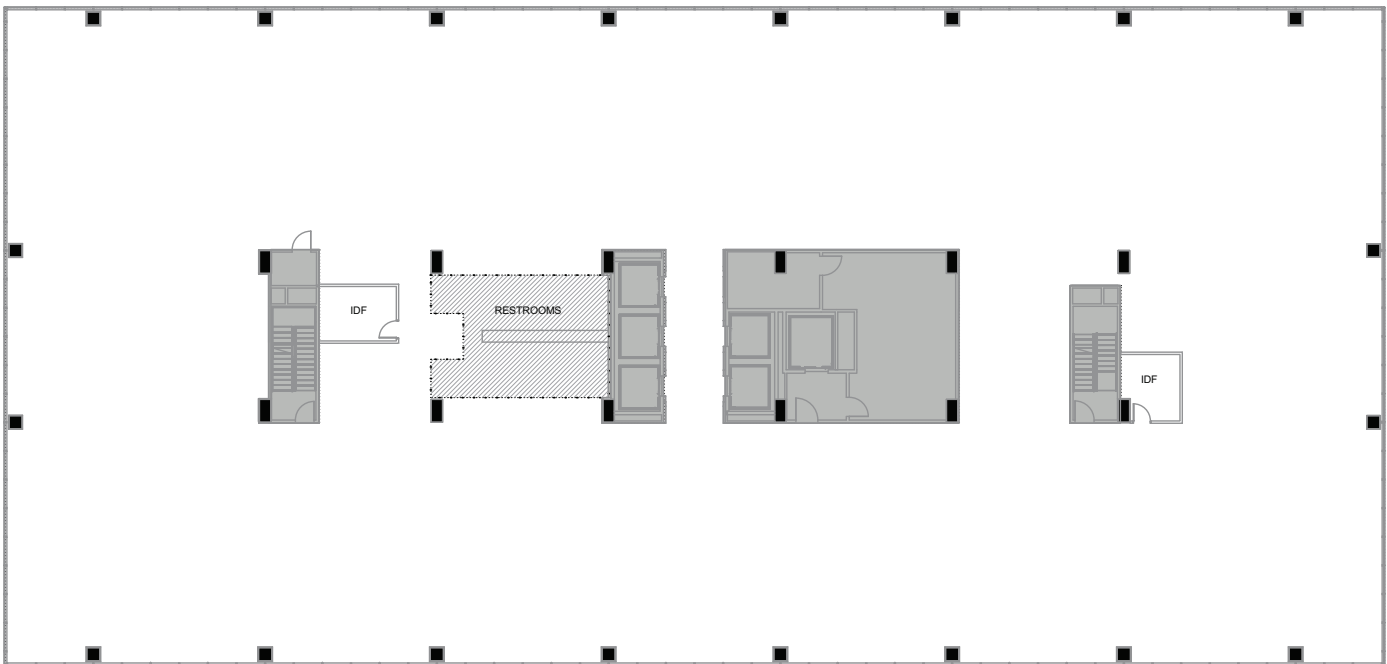
Baylor  
College of  
Medicine



webber



# FLOOR PLATE



## Floor Plate

28,242 SF

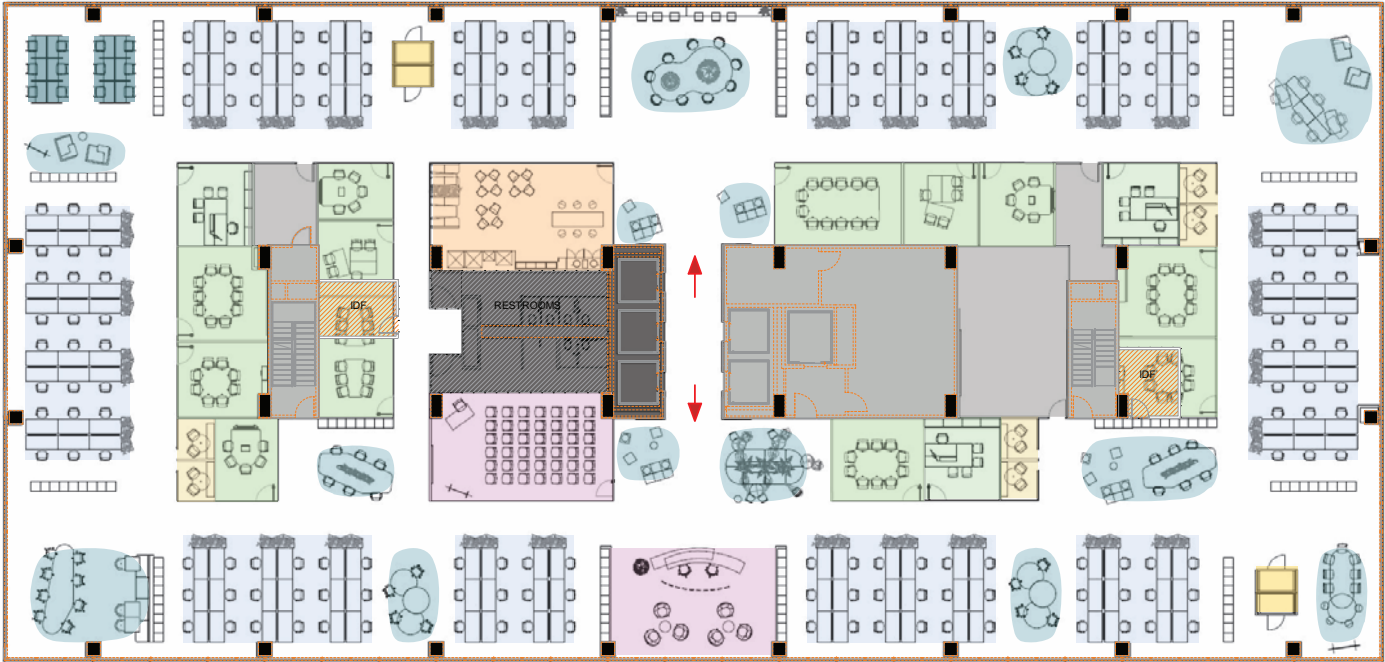


±85,000 SF  
OPPORTUNITY  
ON FLOORS 3-5



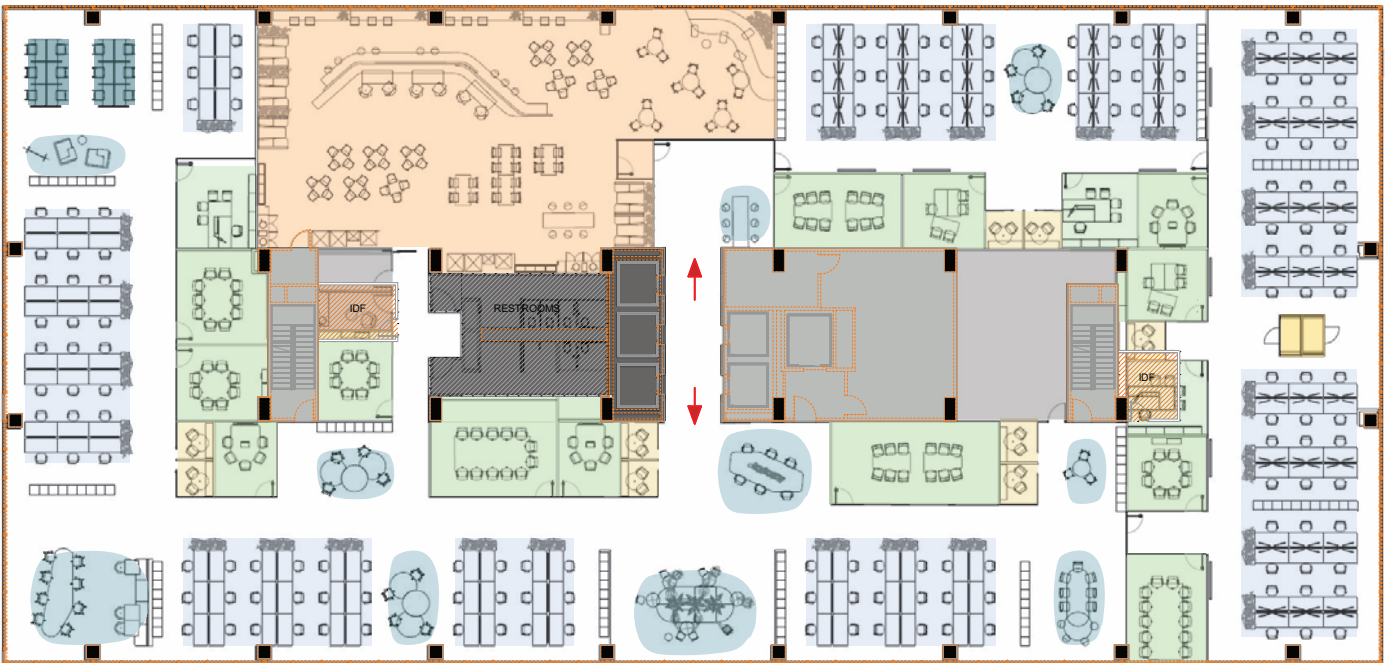


# SAMPLE TEST FITS



## 3rd Floor Plan

28,242 SF

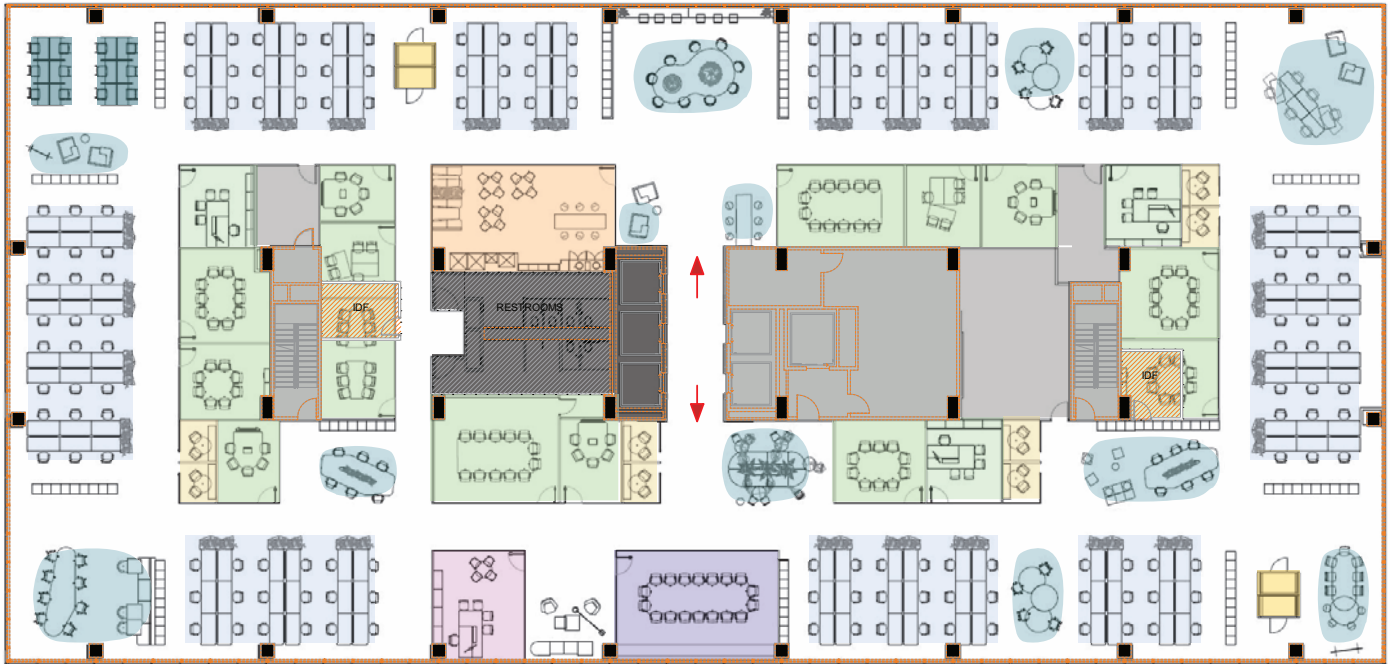


## 4th Floor Plan

28,242 SF

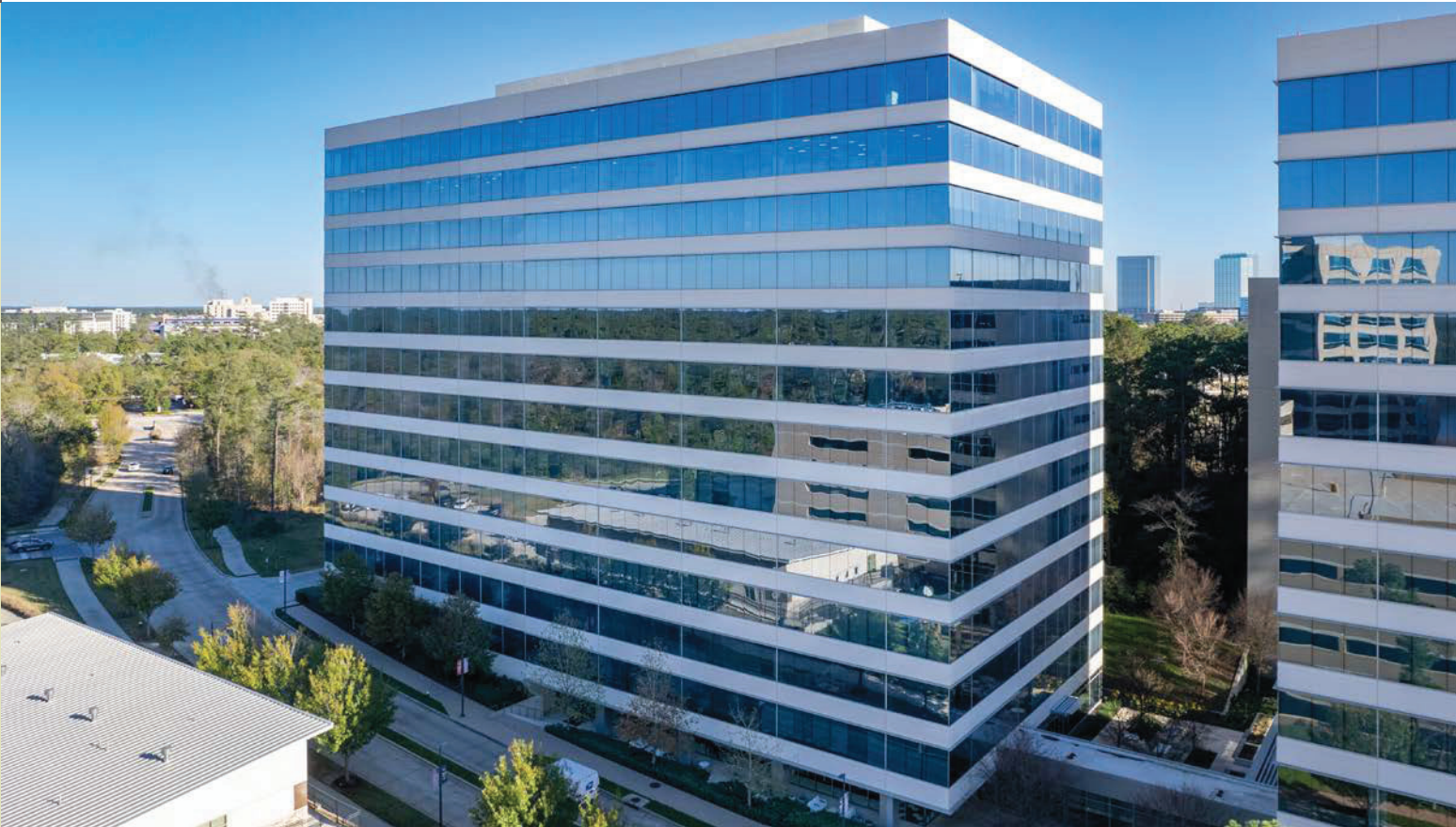


# SAMPLE TEST FITS



## 5th Floor Plan

28,242 SF



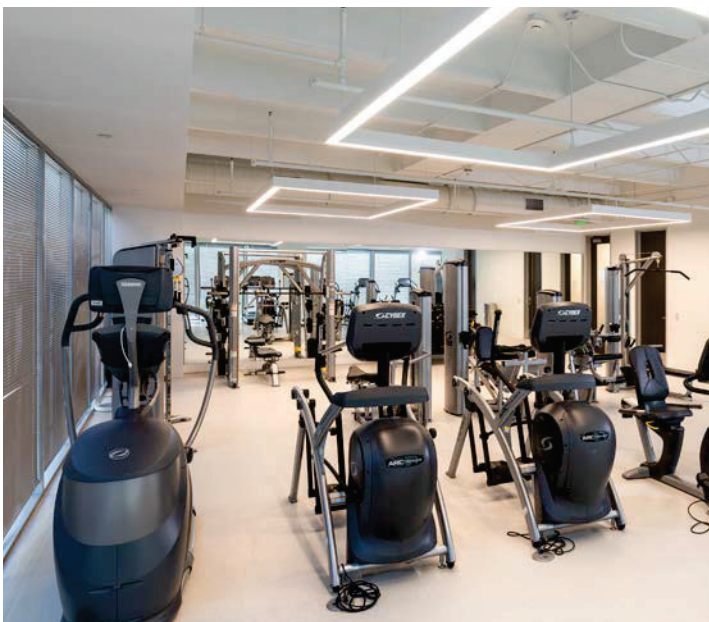


A bright, modern library or study area. On the left, large floor-to-ceiling windows offer a view of a city and a body of water. In the center, a long, light-colored wooden table is surrounded by colorful chairs (blue, red, orange, and yellow) with white metal frames. To the right, tall wooden bookshelves are filled with books and decorative items, including a globe. The floor is made of large, light-colored tiles, and the overall atmosphere is clean and airy.



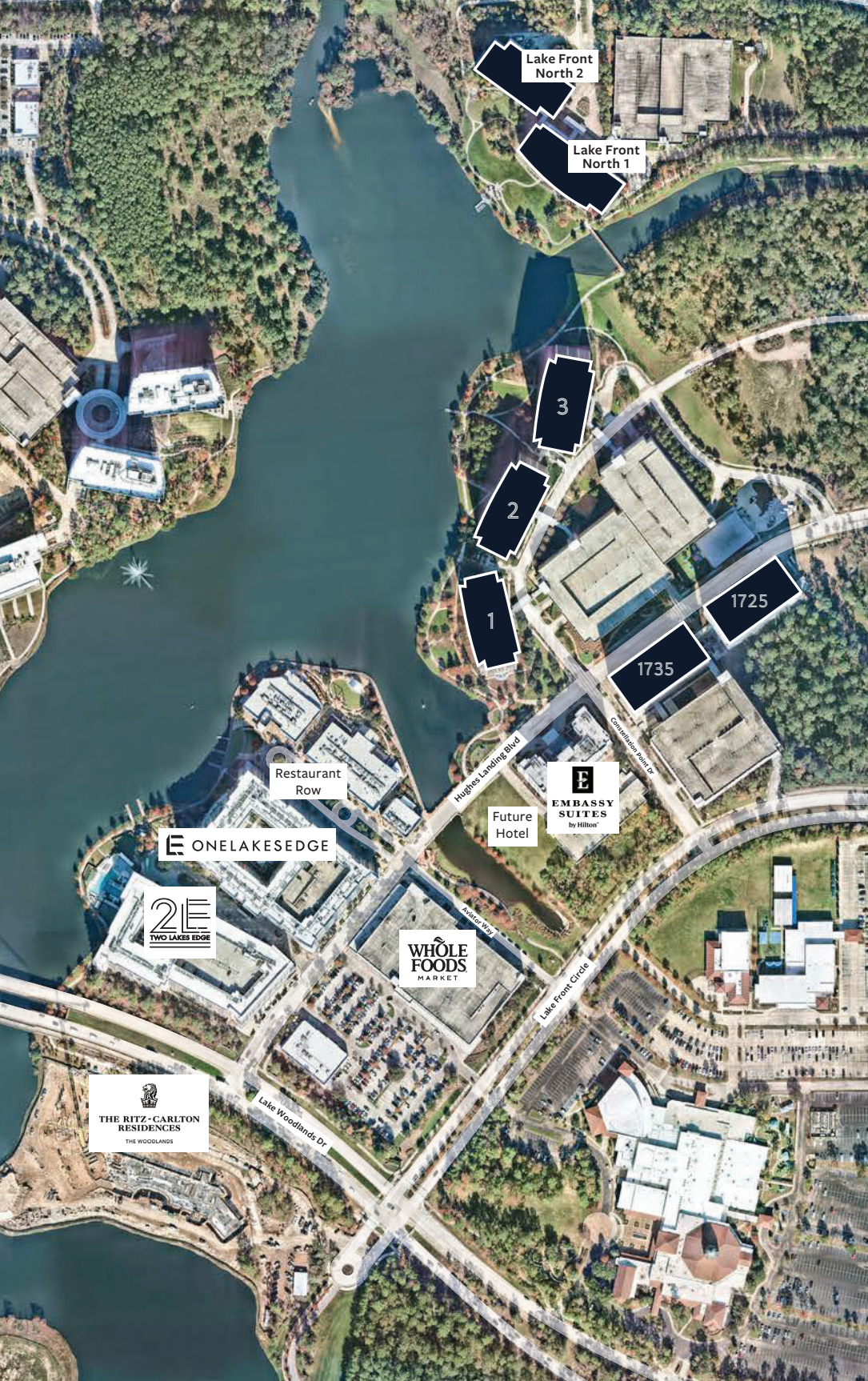
**SPACES.**



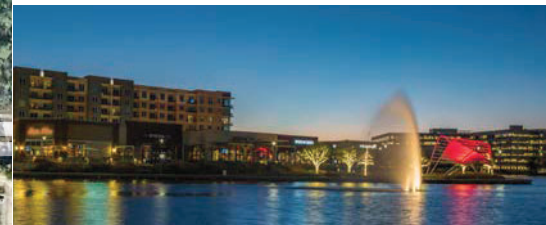




# EXPERIENCE HUGHES LANDING



- Curated mix of elevated dining options at **Restaurant Row**
- **Premium shopping** featuring Whole Foods Market and other sought-after retailers
- **Lakefront multifamily and corporate housing** at One and Two Lakes Edge
- Home to **The Ritz-Carlton Residences**, The Woodlands
- **Embassy Suites by Hilton The Woodlands®** at **Hughes Landing** located on-site with preferred rates for tenants





# WHY CHOOSE HOWARD HUGHES

As the visionary developer of The Woodlands, Howard Hughes delivers more than premier office space – they create vibrant, sustainable communities where businesses thrive. With a long-term, local ownership approach, on-demand property management, and thoughtfully integrated amenities, Howard Hughes offers a commitment to quality and value.



## EXECUTIVE CLUB

### The Howard Hughes Executive Club

*An invitation-only network for tenants occupying 7,500 SF or more*

Fosters **community, innovation, and growth** among Howard Hughes business partners

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Access to **exclusive, member-only events**

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**Special access to amenities** across the Howard Hughes network

## HHCONNECTION

### HHConnection Concierge Program

Enhancing the workplace with **hospitality and lifestyle services**

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**Connects companies and employees** to curated business and lifestyle resources

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Builds community through **tenant experience programming**

#### Select services include:

- Business support and event planning
- Conference and catering coordination
- Health & wellness initiatives
- Preferred rates for hotels and corporate housing



# 1725 HUGHES LANDING



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



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