# 1442 Lake Front Circle – Office Space Available for Lease

The Woodlands, Texas



## **PROPERTY FEATURES**

- 1-story flex office building with ±10,349 RSF available for lease
- Suite 100 ±10,349 RSF with four window offices, seven interior offices, large bullpen, large conference room, work area, break area, three single restrooms, two warehouse areas with roll up doors, two storage rooms and reception area with store front entry
- Ample surface parking with grade level loading dock

## LOCATION FEATURES

- Located minutes from I-45
- Close proximity to Hughes Landing, a 66-acre mixed-use development on Lake Woodlands, The Woodlands Mall, Market Street and Cynthia Woods Mitchell Pavilion (top rated outdoor amphitheater in the U.S.), Waterway Square®, The Westin at The Woodlands and The Woodlands Waterway Marriott Hotel & Convention Center
- Located just north of the ExxonMobil campus and 30 minutes north of Houston's Bush Intercontinental Airport
- The Woodlands is home to more than 123,000 residents; over 71,500 people work in The Woodlands

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Howard Huckes.

Howard Hughes Holdings Inc. owns, manages and develops commercial, residential and mixed-use real estate throughout the U.S.

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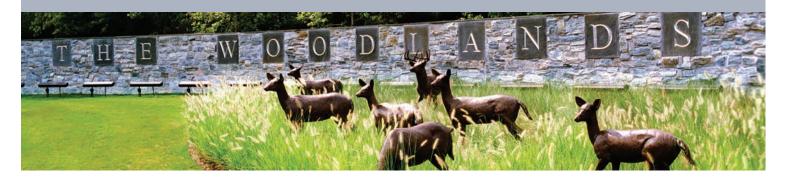


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# The Woodlands

Howard Hughes Holdings Inc. The Woodlands<sup>®</sup> Towers at The Waterway 9950 Woodloch Forest Drive | Suite 1200 **TheWoodlands.com** 



## Location

The Woodlands, a 28,505-acre master planned community, is located 27 miles north of downtown Houston, TX and 20 miles from Houston's Bush Intercontinental Airport.

# Facts

**BUSINESS** 

EDUCATION

More than 123,000 people live in The Woodlands' nine residential villages. The Woodlands is home to approximately 2,670 businesses that employ over 71,500 people. Since 1990, The Woodlands has been one of the best-selling master planned communities in the U.S.

> 36 million square feet of office, research, and technical/flexible space

# 11.6

million sq ft of retail, including Hughes Landing, a 66-acre mixed-use development on Lake Woodlands, The Woodlands Mall and Market Street

- Convenient access to Houston's Bush Intercontinental Airport
  - Pedestrian-friendly commercial and retail space

23 area, highly acclaimed public schools





Conroe, Tomball and Magnolia Independent School Districts

Lone Star College-Montgomery, part of the Lone Star College System

- Memorial Hermann The Woodlands Hospital with 304 beds
- St. Luke's Health-The Woodlands Hospital with 242 beds
- St. Luke's Health-Lakeside Hospital with 30 beds
- Texas Children's Hospital The Woodlands
- Houston Methodist The Woodlands Hospital
- MD Anderson Cancer Center
- Approximately 200 specialty and family restaurants
- Restaurant Row at Hughes Landing
- The Woodlands Resort & Conference Center with 406 deluxe guest rooms, 60,000 square feet of meeting space, 36 holes of golf, spa and lazy river
- The Westin at The Woodlands with 302 guest rooms and 15,000 square feet of meeting and event space
- Embassy Suites by Hilton The Woodlands at Hughes Landing with 205 suites and over 3,000 square feet of meeting and banquet space
- The Woodlands Waterway Marriott Hotel & Convention Center with 343 guest rooms and 70,000 square feet of meeting space

9,890 acres of green space

200 acres Lake Woodlands

miles of hike and bike trails

- The Woodlands Waterway<sup>®</sup> in Town Center
- 3 membership clubs with 135 holes of golf, including The Club at Carlton Woods
- The Cynthia Woods Mitchell Pavilion, one of the top-ranked outdoor amphitheaters in the U.S., accomodates 16,500 people

151 neighborhood parks

outdoor tennis courts 2 YMCA facilities



RECREATION

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MEDICA

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Plans and renderings are artist's concepts and are subject to change. All information provided regarding this property is from sources deemed to be reliable; however, no warranty of representation is made to the accuracy thereof.

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.