

THE WOODLANDS TOWERS



AT THE WATERWAY



**PREMIER CLASS AAA
OFFICE SPACE**

Howard Hughes



9950 WOODLOCH FOREST TOWER

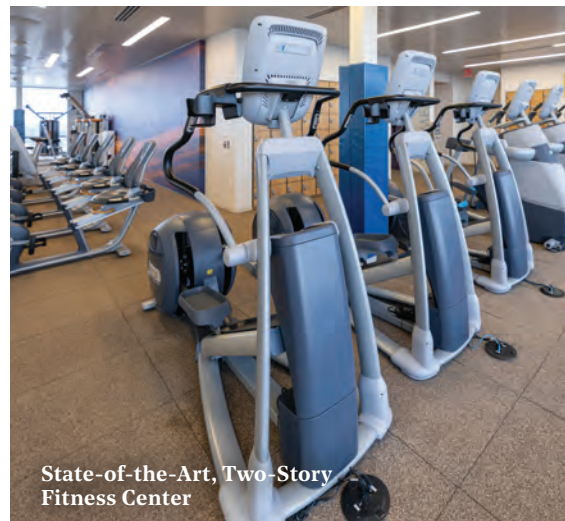
AMENITIES



High-Quality Lobby Finishes



Indoor Basketball and
Volleyball Court



State-of-the-Art, Two-Story
Fitness Center



Building Conference Facilities



±33,000 SF Rooftop Terrace

Premier Class AAA Office Space Beautifully Located on The Woodlands Waterway

- 31-story office building with ±600,000 rentable square feet
- Typical floor = ±28,441 RSF
- Rich exterior construction
- Attached parking garage
- Lobby café
- Concierge program for tenants
- Dry cleaning services
- Adjacent to Interstate 45
- Easy access to Houston's Bush Intercontinental Airport



9950 WOODLOCH
FOREST TOWER
NOW LEASING

1201 LAKE
ROBBINS TOWER
100% LEASED

TWO-STORY
FITNESS CENTER





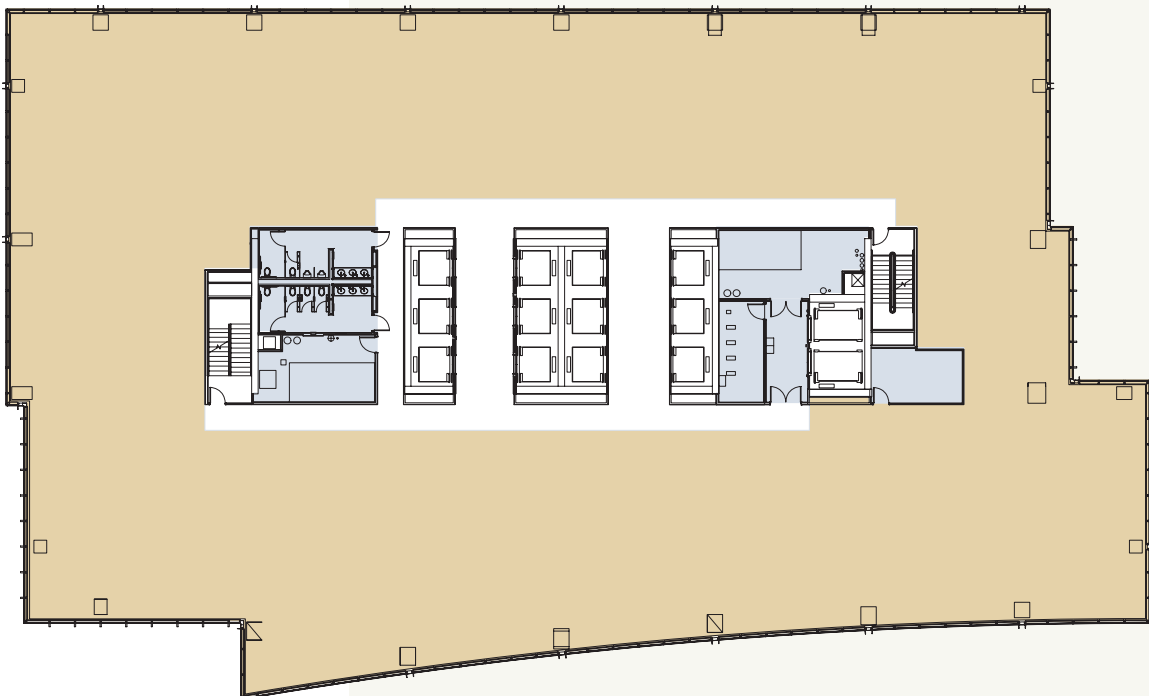
FLOOR PLANS

SINGLE & MULTI-TENANT

As-Built Typical Floor Plan



Core Floor Plan



URBAN WALKABILITY

THE WOODLANDS TOWERS



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
- The Cynthia Woods Mitchell Pavilion
- Connection to 220 miles of hike and bike trails

WALKABLE DINING OPTIONS

Market Street

- Grotto
- JASPERS
- UNI SUS HI
- CLUB OPE
- SWEET PARIS
- ZOËS KITCHEN
- laMadeleine
- Tommy Bahama
- True Food
- POTBELLY
- CRU
- Starbucks
- Starbucks
- Starbucks

The Woodlands Mall

- Fleming's
- Sweet Tomatoes
- Panera
- Starbucks
- Maccaroni
- BRIO
- Wendy's
- SHAKE SHACK
- CRISPER
- PF CHANG'S
- Chick-fil-A
- ICE CREAM
- FRIDAYS

Waterway Square

- Wich
- BURGERFI
- Refuge
- McEton's
- TRIS
- GRIMALDI'S
- TUSCANY
- SORISO
- Starbucks
- Churrascos
- Starbucks
- Starbucks

LANDRY'S SEAFOOD

Other locations marked: Lake Woodlands, Hughes Landing, Cynthia Woods Mitchell Pavilion, Six Pines Dr., Research Forest Dr., Woodloch Forest Dr., Timberloch Place, I-45.



The Woodlands is one of the most desirable office markets in the Greater Houston area, with seven Fortune 500 corporate headquarters and many other Fortune 500 companies having a presence in The Woodlands.

A Thriving Economy

- 35 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

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

118,000+

RESIDENTS

68,000+

EMPLOYEES

2,100+

EMPLOYERS

Job growth in The Woodlands has increased 17% over the past 5 years.
(HOUSTON MSA = APPROXIMATELY 7%)



TheWoodlandsTowers.com

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THE HOWARD HUGHES CORPORATION

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The Howard Hughes Corporation owns, manages and develops commercial, residential and mixed-use real estate throughout the U.S. Its award-winning assets include the country's preeminent portfolio of master planned communities, as well as operating properties and development opportunities including: the Seaport District in New York; Columbia, Maryland; The Woodlands[®], Bridgeland[®] and The Woodlands Hills in the Greater Houston, Texas area; Summerlin[®], Las Vegas; and Ward Village[®] in Honolulu, Hawai'i. The Howard Hughes Corporation is traded on the New York Stock Exchange.



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.

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Date