

# 1 ONE BRIDGELAND GREEN

IF NATURE HAD AN OFFICE,  
THIS WOULD BE IT.



20203 BRIDGELAND CREEK PKWY  
CYPRESS, TEXAS 77433

BRIDGELAND®

*Howard Hughes*



PRIORITIZING SUSTAINABILITY AND RESILIENCY IS  
AT THE FOREFRONT OF OUR LONG-TERM APPROACH  
TO DEVELOPING MASTER PLANNED COMMUNITIES.



# BRIDGELAND CENTRAL

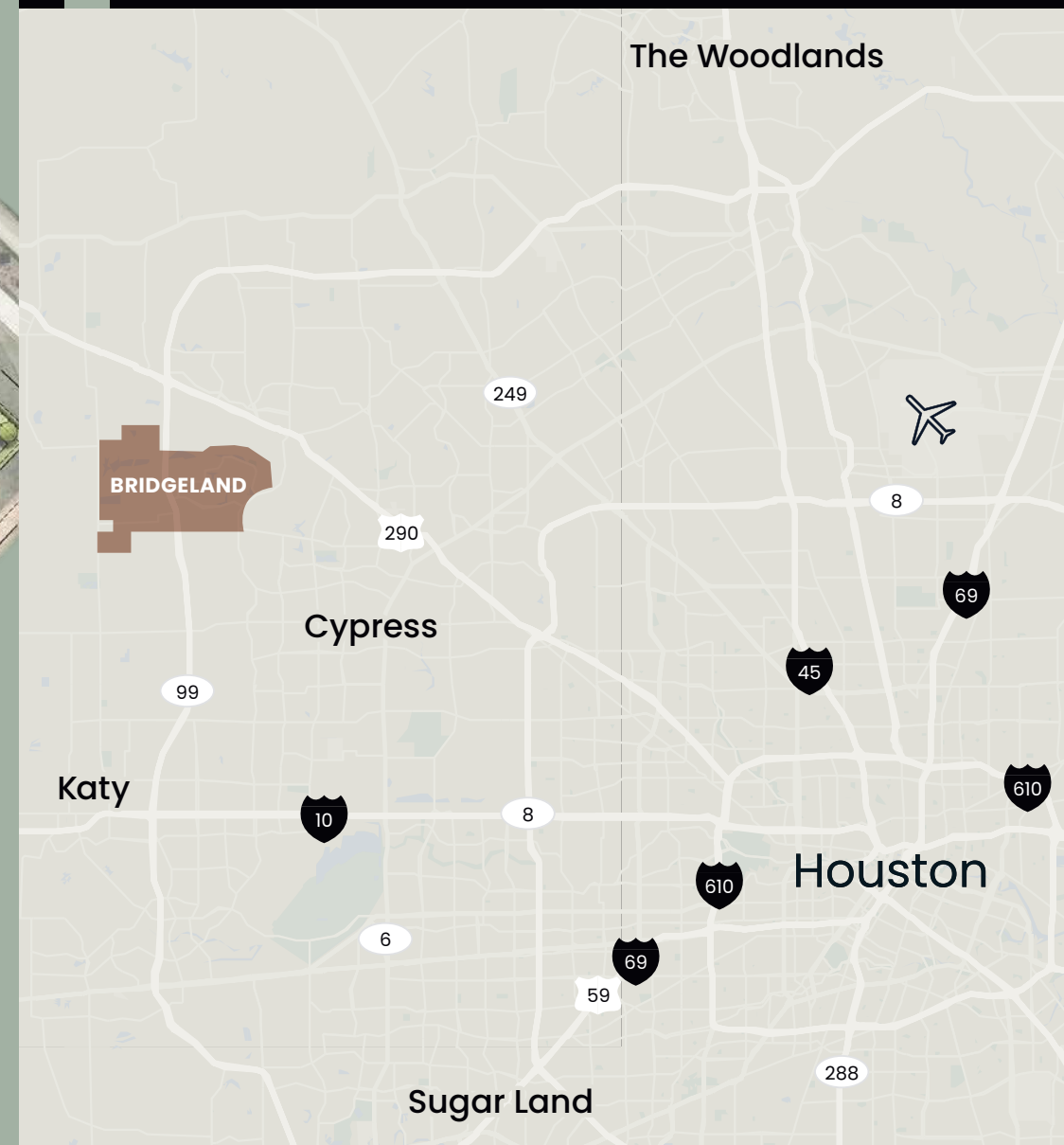
**Bridgeland Central** is an emerging urban district of Northwest Houston, spanning at full buildout 925 acres of best-in-class office, retail, multifamily, dining, hospitality, entertainment, and public spaces in the heart of Bridgeland. The new urban destination will serve the nearly 70,000 future residents of Bridgeland as well as the broader Northwest Houston region.





## Village Green AT BRIDGELAND CENTRAL

Anchored by H-E-B, Village Green at Bridgeland Central features the mass timber office building, restaurants, retail and a luxury multifamily community, Starling at Bridgeland, within walking distance and direct connectivity to the award-winning master planned community's vast 250-mile hike and bike trail system.





# ONE BRIDGELAND GREEN

One Bridgeland Green is our commitment to a more sustainable future. By pioneering the use of mass timber technology and high-performance systems, we've created an office space where people, business and nature work together beautifully, and for the benefit of all.



## Property Features



LOCATED IN BRIDGELAND, AN AWARD-WINNING MASTER PLANNED COMMUNITY



49,351 RSF, 3-STORY CLASS A MASS TIMBER OFFICE BUILDING



MODERN AGRARIAN ARCHITECTURE DESIGNED BY LAKE | FLATO



ARCHITECT OF RECORD IS HOUSTON-BASED KIRKSEY



DESIGNED TO ACHIEVE LEED® GOLD CERTIFICATION



DESIGNED TO ACHIEVE FITWEL® CERTIFICATION



RAINWATER CISTERN CAPTURING RECLAIMED WATER



PARKING RATIO OF 3/1,000



# Superior Office Experience

A first-of-its kind office building, setting the standard for a more sustainable future.



Average height of  $\pm 14'5''$  floor to deck with a clear height of  $9'8''$  at the tightest point (under HVAC duct)



Top floor will feature a tapered roof with a clerestory for added natural light



Floor-to-ceiling ribbon windows



Raised access floor for low voltage cabling



Accessible to Bridgeland's master hike and bike trail system



On-site bicycle storage, lockers and showers for ease of access



On-site electric vehicle charging stations

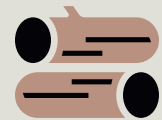
CREATING A NATURAL SYNERGY BETWEEN  
BUSINESS, TECHNOLOGY AND NATURE





# WORK MEETS NATURE.

## Sustainable + Carbon Negative



1,700 CUBIC METERS OF WOOD VOLUME  
PLANNED FOR BRIDGELAND MASS TIMBER  
OFFICE BUILDING CONSTRUCTION



1,320 METRIC TONS OF CO<sub>2</sub>  
STORED IN TIMBER



U.S. AND CANADIAN FORESTS GROW 640M<sup>3</sup>  
OF WOOD IN 2 MINUTES

CO<sub>2</sub>

GREENHOUSE GASES AVOIDED:  
2,750 METRIC TONS OF CO<sub>2</sub>

These timber metrics  
are equivalent to



TAKING **284 CARS** OFF THE  
ROAD FOR A YEAR



ELECTRICITY USAGE FOR **257  
HOMES** FOR A YEAR

# NATURE INSPIRES WORK.



Mass timber is specially engineered for loads  
similar in strength to structural materials like  
concrete and steel.



In a typical non-wood building, it takes  
approximately 17 years to pay back the carbon  
and energy debt. Mass timber construction is  
responsible for less air and water pollution.



Wood products have less embodied energy  
and have a lighter carbon footprint than other  
commonly used building materials.



Mass timber products offer significant benefits  
in terms of fire, acoustics and structural  
performance, in addition to construction efficiency.  
Biophilic design brings a wellness of nature into the  
workplace.

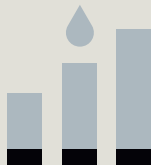
# Sustainability



**One Bridgeland Green** is designed with careful consideration for the human experience and its impact on the community. From the native landscape to the warmth of the wood structure, elements throughout the project evoke the essence of the Bridgeland region and connect people to nature. The project addresses carbon emissions reduction in several ways. Through direct connections to the Bridgeland trail system, onsite bicycle storage and showers encourage people to drive less. The mass timber structure and low-carbon concrete significantly reduce the project’s embodied carbon. Electric vehicle charging stations in the parking lot further reduce potential air pollution in the area.



Use of low-emitting materials and indoor air quality monitoring create clean, healthy interior spaces. Seating areas near the main entries and covered porches on every floor offer outdoor gathering space that support the well-being of occupants and visitors. The project is an excellent example of how function and aesthetics are enhanced by sustainable design strategies.



Water consumption is less than half a similar building due to low-water use plumbing fixtures, plant selection, and a rainwater cistern supplying reclaimed water. Energy reduction strategies begin with the building design, optimizing access to daylight and views while mitigating heat and glare. Efficient equipment and lighting operated by smart controls reduce overall energy consumption by more than twenty-five percent. A rooftop solar panel array provides energy directly from the Texas sun.

## THE BRIDGE TO A MORE SUSTAINABLE TOMORROW

80%

ANNUAL MUNICIPAL  
WATER CONSUMPTION  
REDUCTION

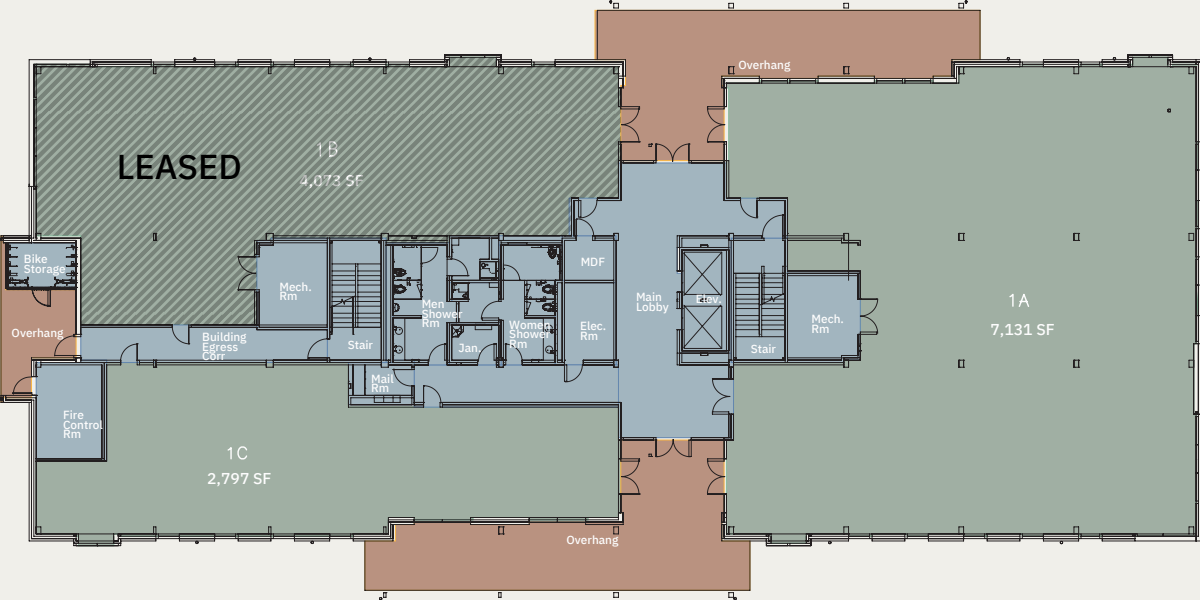
135,000

GALLONS OF WATER  
SAVED ANNUALLY

10,000

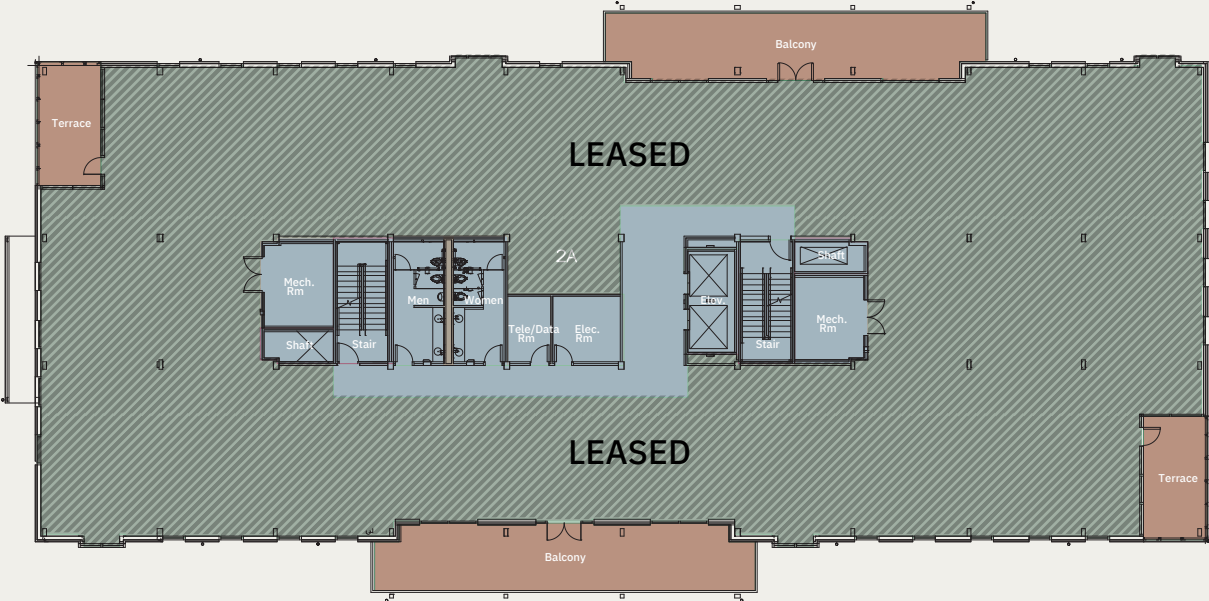
GALLONS OF RECYCLED  
RAINWATER AND HVAC  
CONDENSATE HARVESTED  
BY RAINWATER CISTERN

# Floor Plans



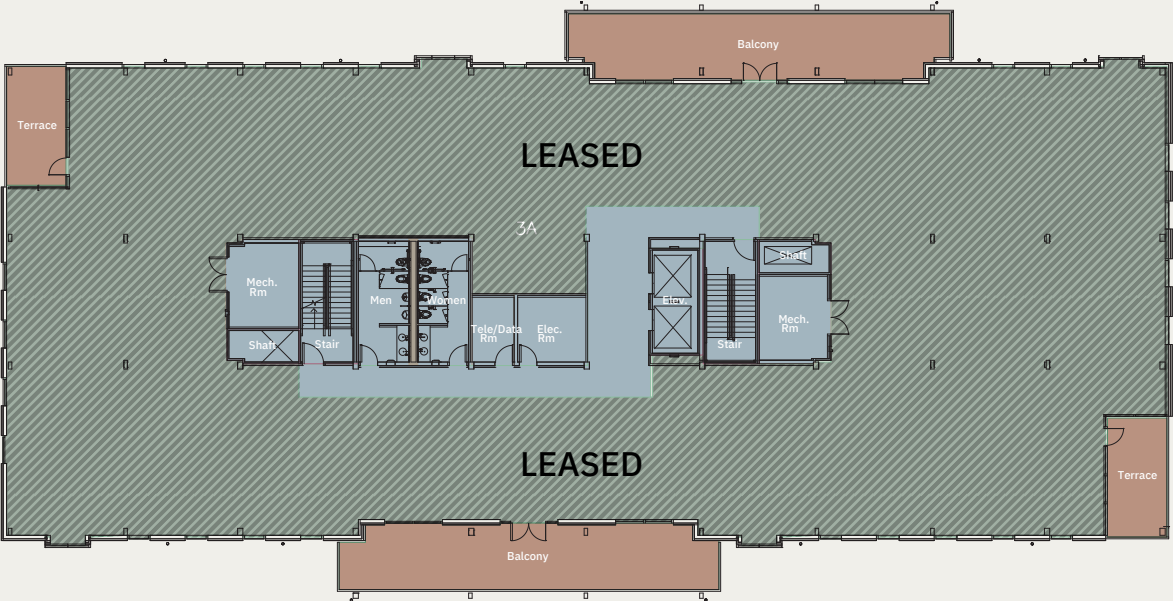
## Level 1

14,001 RSF



## Level 2

17,755 RSF



## Level 3

17,687 RSF





# ONE BRIDGELAND GREEN

*Howard Hughes*

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



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