

ONE BRIDGELAND GREEN



BRIDGELAND®

20203 BRIDGELAND CREEK PARKWAY
CYPRESS, TX 77433





Property Features

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

Special Features. Superior Office Experience.

Average height of +/-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

Exposed mass timber structure and ample natural lighting through floor-to-ceiling ribbon windows and a clerestory on level 3

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



Floor Plans

LEVEL 1
12,888 RSF



LEVEL 3
18,201 RSF



LEVEL 2
18,263 RSF



Click floor plans for larger view.

B Village Green AT BRIDGELAND CENTRAL[®]

Anchored by H-E-B, Village Green at Bridgeland Central features the mass timber office building, 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.

 [View interactive Map](#)





BRIDGELAND CENTRAL[®]

Bridgeland Central is an emerging ±925-acre mixed-use development in the heart of Bridgeland that will become one of NW Houston's most vibrant urban hubs – embracing office, retail, multifamily, dining, hospitality, entertainment and parks/open space in a friendly, community-focused, urban-walkable lifestyle.

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. Direct connections to the Bridgeland trail system, onsite bicycle storage and showers encourage people to drive less. Electric vehicle charging stations in the parking lot further reduce potential air pollution in the area. The mass timber structure and low-carbon concrete significantly reduce the project's embodied carbon.



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.

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



Volume of wood planned for Bridgeland Mass Timber Office Building construction: **1,700 cubic meters**



Carbon stored in the timber: **1,320 Metric Tons of stored Carbon Dioxide**



U.S. and Canadian forests grow 640 cubic meters of wood in **2 minutes**



Greenhouse gases avoided: **2,750 Metric Tons of Carbon Dioxide**



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.

THESE TIMBER METRICS ARE EQUIVALENT TO:



Taking **284 cars** off the road for a year



Electricity usage for **257 homes** for one year

Mass Timber

ONE BRIDGELAND GREEN

Howard Hughes

The Howard Hughes Corporation 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 District in New York; Columbia, Maryland; The Woodlands®, Bridgeland® and The Woodland Hills in the Greater Houston, Texas area; Phoenix, Arizona; Summerlin®, Las Vegas; and Ward Village® in Honolulu, Hawai'i. The Howard Hughes Corporation is traded on the New York Stock Exchange.



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.