

MOMENTUM.  
PRODUCTIVITY.  
MOTION.



WILDWOOD CORPORATE CENTRE II



# BE A PART OF HOUSTON'S FUTURE

A dynamic new hub of activity is on the rise in North Houston, and it's setting the stage for the city's future businesses.

Be one of the first companies to establish offices in what will soon be North Houston's most easily accessible and amenity-rich environment.

**Make the move toward maximized potential at Wildwood Corporate Centre II.**





**WILDWOOD** CORPORATE CENTRE II  
480 Wildwood Forest Drive | The Woodlands, TX 77380

# PUT SUCCESS IN MOTION

**Fast connections are a game changer for your business.**

With instant access to Houston's major arteries, connectivity to The Woodlands and proximity to Bush Intercontinental Airport, Wildwood Corporate Centre II propels you into a dynamic future where getting around is no longer an obstacle.

Because when you speed up your commute, you stay up to speed at work.



- +1 MINUTE to I-45
- +2 MINUTES to Hardy Toll Road
- +5 MINUTES to The Woodlands
- +5 MINUTES to ExxonMobil Campus
- +15 MINUTES to IAH Airport

MOMENTUM. PRODUCTIVITY. MOTION.

For more information or to schedule a tour, contact the leasing team:

STEVE ROCHER | JASON PRESLEY  
713 963 4040



Another quality development of



**WILDWOOD** CORPORATE CENTRE II  
480 Wildwood Forest Drive | The Woodlands, TX 77380

# CONNECT TO POWERFUL PLAYERS

**Prepare your business to make an impact in Houston's hub of industry leaders.**

With the new ExxonMobil campus and Southwestern Energy's new headquarters less than two miles away, Wildwood Corporate Centre II is just down the street from Houston's most talked-about and robust center of ingenuity – a magnet for attracting top talent to the area.

Meanwhile, you're surrounded by the city's biggest names in energy and innovation, including US Steel right next door at Wildwood Corporate Centre I.



MOMENTUM. PRODUCTIVITY. MOTION.

For more information or to schedule a tour, contact the leasing team:

**STEVE ROCHER | JASON PRESLEY**  
713 963 4040



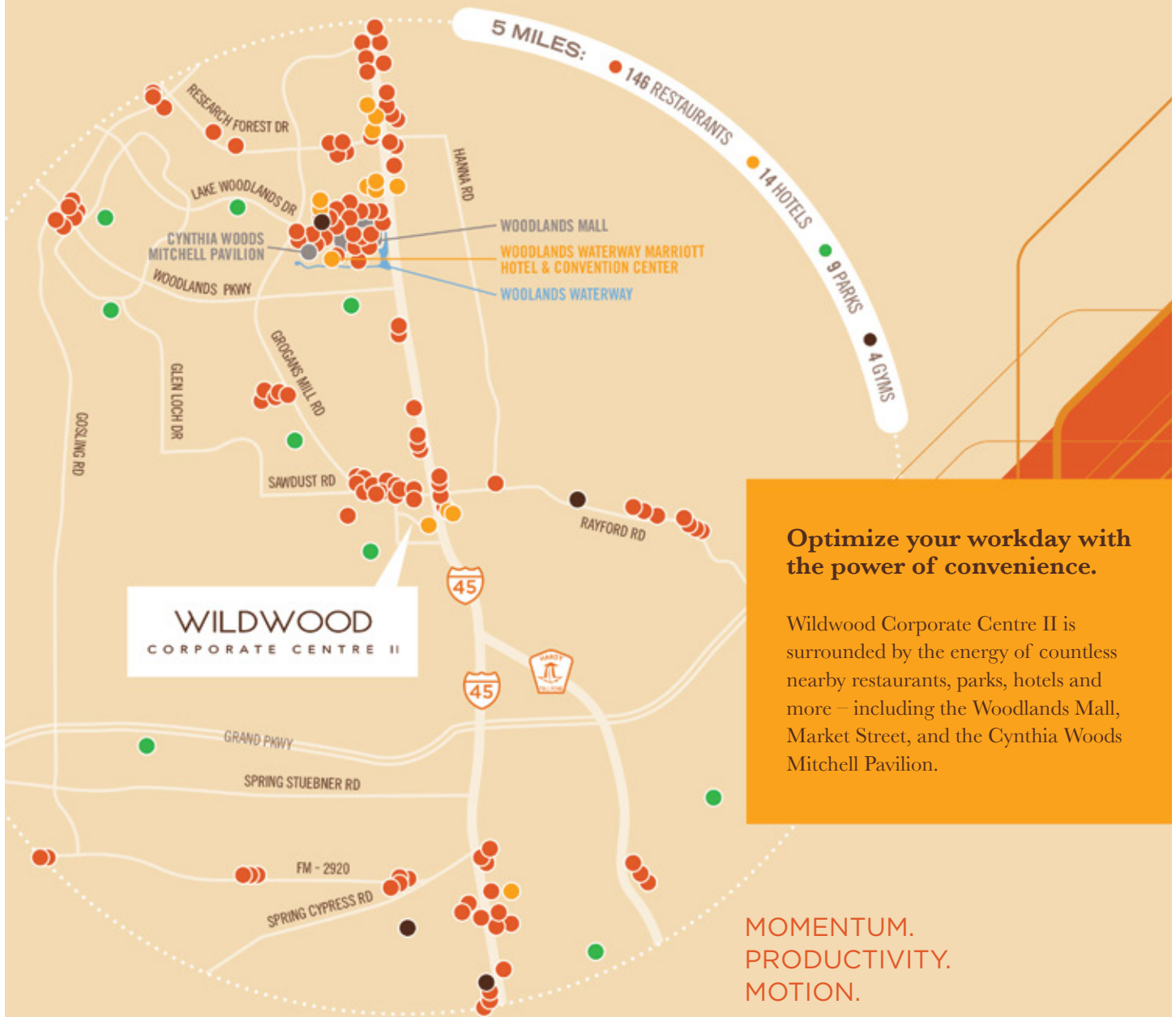
Another quality development of





**WILDWOOD** CORPORATE CENTRE II  
480 Wildwood Forest Drive | The Woodlands, TX 77380

# ENGAGE WITH DYNAMIC SURROUNDINGS



**Optimize your workday with the power of convenience.**

Wildwood Corporate Centre II is surrounded by the energy of countless nearby restaurants, parks, hotels and more – including the Woodlands Mall, Market Street, and the Cynthia Woods Mitchell Pavilion.

MOMENTUM.  
PRODUCTIVITY.  
MOTION.

For more information or to schedule a tour, contact the leasing team:

**STEVE ROCHER | JASON PRESLEY**  
713 963 4040



Another quality development of



**WILDWOOD** CORPORATE CENTRE II  
 480 Wildwood Forest Drive | The Woodlands, TX 77380

# TAKE A BOLD STEP FORWARD

## Welcome to where your momentum begins.

Capture all of the advantages that industry leaders demand in their workspace – like dynamic on-site amenities, efficient design, and an invigorating campus setting.

Wildwood Corporate Centre II is designed to fast-track your productivity and boost your benchmark for success... all in an area primed for exponential growth.

### BUILDING

- Class A
- Eight stories, 202,000 RSF
- 27,000 RSF Floor plates welcome abundant natural light
- LEED® Silver certified and ENERGY STAR® rated, reducing energy usage and operational costs by more than 20%

### CAMPUS ENVIRONMENT

- Retreat-like setting to keep traffic noise at bay
- On-site lake and courtyards surrounded by mature oak trees, seating areas and walkways
- Landscaping cultivated for the growth of native plants and flowers

### AMENITIES

- Free-standing fitness center with full-service locker rooms, fitness classrooms, top-of-the-line exercise machines
- State-of-the-art training center
- Inspiring views of the ExxonMobil campus and the surrounding skyline
- Premier security with controlled access
- 3.5/1,000 on-site parking ratio



MOMENTUM. PRODUCTIVITY. MOTION.

For more information or to schedule a tour, contact the leasing team:

STEVE ROCHER | JASON PRESLEY  
 713 963 4040



Another quality development of







## FEATURES:

- Class A, eight-story office building
- 4/1,000 parking ratio
- LEED® Silver certified and ENERGY STAR® rated
- Part of a two-building campus with a beautifully landscaped courtyard and lake, along with a separate fitness and conference facility

## POSITION:

- At the convergence of I-45, the Hardy Toll Road and the Grand Parkway
- Proximity to The Woodlands, Conroe area and Bush Intercontinental Airport
- Neighbor to ExxonMobil's North Houston campus

# WILDWOOD CORPORATE CENTRE II

---

MOMENTUM.  
PRODUCTIVITY.  
MOTION.

For more information or to schedule a tour, contact the leasing team:

**STEVE ROCHER | JASON PRESLEY**  
713 963 4040

480 Wildwood Forest Drive | The Woodlands, TX 77380

Another quality development of



**CBRE**



©2017 CBRE, Inc. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. We obtained the information herein from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. PMC0006376

"LEED®" and the related logo is a trademark owned by the U.S. Green Building Council and is used with permission.