

3 Waterway

FOR LEASE
CLASS A OFFICE SPACE
THE WOODLANDS, TEXAS



Howard Hughes

3 Waterway



Located in The Woodlands Waterway Square®, 3 Waterway is within walking distance to many amenities for work and leisure. Take a stroll down the street to shops and restaurants, including Market Street, The Woodlands Mall, The Cynthia Woods Mitchell Pavilion, The Westin at The Woodlands, The Woodlands Marriott Hotel & Convention Center, multiple Class A office buildings and multifamily residences. Enjoy the outdoors with access to The Woodlands Waterway®, beautiful parks and more than 220 miles of connected hike and bike trails. Surrounded by everything you need, 3 Waterway is the perfect place to grow your business.

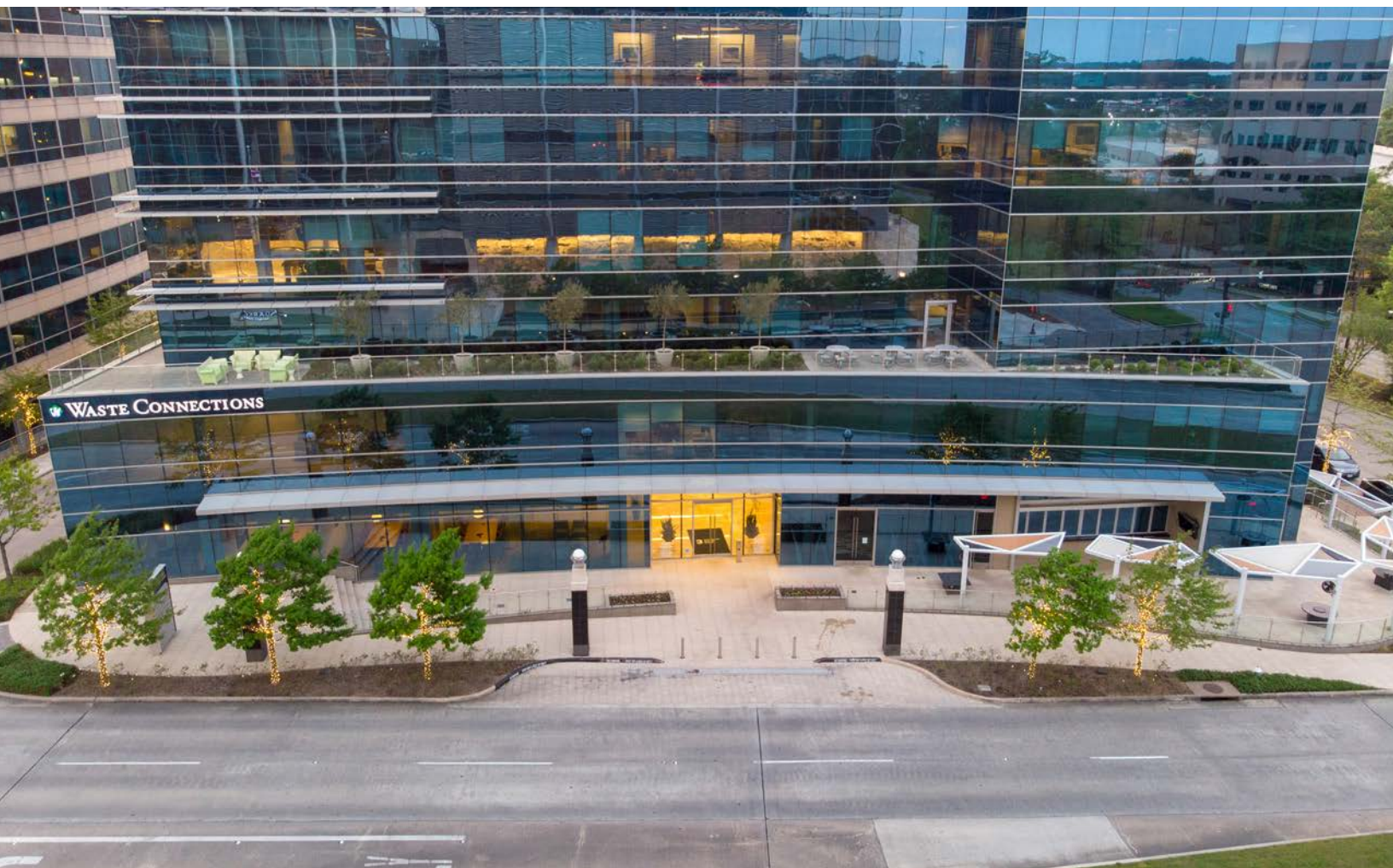
11-story

Class A office building with adjacent parking garage

232,021

rentable square feet

- High quality lobby finishes and rich exterior construction
- Concierge program for tenants
- Easy access to Interstate 45 and Houston's Bush Intercontinental Airport

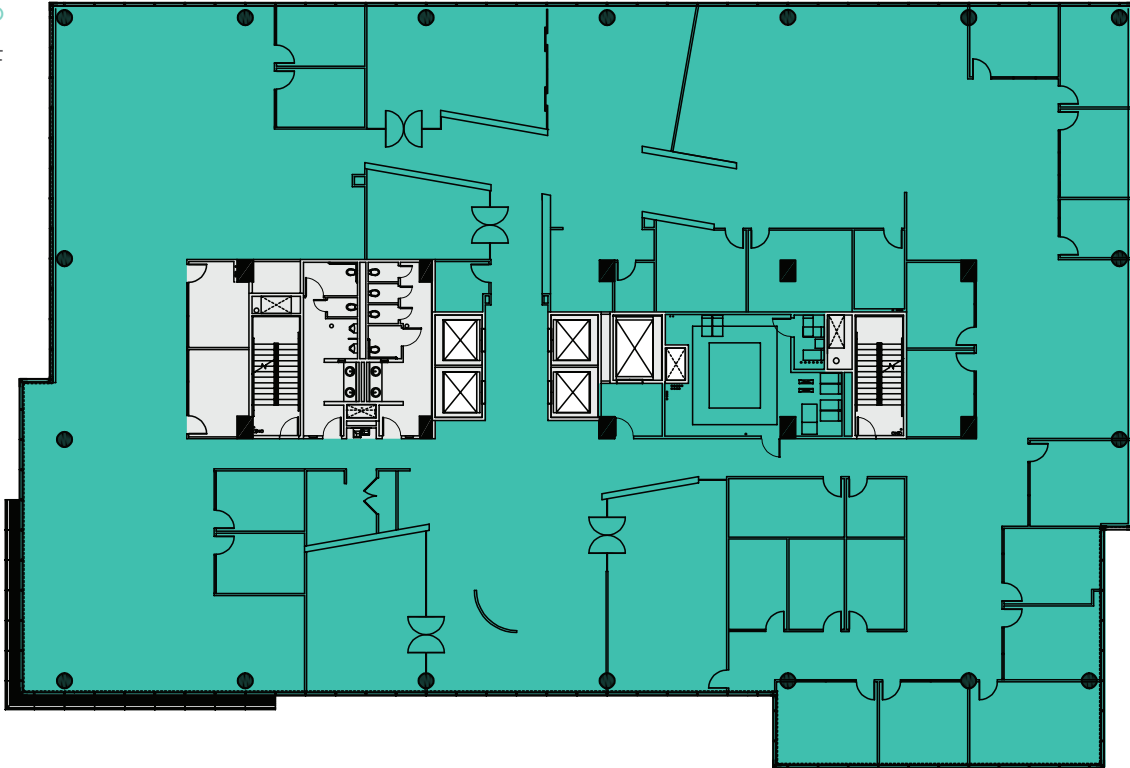


3 Waterway

Floor Plan

SUITE 600

21,174 RSF



SUITE 800

21,342 RSF
Available 7/1/23





Waterway Square

WATERWAY SQUARE FEATURES

- Multiple Class A office buildings with multi-tenant and build-to-suit opportunities
- Panoramic views of Waterway Square
- The Westin at The Woodlands with 302 guest rooms
- The Woodlands Marriott Hotel & Convention Center
- The Cynthia Woods Mitchell Pavilion, one of the top-ranked outdoor amphitheaters in the world
- Restaurants and specialty shops in Waterway Square, in addition to Market Street and The Woodlands Mall
- Situated in The Woodlands, a nationally-acclaimed master planned community

THE WESTIN AT THE WOODLANDS



MARKET STREET

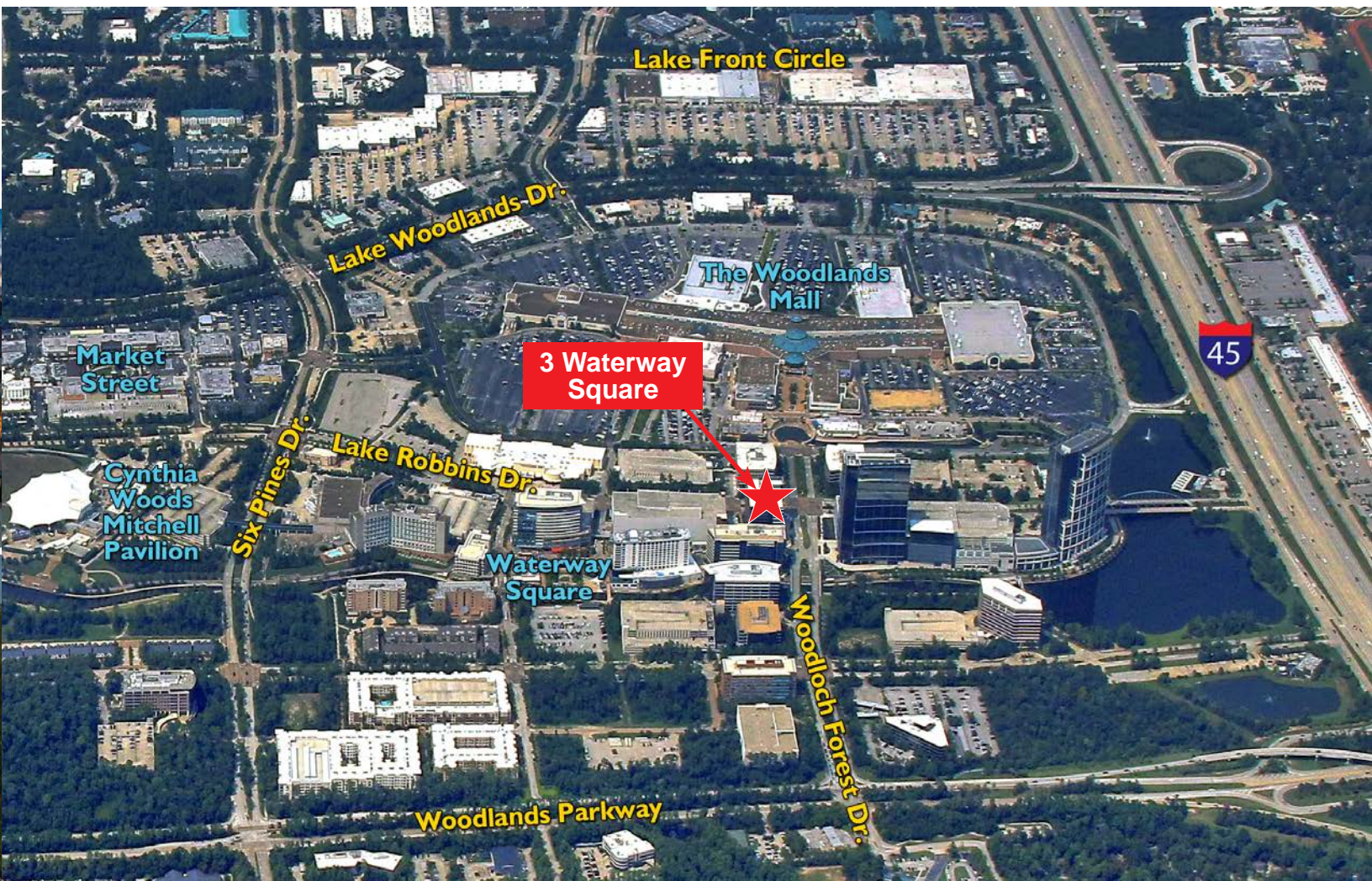


THE WOODLANDS WATERWAY



3 Waterway

Site Plan



The Woodlands, Texas

At A Glance



120,000+ residents | **63,000+** employees | **2,300+** businesses

- 36.3 million square feet of office, research, institutional and industrial space
- 11.6 million square feet of retail, including Hughes Landing, The Woodlands Mall and Market Street
- Pedestrian-friendly commercial and retail space

BUSINESS



- Memorial Hermann The Woodlands Hospital with 304 beds
- CHI St. Luke's Health-The Woodlands Hospital with 242 beds
- CHI St. Luke's Health-Lakeside Hospital with 30 beds
- Texas Children's Hospital The Woodlands
- Houston Methodist The Woodlands Hospital
- MD Anderson Cancer Center

MEDICAL



23 highly acclaimed public schools | **11** private schools | **13,000+** students enrolled in college courses

- Conroe, Tomball and Magnolia Independent School Districts
- Lone Star College-Montgomery, part of the Lone Star College System

EDUCATION

The Woodlands is a 28,505-acre award-winning master planned community located 27 miles north of downtown Houston and 30 minutes north of Houston's Bush Intercontinental Airport.

- Approximately 200 specialty and family restaurants
- Restaurant Row at Hughes Landing
- The Woodlands Resort & Conference Center with 406 guestrooms and 60,000 square feet of meeting space
- 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 more than 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



DINING/HOSPITALITY

7,665

acres of green space

200

acres of Lake Woodlands

220

miles of hike and bike trails



- The Woodlands Waterway in The Woodlands Town Center
- Three membership clubs with 135 holes of golf, including The Club at Carlton Woods
- 41 religious congregations
- The Cynthia Woods Mitchell Pavilion, one of the top-ranked outdoor amphitheaters in the world

151

neighborhood parks

74

outdoor tennis courts

2

YMCA facilities

RECREATION





Howard Hughes

TheWoodlands.com

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The Howard Hughes Corporation 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. The Howard Hughes Corporation is traded on the New York Stock Exchange as HHC and is headquartered in Dallas, TX.