

An architectural rendering of a modern multi-story office building with a glass facade, situated next to a multi-level parking garage. The building is surrounded by a landscaped area with trees, walkways, and a small water feature. The sky is blue with scattered clouds.

10 Waterway

THE WOODLANDS, TEXAS

Howard Hughes

10 Waterway



Located in The Woodlands Waterway Square®, 10 Waterway is within walking distance to many amenities for work and leisure. Take a stroll down the street to shops and restaurants, 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 200 miles of connected hike and bike trails. Surrounded by everything you need, 10 Waterway is the perfect place to grow your business.

17-story

Class A office building with in-building parking garage

338,000-500,000
rentable square feet

- Beautifully located on 3.43 acres in Waterway Square
- High quality lobby finishes and rich exterior construction
- Concierge program for tenants
- Easy access to Interstate 45 and Houston's Bush Intercontinental Airport



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



Floor Plans

Floor plan of the second level of the building. The plan shows a large 'OFFICE LEASE 7230 NRSF' area in blue on the left, and two large 'RETAIL' areas in yellow on the right, totaling 3,357 sq ft and 6,128 sq ft respectively. A central corridor contains restrooms, elevators, and stairs. Service areas include a 'SERVICE AREA' with a dumpster, a 'PUMP ROOM', and 'TRANSFORMERS/ SERVICE ABOVE'. Access points are marked with elevators and stairs leading up and down to Level 1. The plan also shows various utility rooms like 'ELEC. FILE ROOM', 'ELEV. 10', and 'ELEV. 11'. The building is situated on a street with a sidewalk and landscaping.

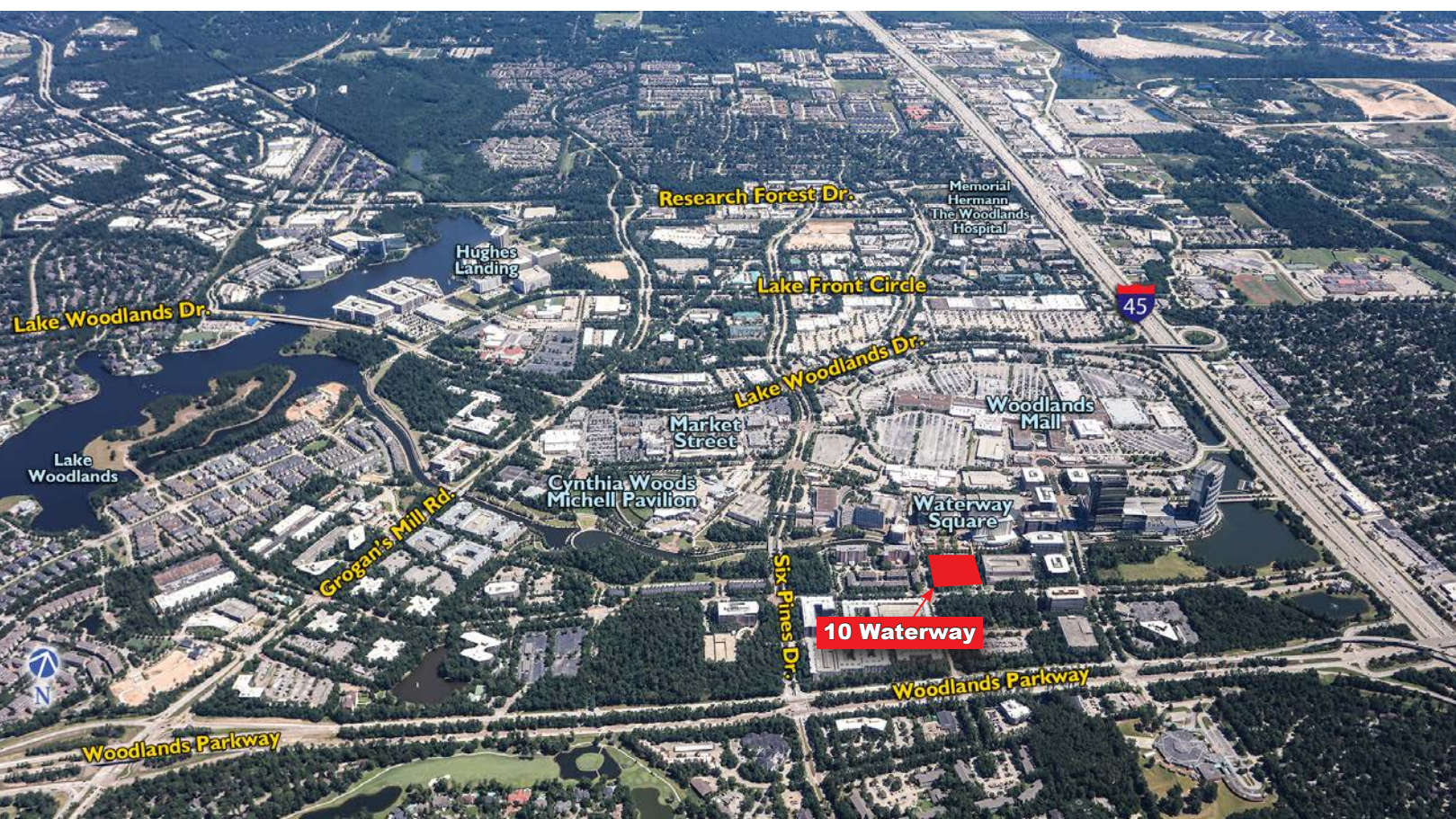
Architectural floor plan of the second level of a building. The plan shows a large 'LEASE 6801 NRSF' area on the right, a central 'LOBBY' and 'ELEV LOBBY', and various utility rooms including 'MECH', 'ELEC', 'FIRE ACCESS', and 'ELEC TELECOM'. The plan also indicates 'OPEN TO ABOVE' areas and 'UPLIGHTS AT COLUMNS'. Elevation markers are present around the perimeter: +135.5', +138.5', +151.25', +152.5', +136.5', +147.25', +146.5', and +150.75'. A scale bar indicates 1 inch equals 3.25 feet. The plan includes a 'TRANSFORMER ACCESS' area, 'BASE BLDG GENERATOR ROOM', and 'TENANT GENERATOR'.

The floor plan for Level 3 is divided into several sections. The largest section is the **+169.25' TENANT LEASE SPACE**, which is a large open area. To the left of this space is a **LOBBY** area containing a **RECH.** (reception) desk, **FIRE ACCESS**, **ELEC.** (electrical) room, and a **BOB RIDER** area. A **TELECOM** room is also located near the center. The plan includes various rooms, corridors, and service areas. A **SPRINKLER** room is located on the right side. The plan also shows **OPEN TO LOBBY BELOW** and **OPEN TO TRANSFORMERS (LEVEL 2 + 3)** areas. A **CAST-IN PLACE LINE** is indicated. The plan includes dimensions such as **40'-5.716"** and **36'-0"**. Arrows indicate **UP to LVL. 3** directions.

The floor plan shows a large rectangular area labeled "TENANT LEASE SPACE 965" in the center. To the left of this space are several utility rooms: "MECH" (mechanical), "FIRE ACCESS", "ELEC" (electrical), and "ELEV. LOBBY". To the right are "ELECTRON" (electronics) and "BUS. MECH". The plan includes dimensions: 45'-0" on the left, 42'-0" and 37'-0" on the right, 48'-8" on the far left, and 51'-0" on the far right. The entire area is enclosed by a thick black line representing the building's perimeter.

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Site Plan



The Woodlands, Texas At A Glance

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.



BUSINESS

120,000+ residents | **66,000+** employees | **2,400+** 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



MEDICAL

- 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



EDUCATION

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



DINING/HOSPITALITY

- 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



RECREATION

7,790 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





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