

4 Waterway

FOR LEASE

CLASS A OFFICE SPACE

THE WOODLANDS, TEXAS



Howard Hughes

4 Waterway



Located in The Woodlands Waterway Square®, 4 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, 4 Waterway is the perfect place to grow your business.

9-story

Class A office building with adjacent parking garage

218,551

rentable square feet

- High quality lobby finishes and rich exterior construction
- Situated on The Woodlands Waterway Square®
- Walking distance to The Woodlands Mall & Retail
- Easy access to Interstate 45 and Houston's Bush Intercontinental Airport





4 Waterway

Site Plan



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



The Woodlands, Texas

At A Glance



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

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.



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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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.