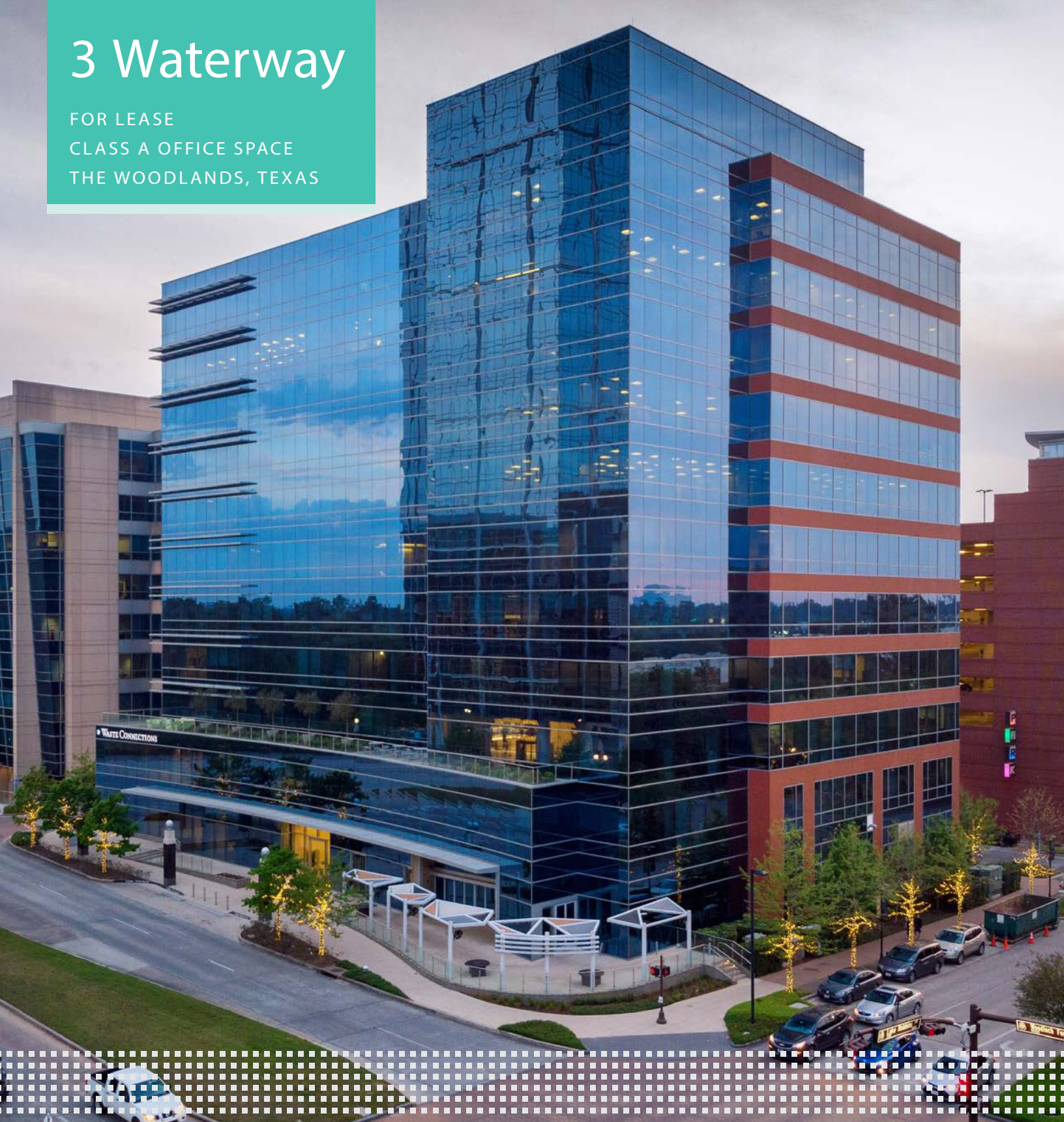


# 3 Waterway

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.

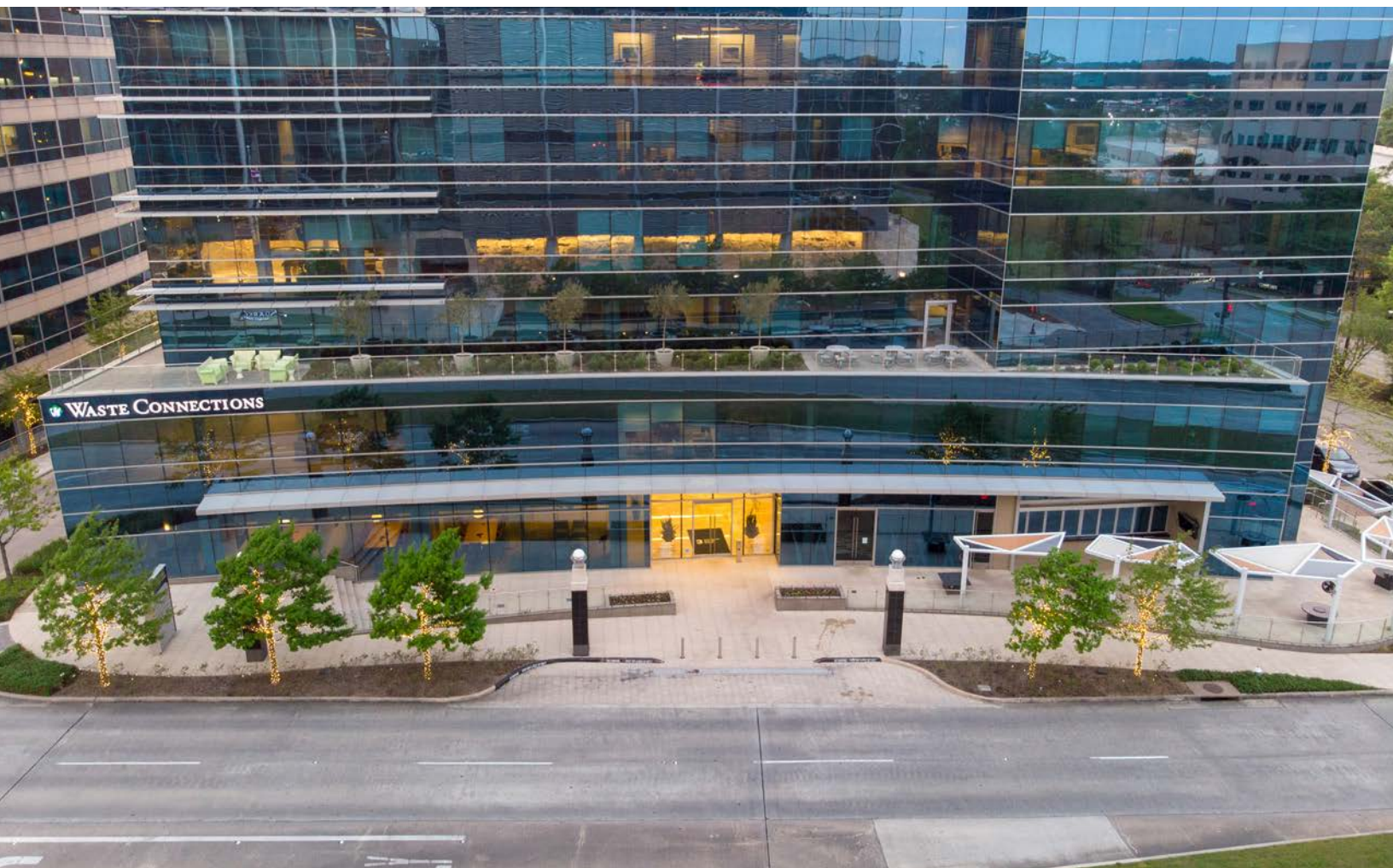
## 11-story

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





# 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 amphitheatres 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

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.



**125,000+** residents | **70,000+** employees | **2,500+** businesses

- 36 million square feet of office, research, and technical/flexible 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
- St. Luke's Health-The Woodlands Hospital with 242 beds
- 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 | **12** 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



- 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

**10,000** 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 amphitheatres in the world

**150** neighborhood parks

**74** outdoor tennis courts

**2** YMCA facilities

RECREATION





*Howard Hughes*

TheWoodlands.com

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