

# 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





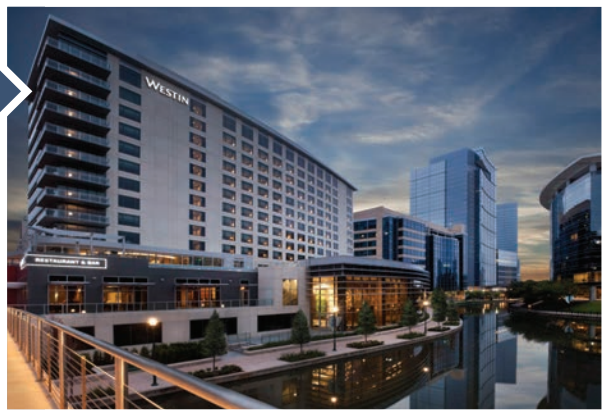


# Waterway Square

## 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

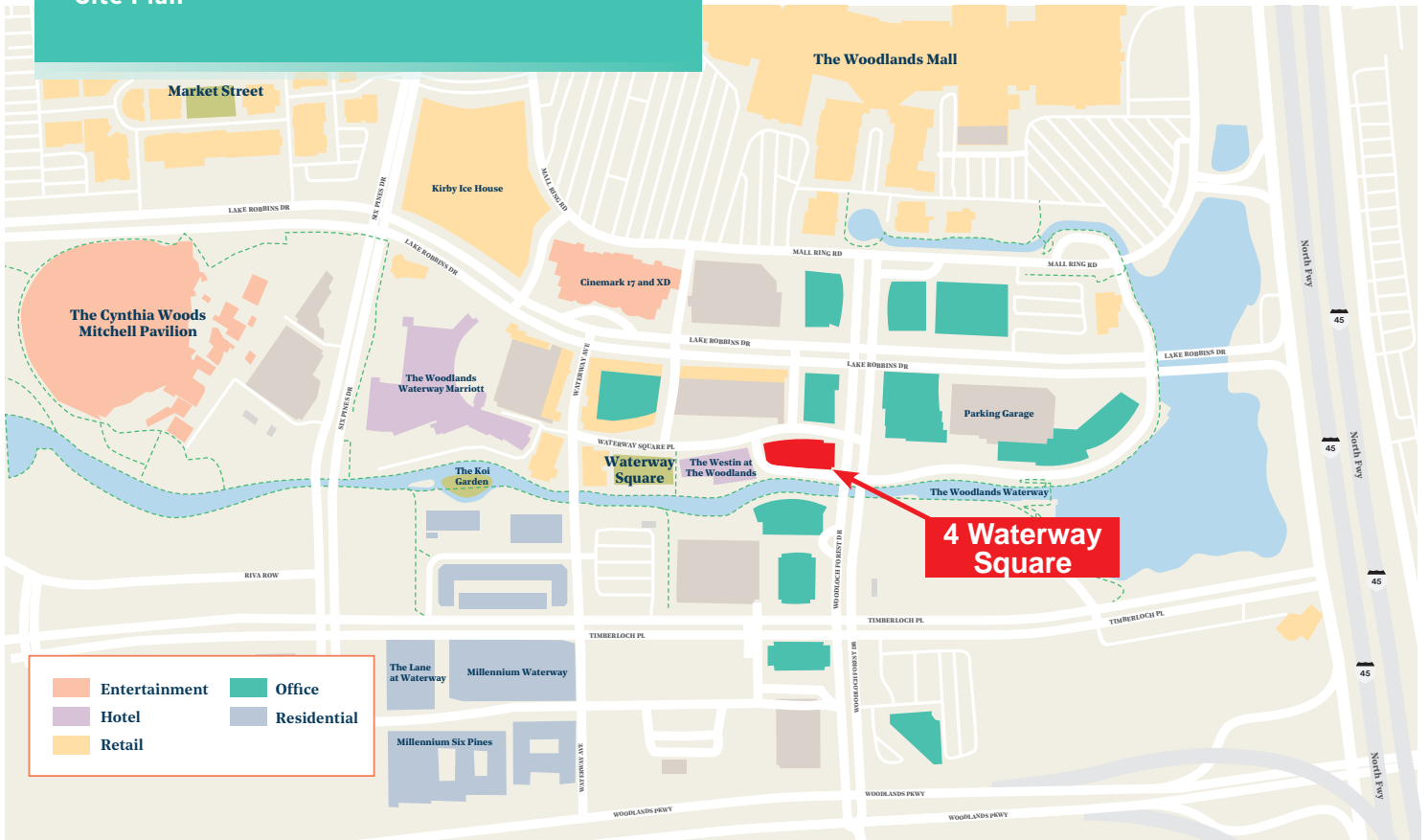


THE WOODLANDS WATERWAY



# 4 Waterway

Site Plan



# The Woodlands, Texas

## At A Glance



**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

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

**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 amphitheaters in the world

**150** neighborhood parks

**74** outdoor tennis courts

**2** YMCA facilities

RECREATION





*Howard Hughes*

[TheWoodlands.com](http://TheWoodlands.com)

**JOHN SPAFFORD**

[john.spafford@cbre.com](mailto:john.spafford@cbre.com)

713.577.1684

**JILLIAN FREDERICKS**

[jillian.fredericks@cbre.com](mailto:jillian.fredericks@cbre.com)

713.446.3294

**JOEL DOUTHIT**

[joel.douthit@cbre.com](mailto:joel.douthit@cbre.com)

713.591.9492

**CBRE**

*Howard Hughes*

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.