



7 WATERWAY

CLASS A OFFICE SPACE FOR LEASE

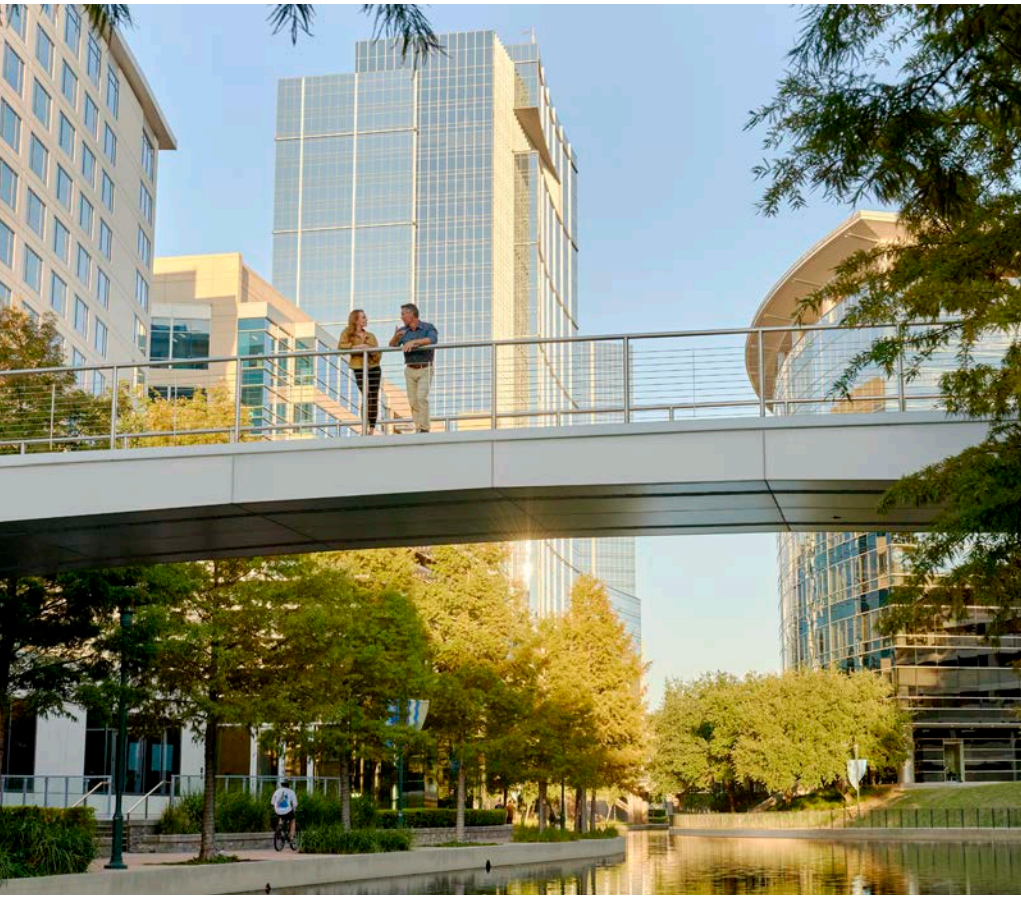
10101 Woodloch Forest Dr
The Woodlands, TX 77380

sey-Seybold Clinic

The Woodlands

Howard Hughes

CBRE



8-story, 202,601 SF Class A
office building

Highly-efficient, **full building**
availability

Unparalleled **branding opportunity**
at the gateway of The Woodlands

Garage parking with a **3.5/1,000**
parking ratio

Walking distance to restaurants and
shopping in **Waterway Square and**
The Woodlands Mall

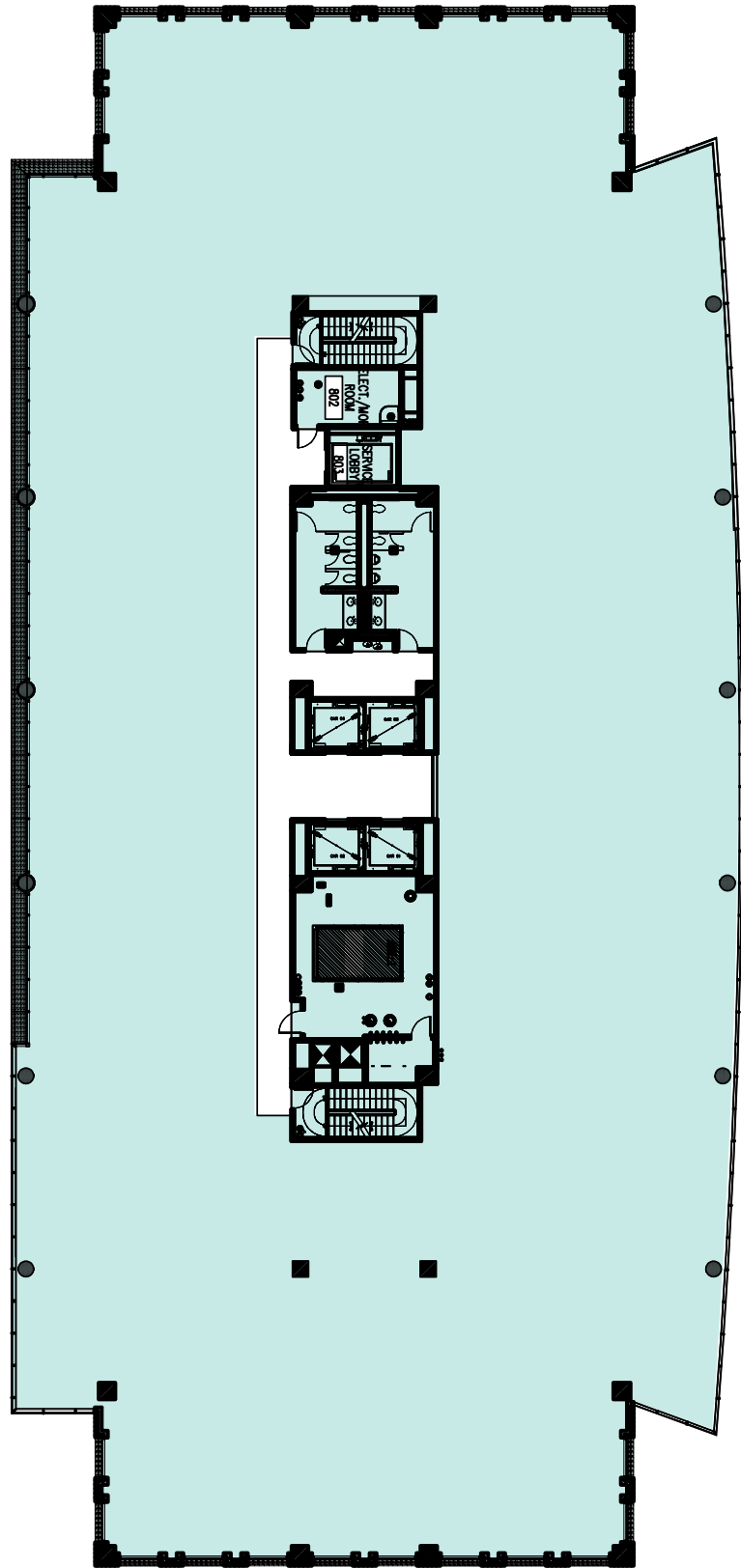
Planned **lobby renovation** with
high-tech conference facilities,
new expansive **fitness center**, and
greenspace with **outdoor seating**

7 WATERWAY — YOUR HEADQUARTERS AT THE GATEWAY TO THE WOODLANDS



7 Waterway offers an exceptional opportunity for businesses seeking premier office space in **The Woodlands' commercial downtown**. Nestled amidst a lush treeline, the property provides panoramic views through floor-to-ceiling windows. Businesses will benefit from its strategic location at the front doorstep to The Woodlands, offering walkable access to the rich amenities of The Woodlands Waterway and immediate proximity to I-45 for commuters.

FLOOR PLAN & AVAILABILITY



TYPICAL FLOOR PLATE

± 25,000 SF

VIRTUALLY COLUMN-FREE

NOW LEASING

50,000 TO 200,000 SF

7 Waterway is move-in ready with up to 200,000 SF of contiguous Class A office space available — ideal for full building or multi-floor tenants seeking a prominent, customizable headquarters location in The Woodlands' central business district.

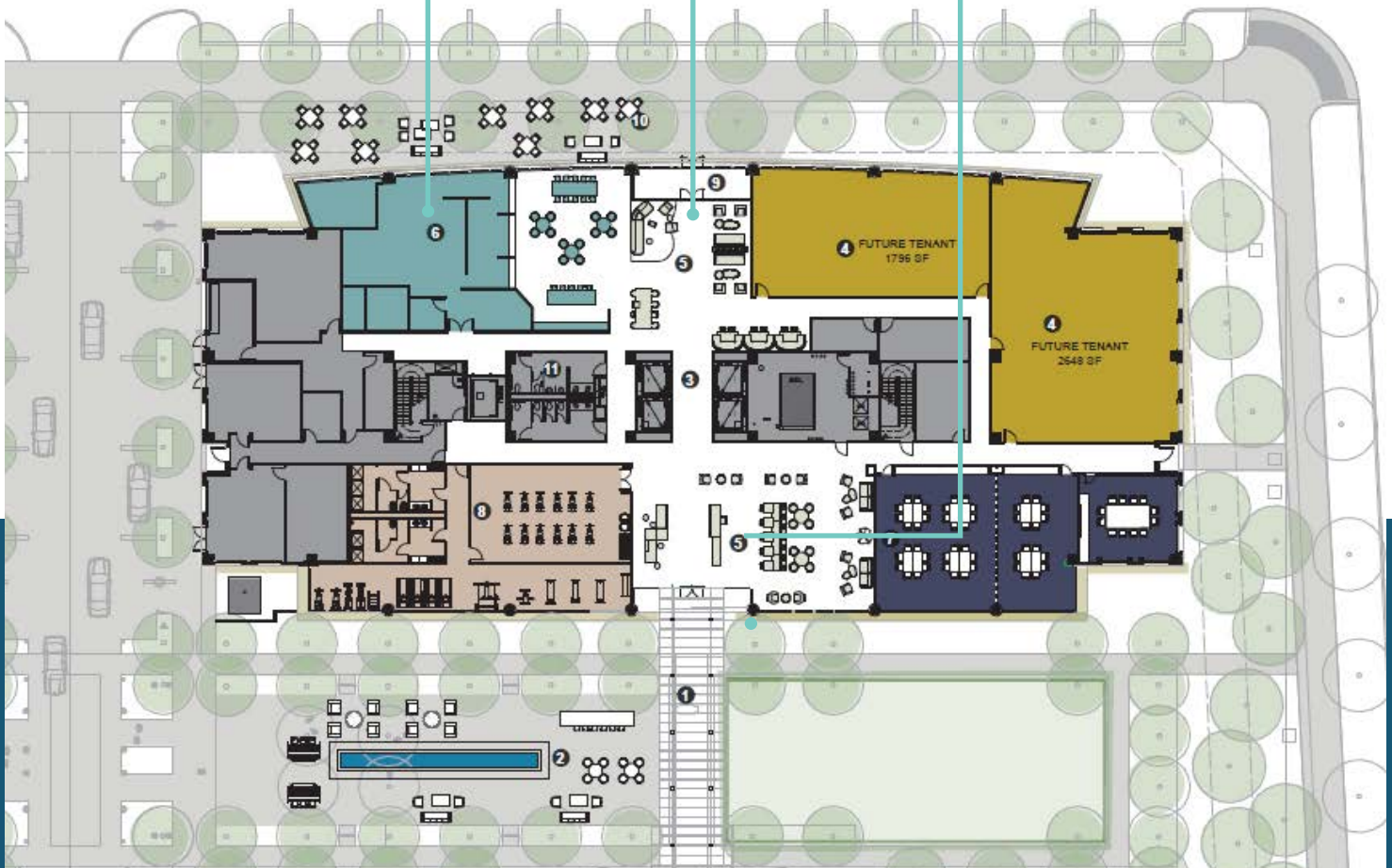


TAILORED FOR YOU

Visibility that means business

Premier monument and building signage opportunities available — offering unmatched exposure at one of the most visible gateway locations in the region.

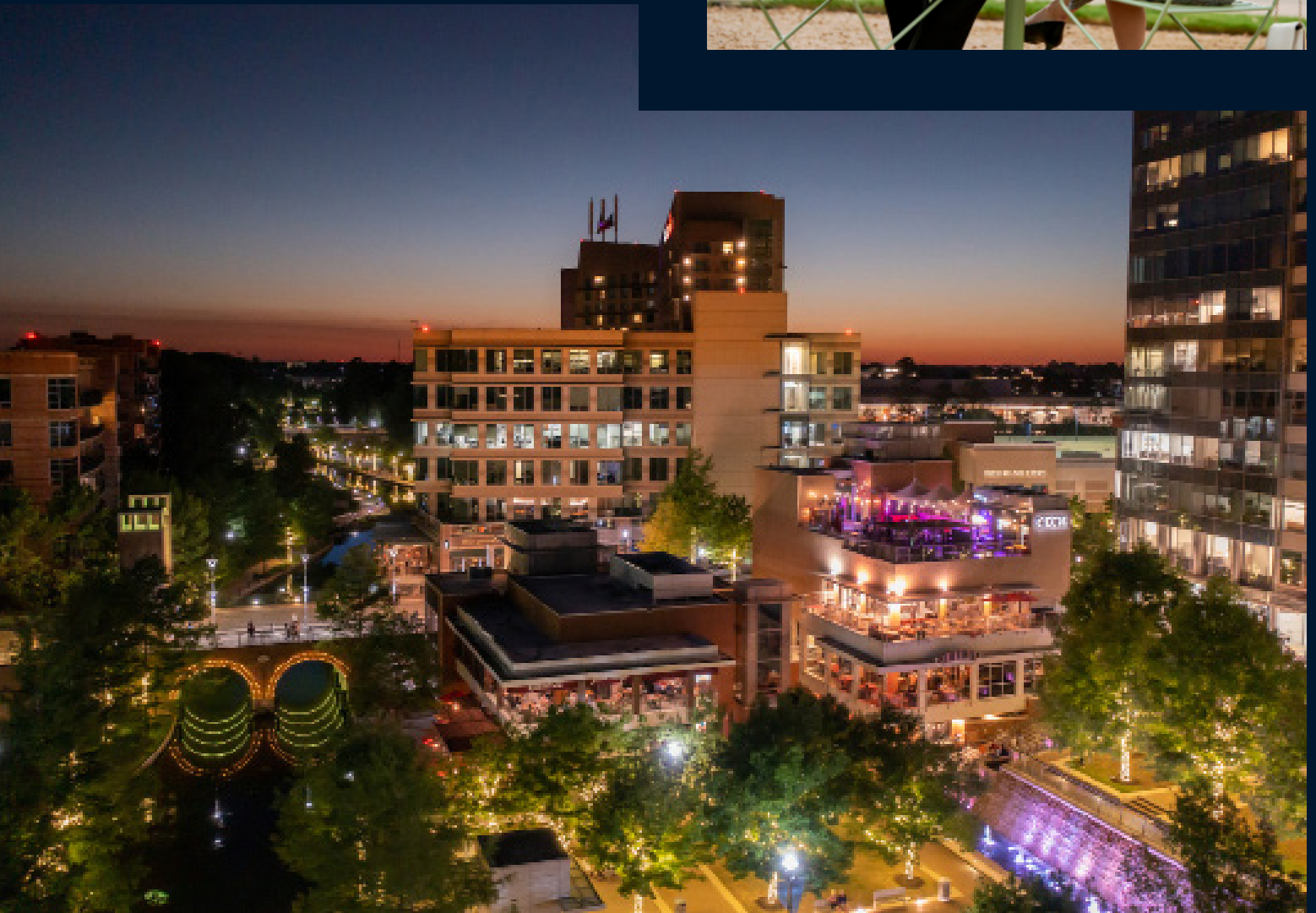




Create, collaborate, customize

The first-floor amenity space is a blank canvas. Early tenants will have the unique opportunity to collaborate with Howard Hughes to shape the employee experience — from fitness and food service to collaborative meeting spaces, both indoors and out.

THE WATERWAY





DISCOVER THE WOODLANDS

Learn more at thewoodlands.com/commercial

Best community to live in America

#1 ranked outdoor amphitheater
in the world for tickets sold

The Woodlands Waterway, Market Street, The Woodlands Mall

7 championship golf courses
across 3 golf clubs

28,500-acre
master-planned
community

Top-rated
medical hub

Highly-rated
schools

70,000+
employees

125,000+
residents

200-acre
Lake Woodlands

2,500+
employers

10,000 acres
open greenspace

220+ miles
of connected trails



WHY CHOOSE HOWARD HUGHES

NYSE: HHH

As the visionary developer of The Woodlands, Howard Hughes delivers more than premier office space – they create vibrant, sustainable communities where businesses thrive. With a 50-year history in The Woodlands and a 50-year outlook, Howard Hughes offers a commitment to long-term quality and value.

EXECUTIVE CLUB

The Howard Hughes Executive Club

An invitation-only network for tenants occupying 7,500 SF or more

Fosters **community, innovation, and growth** among business partners in The Woodlands

Access to **exclusive, member-only events**

Special access to amenities across the Howard Hughes network

HHCONNECTION

HHConnection Concierge Program

Enhancing the workplace with **hospitality and lifestyle services**

Connects companies and employees to curated business and lifestyle resources

Builds community through **tenant experience programming**

Select services include:

- Business support and event planning
- Conference and catering coordination
- Health & wellness initiatives
- Preferred rates for hotels and corporate housing



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10101 Woodloch Forest Dr
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John Spafford
john.spafford@cbre.com
713.577.1684

Jillian Fredericks
jillian.fredericks@cbre.com
713.446.3294

Joel Douthit
joel.douthit@cbre.com
713.591.9492

Learn more at thewoodlands.com/commercial



THE WATERWAY
AT THE WOODLANDS TOWN CENTER

The Woodlands®

Howard Hughes

CBRE

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