



# 7 Waterway



**The Woodlands®**

*Positioned at the*  
**Gateway to  
The Woodlands**



8-story,  
200,000 SF

Class A office building



**Unparalleled branding opportunity** along The Woodlands' most prominent business corridor with direct proximity to I-45



**Attached garage parking** with a 3.5/1,000 parking ratio



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

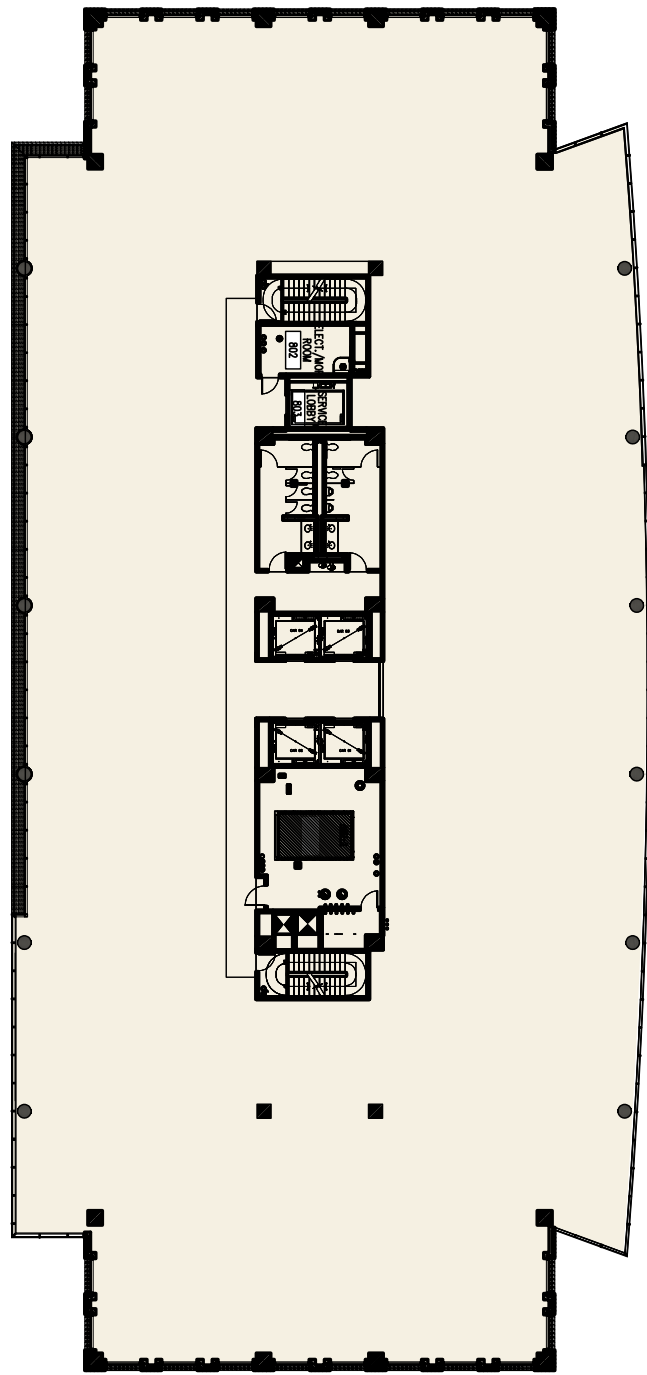


**Planned lobby renovation** with high-tech conference facilities, new expansive fitness center and green space with outdoor seating



7 Waterway offers a refined office experience in a walkable, *amenity-rich district.*

## Floor Plan & Availability



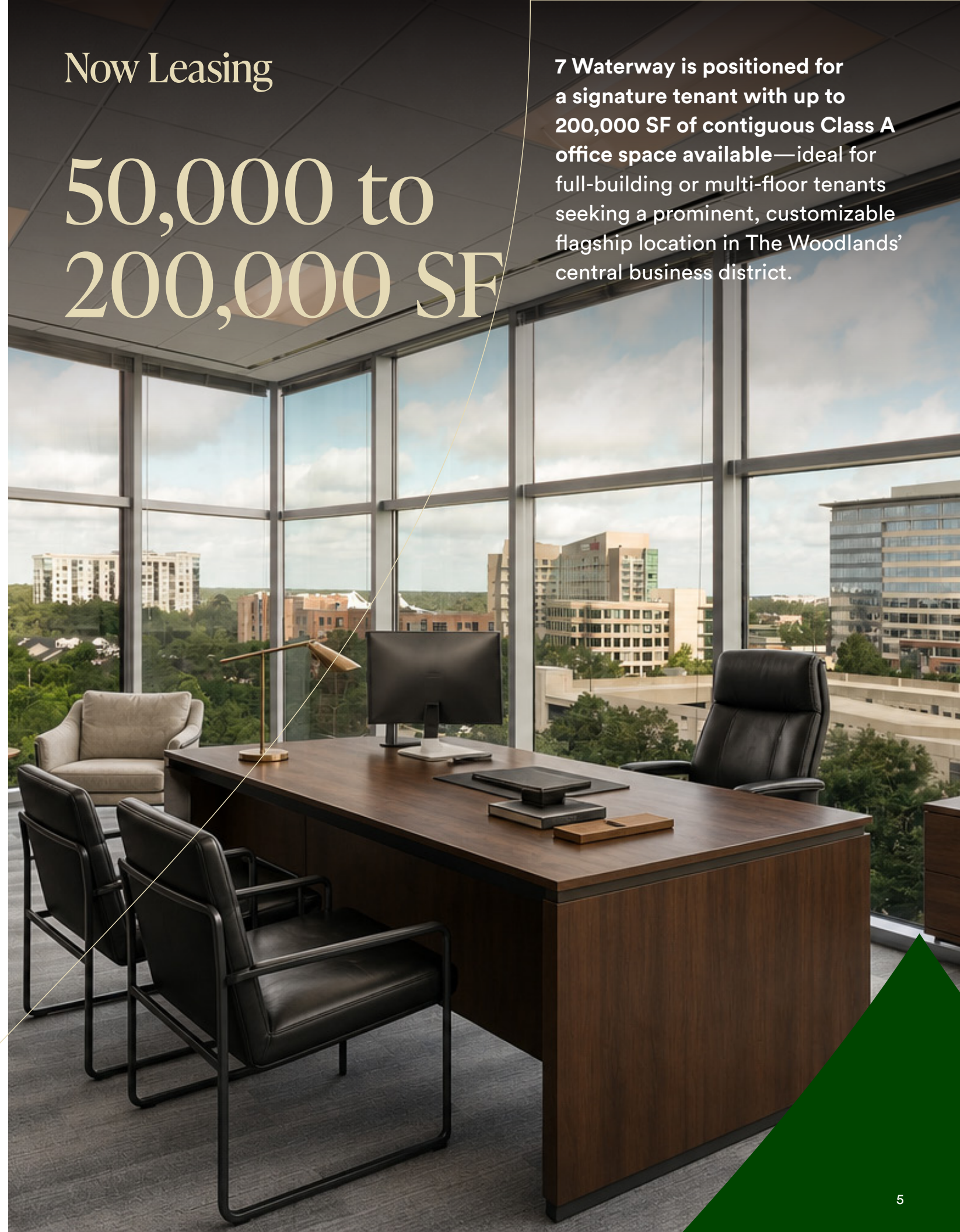
± 25,000 SF

TYPICAL FLOOR PLATE  
VIRTUALLY COLUMN-FREE

Now Leasing

50,000 to  
200,000 SF

7 Waterway is positioned for a signature tenant 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 flagship 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 Woodlands.



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.

# A World of Luxury to Savor

The Waterway connects tenants to one of the most complete walkable environments in North Houston.

From a quick lunch in Waterway Square, client dinners on Market Street and over two million square feet of nearby shopping and entertainment, the district delivers options that match the pace of your day.



**Waterway Square** offers a wealth of dining experiences within a ten-minute walk, with Amrina, Hearsay on The Waterway, Kirby's Steakhouse and more.

**Market Street** and **The Woodlands Mall** are just a few minutes' walk away, adding more than 2 million square feet of shopping, dining and culture.

**The Westin** at The Woodlands is almost on-site, making clients' business travel a breeze.

**The Cynthia Woods Mitchell Pavilion** provides after-hours entertainment with live music, comedy shows and more.



# Discover The Woodlands

## 1. Waterway Square

- + Bar Louie
- + Lankford's
- + Mahoney's
- + Grimaldi's
- + Hearsay on The Waterway
- + Cyclone Anaya's
- + The Goose's Acre
- + Blue Door Coffee
- + Morton's

- + Dessert Gallery
- + Kokoro
- + Starbucks
- + Bar Bludorn (2026)
- + Bari (2026)

## 2. The Woodlands Mall (Outdoor)

- + North Italia
- + Spanish Flowers Cocina Mexicana
- + Fleming's
- + Shake Shack
- + P.F. Chang's
- + The Cheesecake Factory

## 3. Market Street

- + Bosscat Kitchen
- + CAVA
- + Chipotle Mexican Grill
- + Crumbl Cookies
- + Hyatt Centric Kitchen & Bar
- + Local Public Eatery
- + Market Street Fountain
- + Mastro's
- + Pressed

- + Sixty Vines
- + Starbucks
- + Sweet Paris Creperie & Café
- + Sweetgreen
- + The Audrey Restaurant & Bar
- + Tommy Bahama Restaurant and Bar
- + True Food Kitchen

## 4. The Woodlands Towers at The Waterway

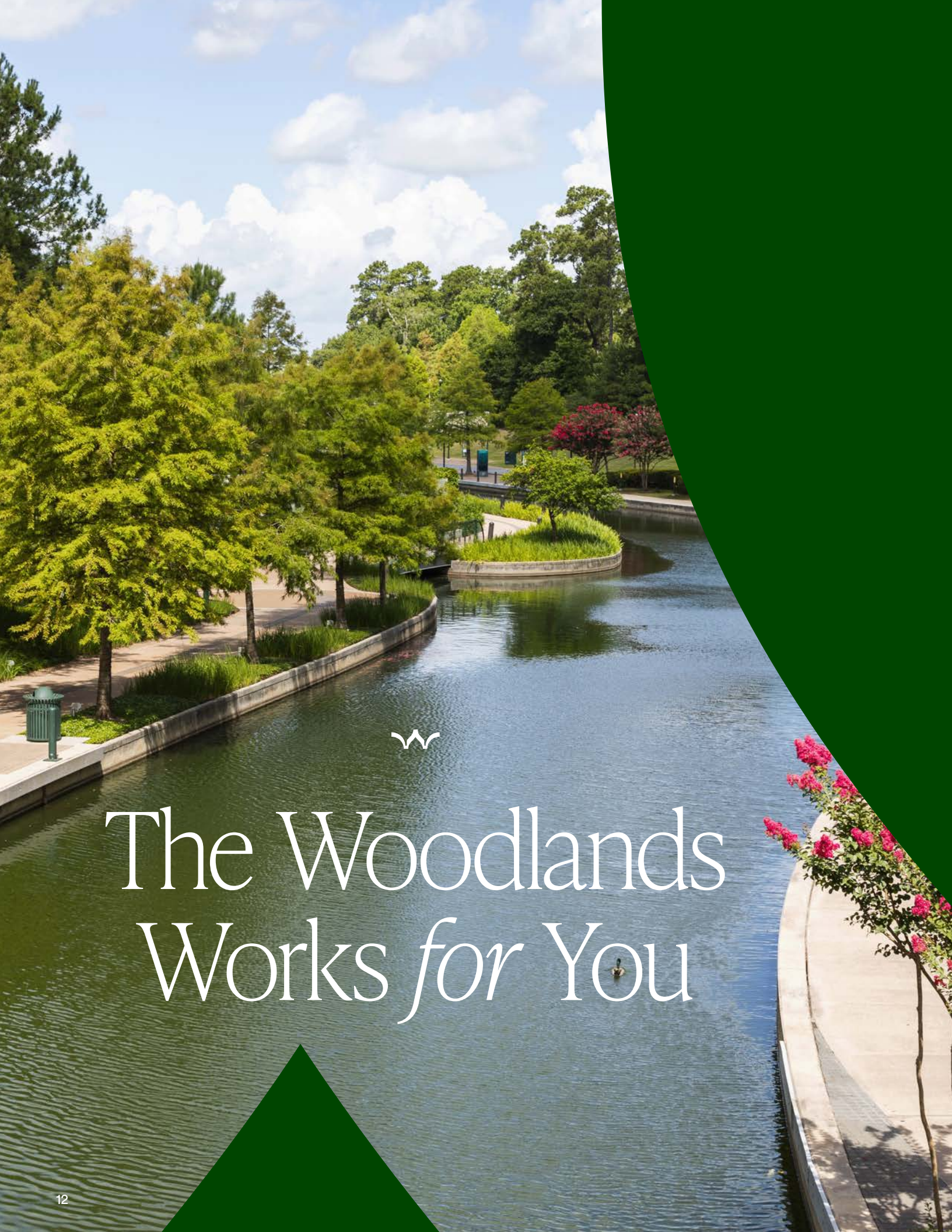
- + Bluestone Lane

## 5. 3 Waterway

- + Amrina


## 6. The Westin

- + Starbucks



Over 2,500 businesses and more than 70,000 employees already call The Woodlands home, for good reason.

More than 50 years of master-planned growth have built one of Houston's most dynamic business environments, where world-class healthcare, top-rated schools, 200+ dining options and scenic trails deliver the live-work lifestyle that keeps top talent and top businesses—here to stay.

-  #2  
Best city to raise a family in America
-  7  
Championship golf courses across three golf clubs
-  #1  
Ranked outdoor amphitheater in the world for tickets sold
-  Top-Rated  
Medical hub



# The Woodlands Works *for* You

# 28,500- Acre

Master Planned Community

125,000+

Population

2,500+

Employers

220

Miles of Connected Trails

70,000+

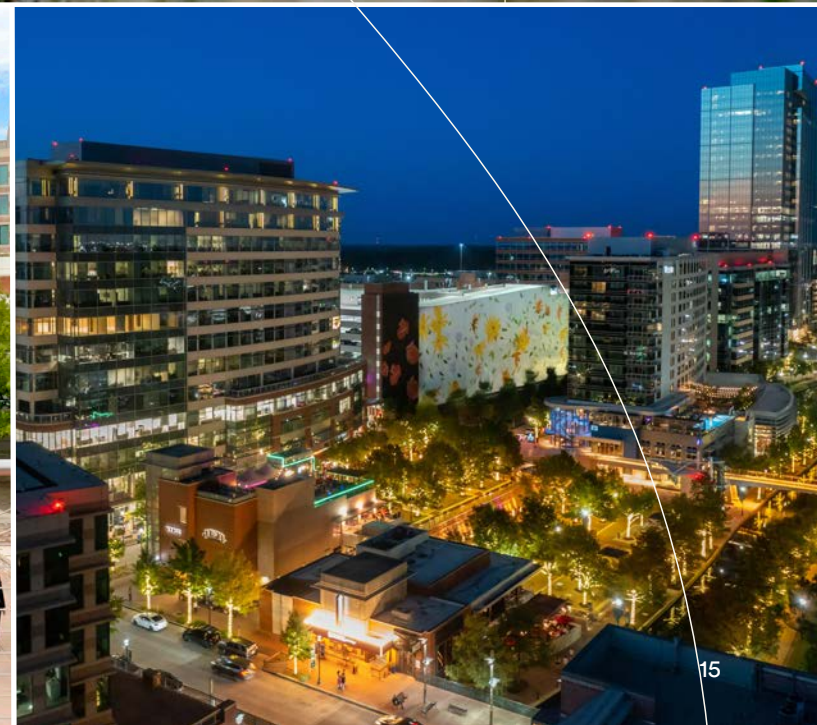
Employees

10,000

Acres of Green Space

151

Neighborhood Parks



# Howard Hughes Communities

As the visionary developer of The Woodlands, Howard Hughes Communities 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 Communities 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 Communities 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 and wellness initiatives
- + Preferred rates for hotels and corporate housing



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*Howard Hughes*  
COMMUNITIES

**CBRE**

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