

Waterway Plaza II

FOR LEASE
CLASS A OFFICE SPACE
THE WOODLANDS, TEXAS



Howard Hughes

Waterway Plaza II



10001 Woodloch Forest Dr, also known as Waterway Plaza II, is a modern Class A office building located in The Woodlands, Texas. Situated near The Woodlands Waterway, it offers scenic views and convenient access to retail and entertainment options. The building features flexible office spaces, on-site amenities, and ample parking. With its sustainable design and proximity to major highways, Waterway Plaza II provides an attractive and prestigious office space option for businesses in The Woodlands.

6 floors

Class A office building with adjacent parking garage

142,558

rentable square feet

- Modern and architecturally impressive building with its sleek glass exterior and well-maintained landscaping
- This location provides tenants with beautiful views and convenient access to a variety of retail, dining, and entertainment options.
- It is situated near major highways, providing easy access to Houston and other surrounding areas.





Waterway Square

WATERWAY SQUARE FEATURES

- Multiple Class A office buildings with multi-tenant and build-to-suit opportunities
- 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



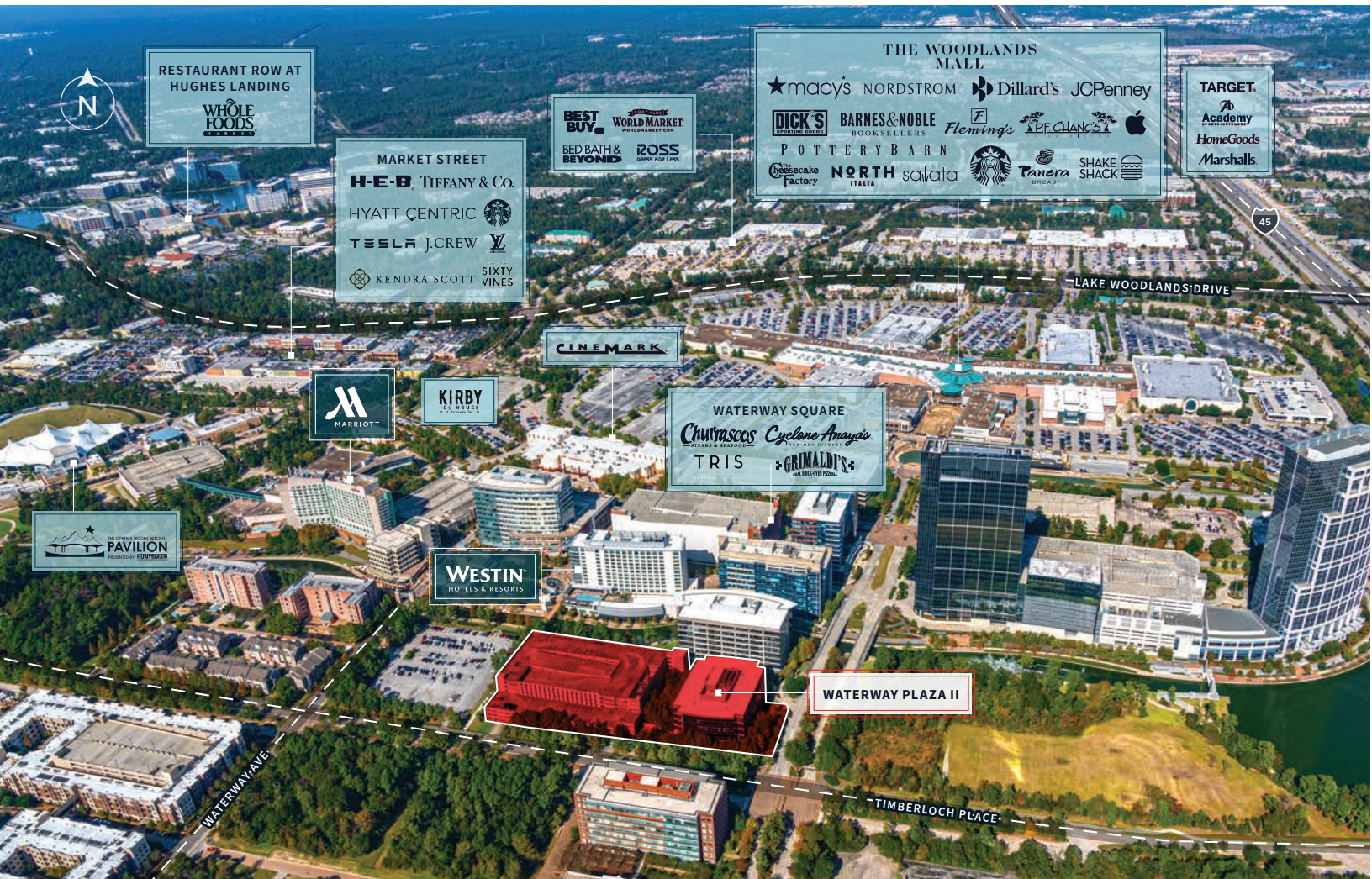
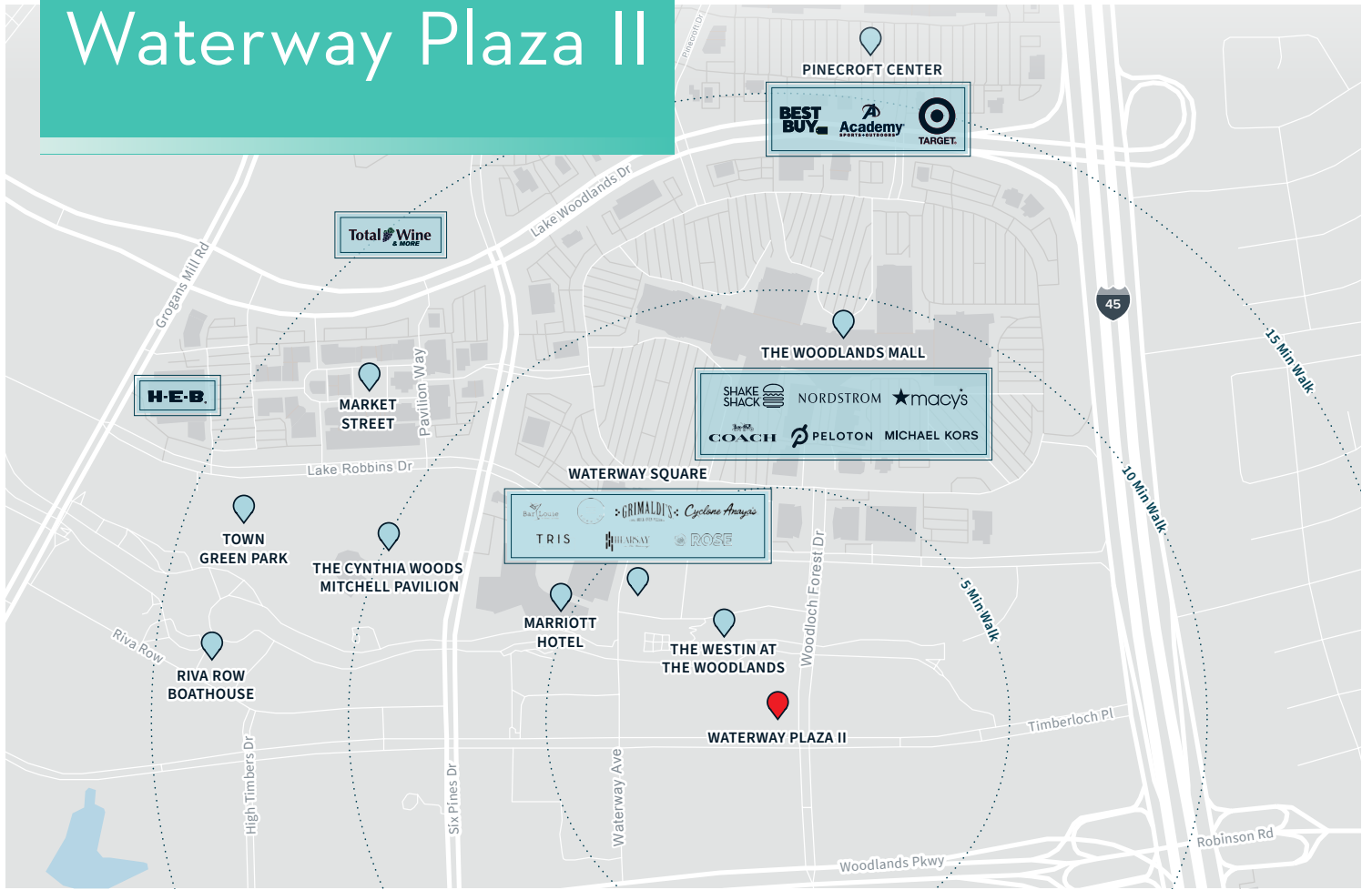
MARKET STREET



THE WOODLANDS WATERWAY



Waterway Plaza II



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.



123,000+ residents | **71,500** employees | **2,670** 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
- St. Luke's Health - The Woodlands Hospital
- St. Luke's Health - Lakeside Hospital
- 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 with 406 guest rooms 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

9,890 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

151 neighborhood parks

74 outdoor tennis courts

2 YMCA facilities

RECREATION





Howard Hughes

TheWoodlands.com

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Howard Hughes Holdings Inc. 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. Howard Hughes Holdings Inc. is traded on the New York Stock Exchange as HHH and is headquartered in The Woodlands, TX.