

4 Waterway

4 Waterway Square Pl
The Woodlands, TX 77380



BUSINESS HAPPENS AT 4 WATERWAY

9-story Class A office building with adjacent parking garage

Building: **218,551 RSF**

Typical Floor Plate:
25,589 SF

Parking Ratio: **3.5/1000**

One suite remaining totaling **11,730 SF**

Walking distance to **The Woodlands Waterway Square®** and **The Woodlands Mall**



THE WATERWAY
AT THE WOODLANDS TOWN CENTER

The Woodlands

Howard Hughes

 **JLL**



Vibrant Location: Located in the heart of The Woodlands Waterway downtown ecosystem

Unmatched Accessibility: Front of The Woodlands location with immediate access to I-45, Grand Parkway, and Hardy Toll Road

Notable Tenants:



Scott Fikes
scott.fikes@jll.com
713.425.5866

Jack Russo
jack.russo@jll.com
713.425.1808

Learn more at thewoodlands.com/commercial

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.