



24

Waterway Avenue



Commercial  
Real Estate

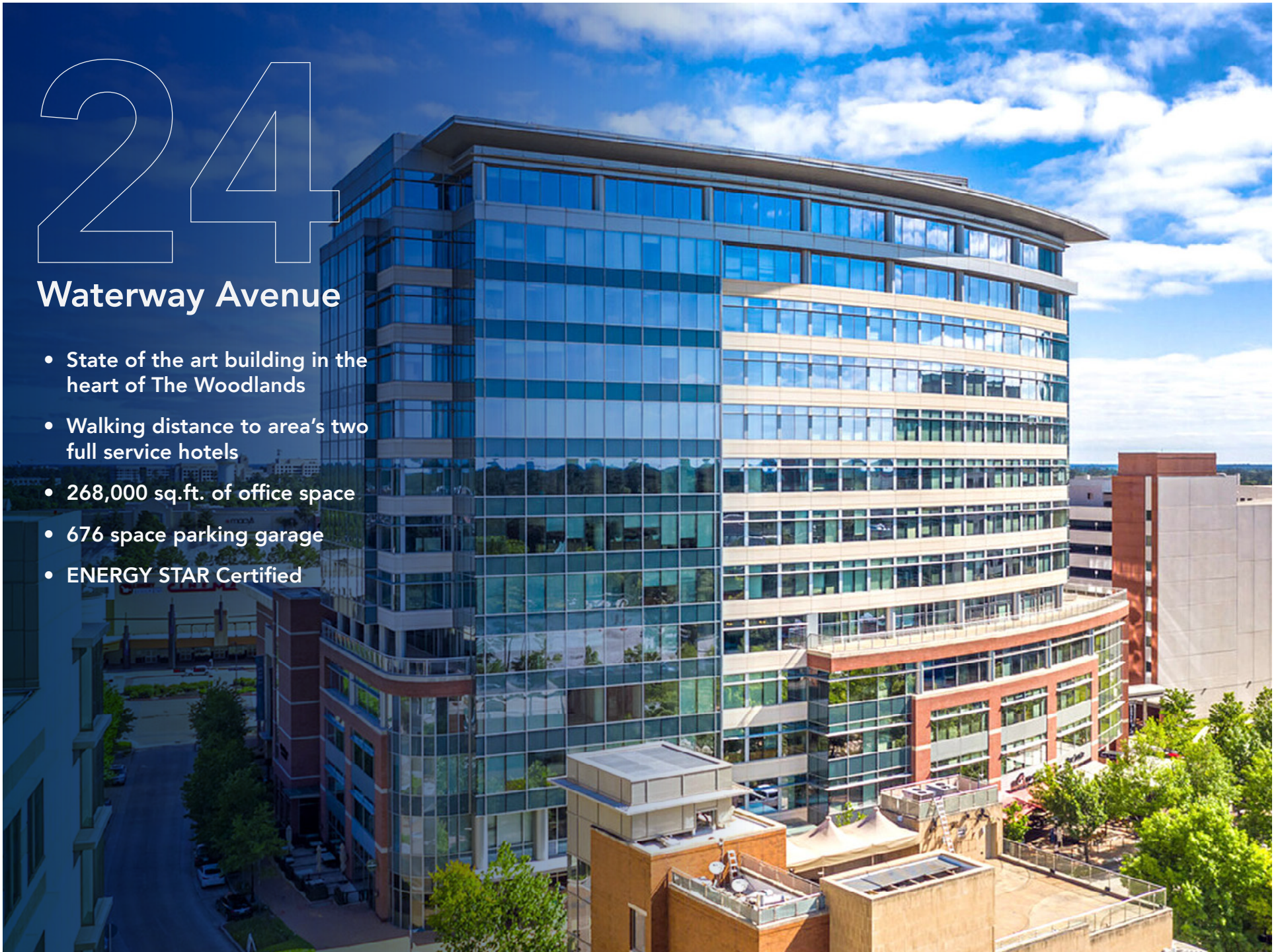
True Class A in the Heart of The Woodlands



# 24

## Waterway Avenue

- State of the art building in the heart of The Woodlands
- Walking distance to area's two full service hotels
- 268,000 sq.ft. of office space
- 676 space parking garage
- ENERGY STAR Certified







24 WATERWAY AVENUE

## Local Retail Presence

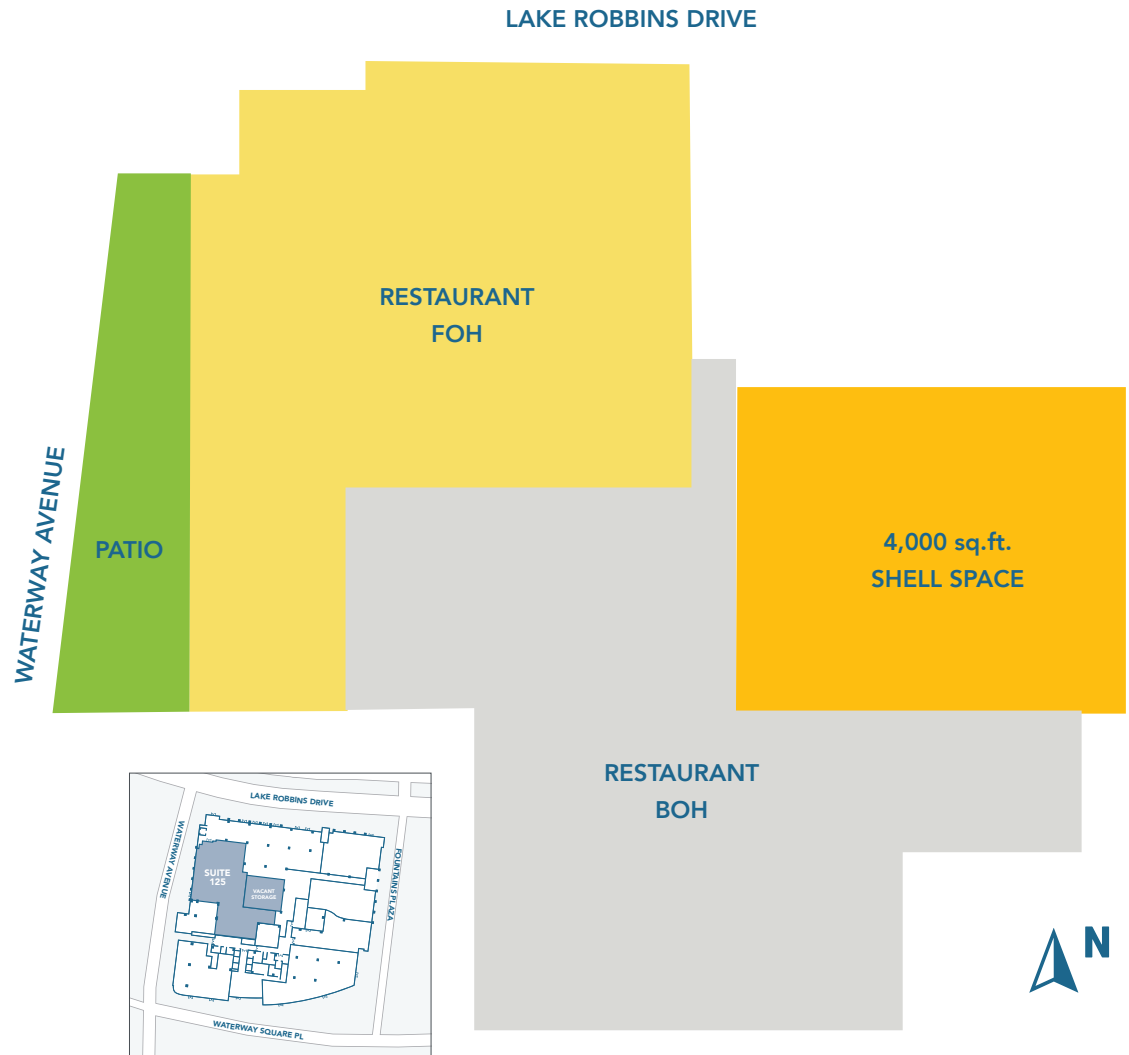
- |  |  |                              |
|--|--|------------------------------|
| 01 Hughes Landing  | 05 The Goose's Acre & Churrascos Steak House | 10 Ferrari & Post Oak Motors |
| 02 Marketing Street  | 06 Morton's Grille                           | 11 Target & Academy          |
| 03 The Cynthia Woods Mitchell Pavilion                       | 07 BestBuy & Pinecroft Center                | 12 The Woodlands Mall        |
| 04 The Woodlands Waterway Marriott Hotel & Convention Center | 08 Cinemark                                  | 13 Portofino Shopping Center |
|  | 09 The Westin Hotel                          |                              |



RETAIL SPACE AVAILABLE FOR LEASE 24 WATERWAY AVENUE

# Suite 125

**Size:** 9,435 sq.ft.  
**Max. Contiguous:** ~13,500 sq.ft.  
**Term:** Negotiable  
**Availability:** Immediately  
**Overview:** Former restaurant space, featuring several private dining rooms and chef's table, over-sized back-of-the house and expansion space to additional ~4,000 sq.ft. shell space.



SUITE 125



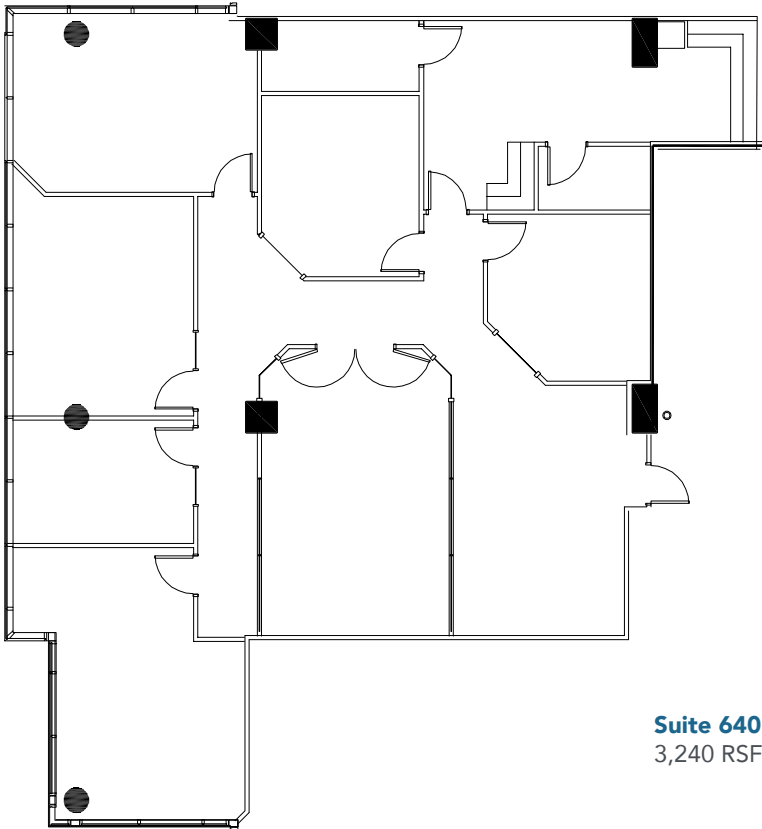
VIRTUAL TOUR  
SCAN OR CLICK

**BLACK FOREST** | Commercial Real Estate

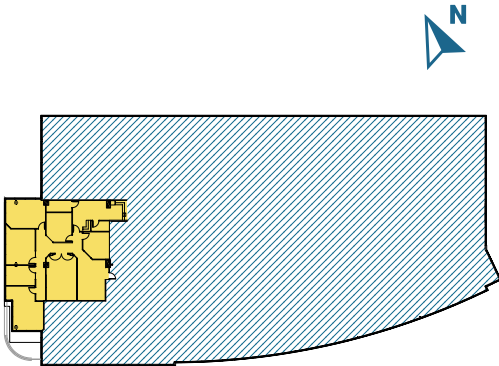
Sean Quinn  
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AVAILABLE FOR LEASE 24 WATERWAY AVENUE

# Sixth Floor: Suite 640



Suite 640  
3,240 RSF



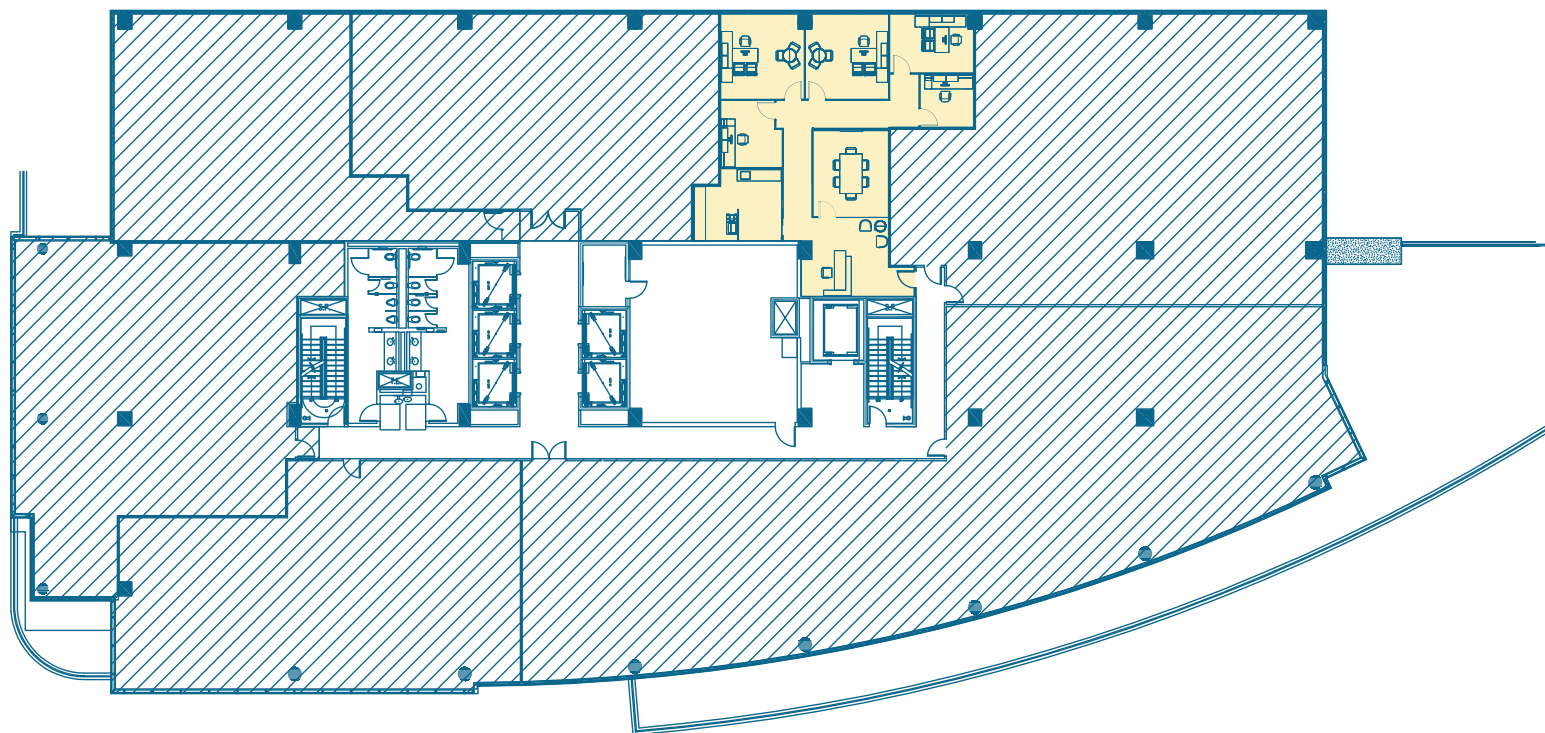
Suite	Size	Term	Condition	Available
640	3,240 RSF	Negotiable	Excellent	March 2025

**Overview**  
Corporate office layout with plenty of private offices and other amenities.

AVAILABLE FOR LEASE 24 WATERWAY AVENUE

# Sixth Floor: Suite 660

Suite 660  
2,145 RSF



Suite  
660

Size  
2,145 RSF

Term  
Negotiable

SUITE 660



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Contact us about this property today  
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