



# 24

Waterway Avenue



Commercial  
Real Estate

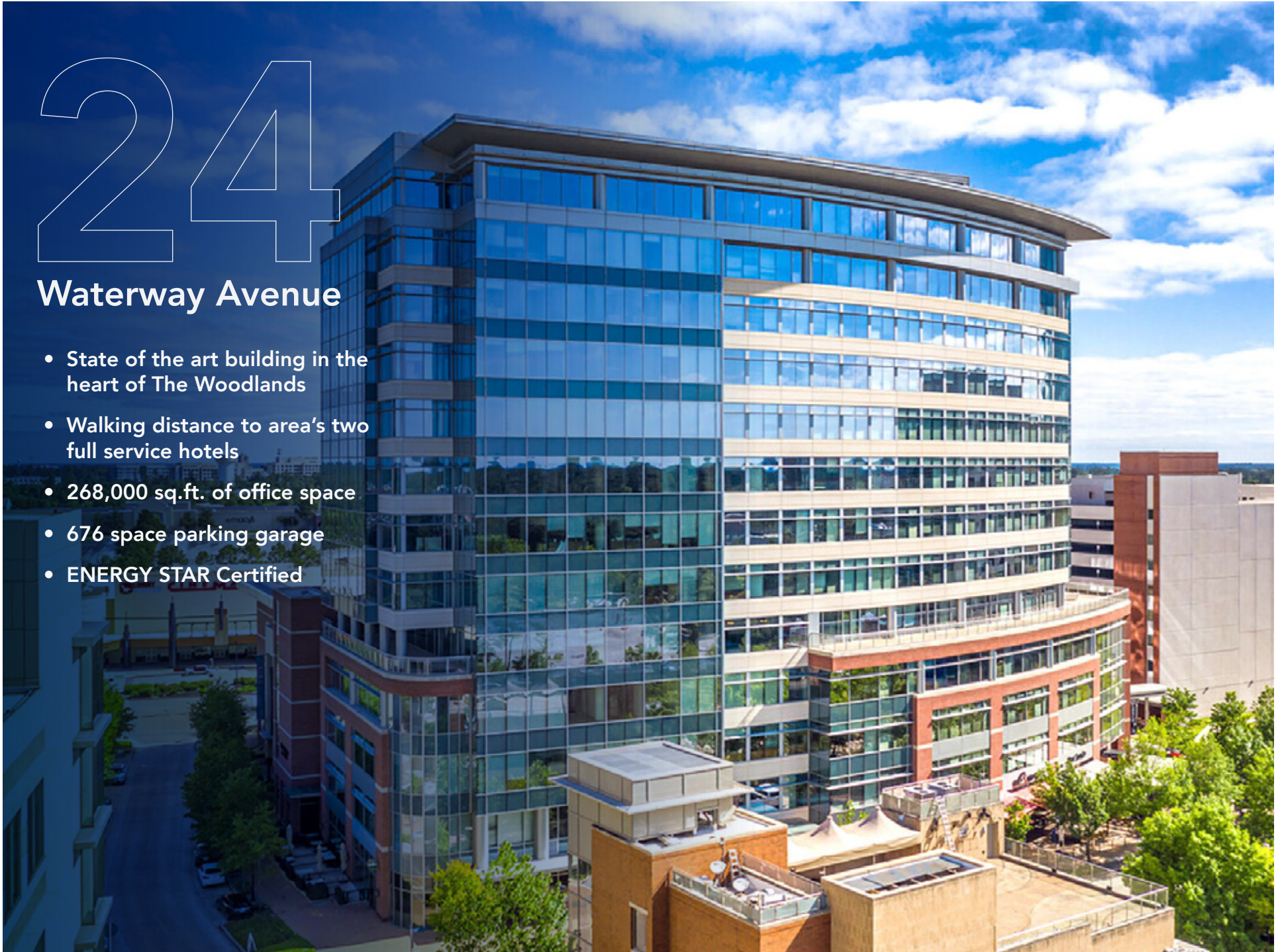
True Class A in the Heart of The Woodlands



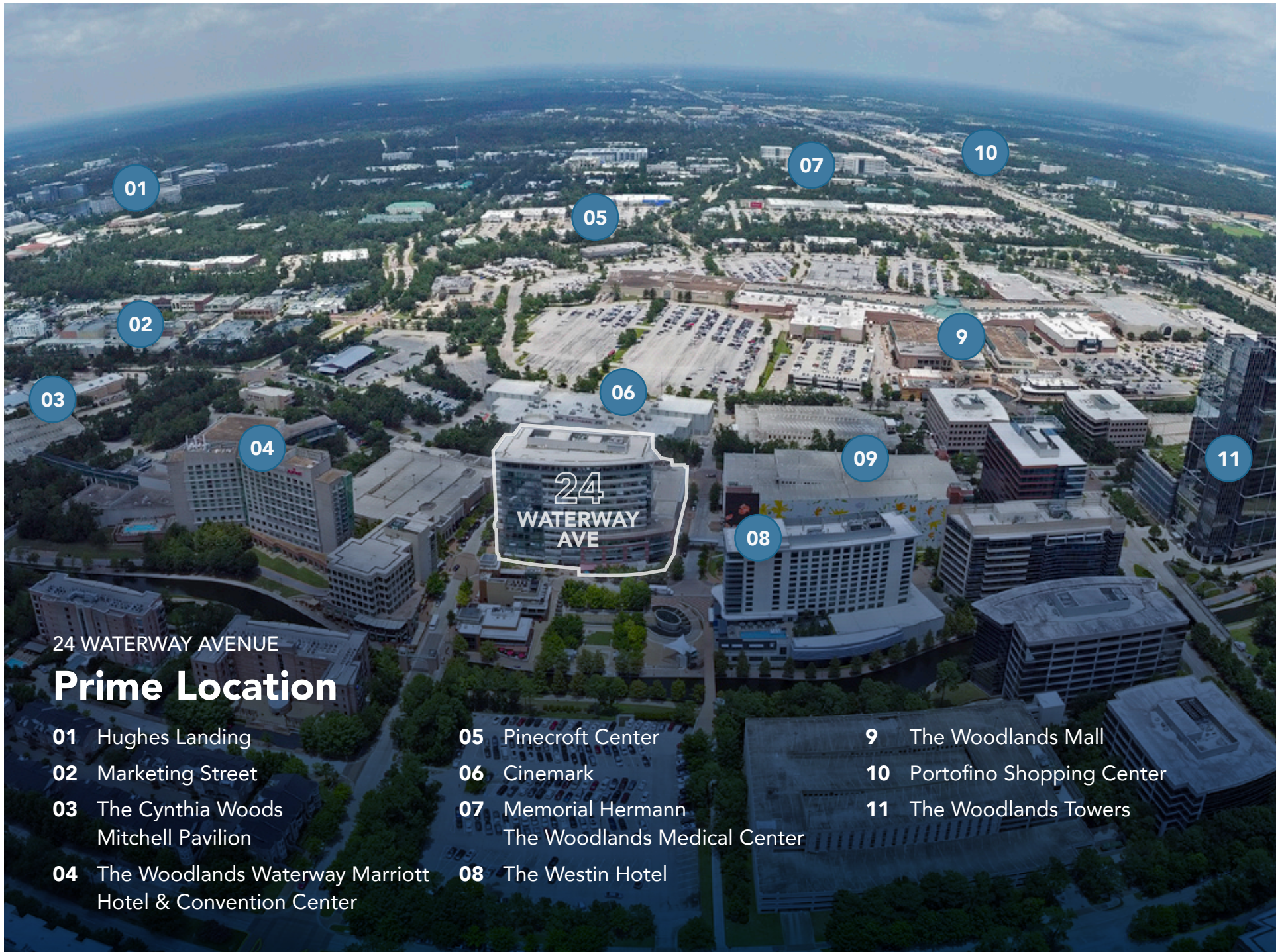
# 24

## 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

## Prime Location

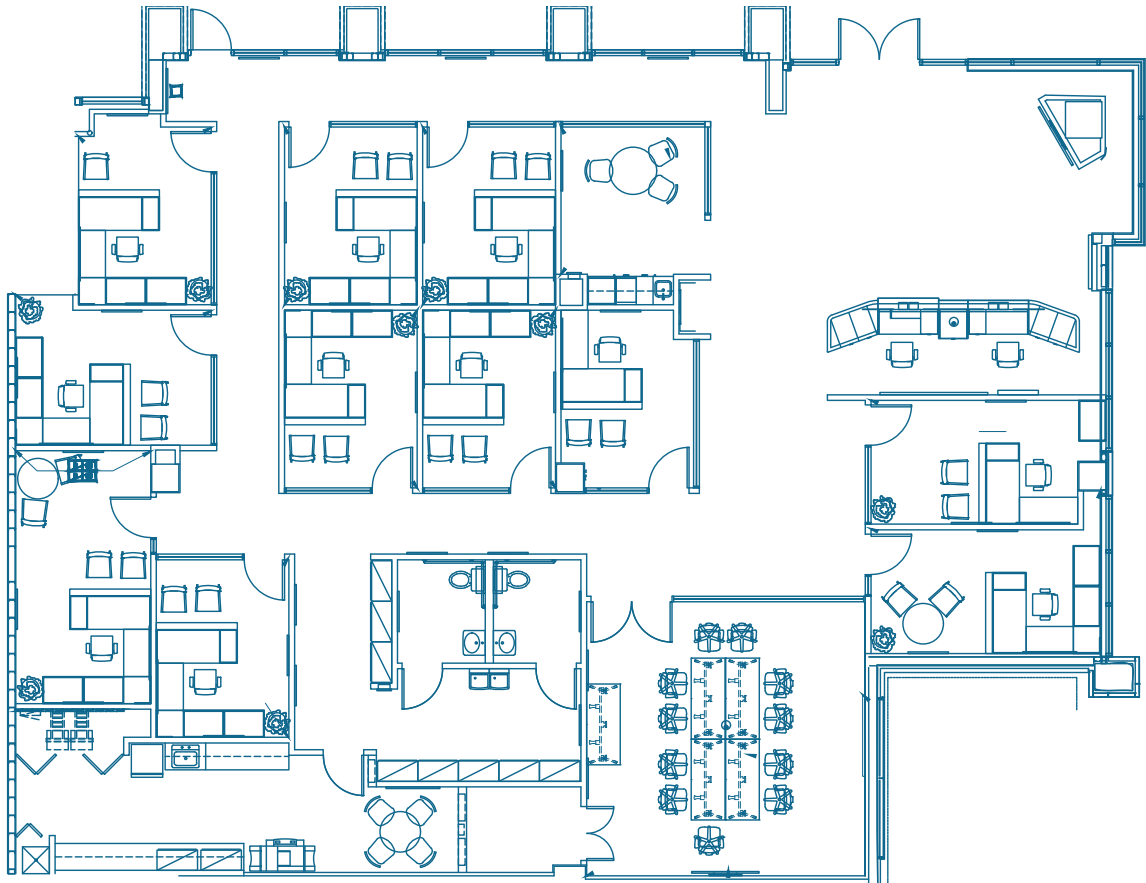
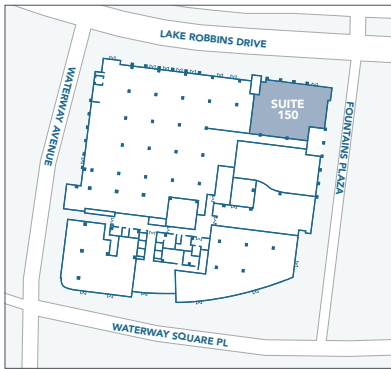
- |   |  |                                     |
|---|--|-------------------------------------|
| <b>01</b> Hughes Landing  | <b>05</b> Pinecroft Center                                 | <b>9</b> The Woodlands Mall         |
| <b>02</b> Marketing Street  | <b>06</b> Cinemark   | <b>10</b> Portofino Shopping Center |
| <b>03</b> The Cynthia Woods Mitchell Pavilion                       | <b>07</b> Memorial Hermann<br>The Woodlands Medical Center | <b>11</b> The Woodlands Towers      |
| <b>04</b> The Woodlands Waterway Marriott Hotel & Convention Center | <b>08</b> The Westin Hotel                                 |                                     |



RETAIL SPACE AVAILABLE FOR LEASE 24 WATERWAY AVENUE

# Ground Floor

## Suite 150



Suite	Size	Term	Condition	Available	Overview
150	4,680 USF	Negotiable	Excellent, Ready to move-in	January 2024	Former Charles Schwab retail location, featuring ample office space, conference room and excellent visibility on Lake Robbins Drive.



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RETAIL SPACE AVAILABLE FOR LEASE 24 WATERWAY AVENUE



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**TRAFFIC COUNT**  
10,000+ CARS DAILY

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**SUITE 150  
CUSTOMER LOBBY**

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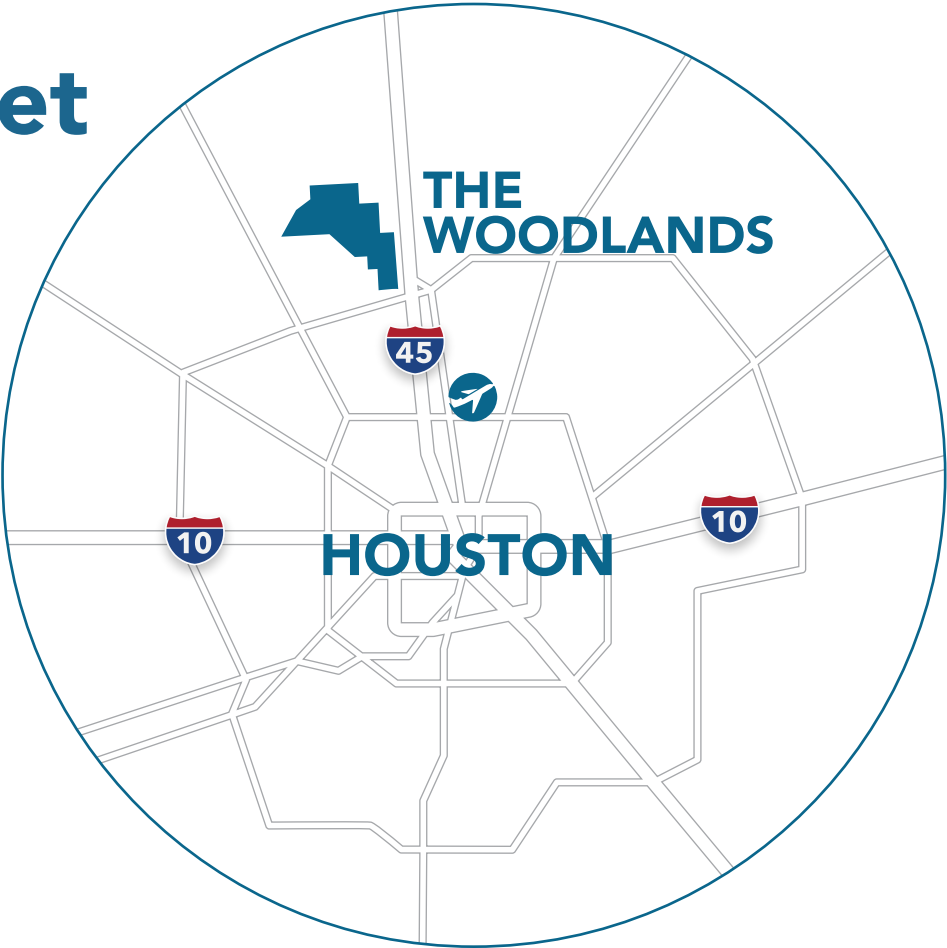
AWARD WINNING LIVE-WORK-PLAY COMMUNITY

# The Woodlands Market

A 28,000 Acre community started in 1974, The Woodlands has grown to be one of the most successful master-planned communities in the United States. The Woodlands Town Center strives to create a distinct urban atmosphere that balances timeless natural settings with the best of shopping, dining and entertainment. Home to world-class attractions like the Cynthia Woods Mitchell Pavilion and The Woodlands Waterway, signature sporting events and festivals, a renowned medical center with the top-five medical providers and several hotels with a convention center, The Woodlands Town center offers a dynamic retail scene.

Area Demographics	1 Mile	2 Mile	5 Mile
Population	4,856	59,047	135,448
Residential	2,350	24,617	52,083

Average HH	\$142,294	\$106,657	\$111,019
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Contact us about this property today  
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