



24

Waterway Avenue

True Class-A in the Heart of The Woodlands





24 Waterway Avenue is a 13-story class-A office building in the heart of the Waterway Square in The Woodlands, Texas.

- State of the art facility with many amenities
- Walking distance to shops, restaurants, movie theaters, amphitheatre, rental apartments and two hotels
- 268,000 sq.ft. of office space
- 40,000 sq.ft. of retail space
- 676 space parking garage
- ENERGY STAR Certified

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. With 50,000 current employees and over 110,000 residents within The Woodlands, the demand for office space has grown dramatically in the last ten years.

- The Grand Parkway (Segments F-2, F-1, G) shrinks driving times by half from the Energy Corridor on I-10 to The Woodlands area.
- The Woodlands sub-market comprises about 5% of the total Class “A” office space in all of Houston, which accounted for nearly 30% of absorption for the entire Class “A” market.

Area Demographics

POPULATION



1 mile	4,856
2 mile	59,047
5 mile	135,448

RESIDENTIAL

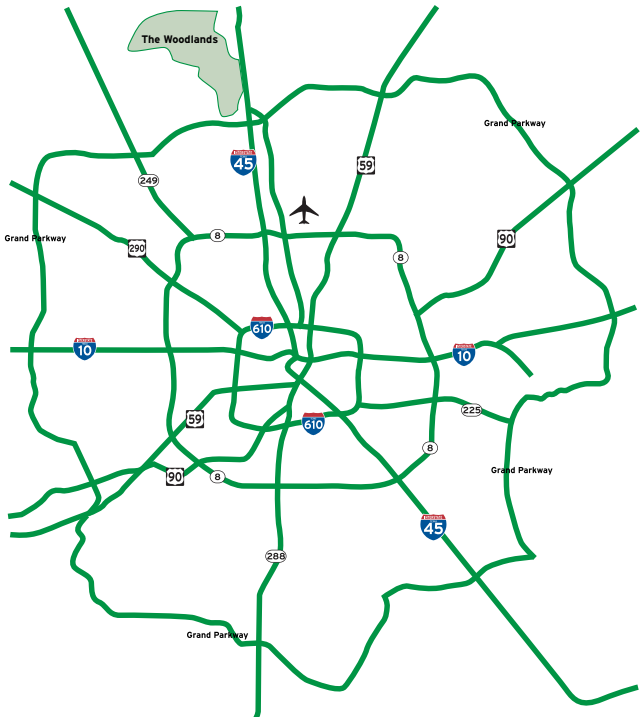


1 mile	2,350
2 mile	24,617
5 mile	52,083

AVERAGE HH



1 mile	\$142,294
2 mile	\$106,657
5 mile	\$111,019





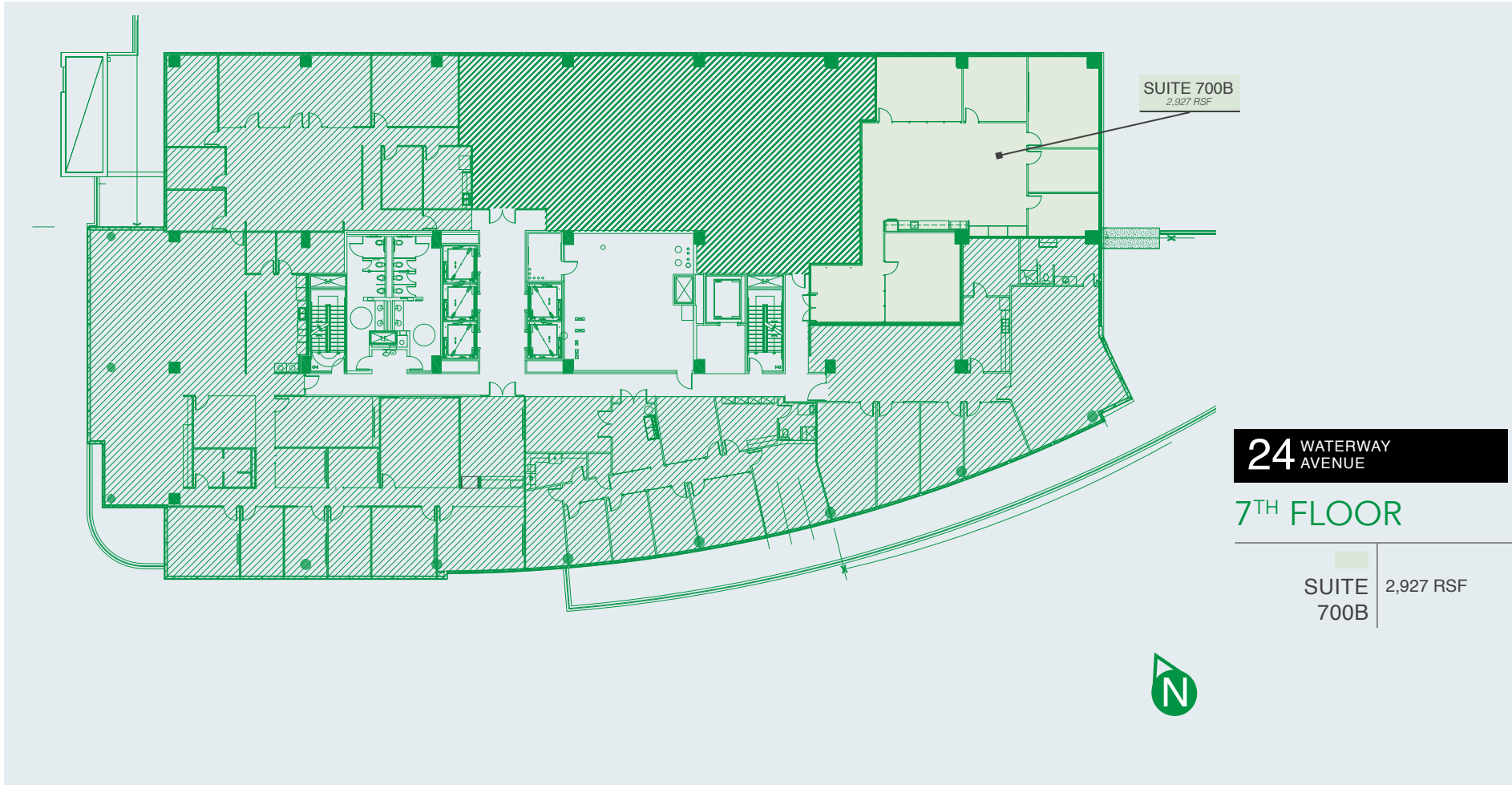
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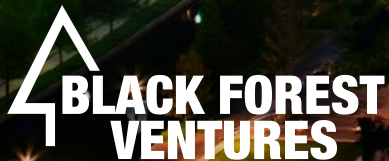


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