

The Waterway Square District Fact Sheet

The Woodlands, Texas



Location:

Located within The Woodlands, Texas, a 28,000-acre master-planned community north of downtown Houston, The Waterway Square District encompasses the office buildings, shops, restaurants, entertainment venues, greenspaces and urban residences within the 73-acre area bordered by Lake Robbins Drive on the north, Woodlands Parkway on the south, Six Pines Drive to the west and Woodloch Forest Drive to the east. It is centered on Waterway Square, a one-acre public plaza with multiple water features.

Summary of Major Projects:

- 1,281,740 SF of Class A Office Space
- 127,264 SF of Retail
- 341 Four Diamond-Rated Hotel Rooms/Suites
- 70,000 SF of Convention Center Space
- 15 Restaurants/Bars
- 493 Luxury Urban Residential Units
- 9,100-seat Cinemark XD Theatre

Waterway Square Plaza:

- One-acre public plaza featuring The Fountains at Waterway Square™, unique multiple water features that take advantage of the site's terraced topography
- 120-foot long, 10-foot high water wall, flanked by stairs and stepped water cascades at each side of the Square
- A waterfall cascades down the water wall to a pool along the lower terrace
- Water jets, waterfalls and cascades are designed to create a variety of displays and effects ranging from the subtle flow of water over a stone wall to dancing columns of water, to "boomer" jets that can shoot water 75 feet in the air
- Fountains choreographed to music and colored lighting at night
- Seating area under a grove of shade trees for outdoor dining and people watching
- A fanciful mosaic art piece designed by renowned artist, Dixie Friend Gay, is enhanced by a fountain in the square
- Park designed by Sasaki Associates of Watertown, MA, designers of the 2008 Olympic Green in Beijing, China and other notable projects
- Water features designed by Aquatic Design and Engineering, Inc. of Oakland, FL, designers of several major water features for Disney Resorts in Orlando and Orlando City Hall, among others

Waterway Square Plaza (continued):

- Surrounded by Class A office and retail buildings with restaurants, upscale shops and nightlife, designed by Elkus Manfredi of Boston, MA, Lucas Associates Architects of Baltimore, MD and Street-Works LLC of White Plains, NY
- Plans for the future include the addition of an outdoor amphitheater in the plaza, plus 5 Waterway Square, an additional Class A office building, a luxury condo tower, luxury boutique apartments and an upscale hotel on the square

Major Commercial Projects in The Woodlands Waterway Square District:

24 Waterway Avenue

- Largest mixed use, speculative office building constructed to date by The Woodlands Development Company
- 311,938 total square feet – 268,249 office and 43,689 retail
- Class A office building with 12 office floors
- Completed in 2008
- 96% leased; tenants include American Financial & Automotive Services, Common Resources, Hubbell and Hudson Specialty Market & Bistro, HMT, GPM, Inc., Pacific Summit, Rockland Capital, Morgan Stanley, Winstead, Stewart Title, Probe Resources, Price Gregory, Desktop Assistance, Americas Styrenics, Ameriprise, Hearthstone Senior Services and Jefferson Wells.
- In-building parking
- Restaurant and retail space on the ground floor; tenants include Hubbell & Hudson Market & Bistro and Kita Japanese Cuisine
- Panoramic views of Waterway Square and The Woodlands Waterway®
- Designed by Elkus Manfredi of Boston, MA

4 Waterway Square

- 216,000-square-foot, nine-story multi-tenant Class-A office building
- Completed in 2009
- Located on Waterway Square Place at Woodloch Forest Drive overlooking The Waterway
- “Through lobby” provides a multi-level step down to The Waterway
- 45% leased; tenants include Beusa Energy, Benchmark Hospitalilty, Vitruvian Exploration, Oppenheimer and Talisman Energy
- Covered walkway to 1,900-space Waterway Square Garage and retail
- Within walking distance of the Fountains at Waterway Square, shopping and dining
- Designed by Elkus-Manfredi of Boston, MA

20 Waterway Avenue

- Two separate specialty restaurant buildings totaling 26,530 SF
- Completed in 2009
- Street access to Waterway Avenue, rooftop terraces overlooking Waterway Square and patios on The Woodlands Waterway®
- Adjacent public space with restrooms and elevators, adorned with “Strata”, an art mosaic by Dixie Friend Gay
- 100% leased. Tenants include Crush Wine Bar and Grimaldi’s Pizzeria. Coal Burgers (Grimaldi’s concept), Guadalupana Mexican Cuisine & Bar and Luca & Leonardo Ristorante are currently under construction.
- Designed by Lucas Associates of Baltimore, MD

25 Waterway Avenue

- 23,442 SF two-story retail building
- Completed in 2006
- Retail on ground level, two levels of parking above
- Currently 75% committed; Baker St. Pub & Grill, Berripop and Which Wich have opened restaurants in this building and Woodforest National Bank has opened offices
- Located adjacent to The Woodlands Waterway Marriott Hotel parking garage
- Designed by Elkus Manfredi of Boston, MA

1701 Lake Robbins Drive

- 12,123 SF two-story mixed use building
- Completed in 2006
- Tenants are Fidelity Investments & La Dolce Vita restaurant
- Designed by Street-Works of White Plains, N.Y.

21 Waterway Avenue

- 99,050 SF seven-story Class A office and retail building
- Completed in 2006
- 100% leased; major office tenants include Wells Fargo, Smith Barney, Cargill, Bank of America and BusinessSuites. Restaurants include The Goose’s Acre and Américas.
- Designed by Lucas Associates of Baltimore, MD

Waterway Plaza I

- 223,483 SF nine-story Class A office building
- Completed in 2001
- 100% leased

Waterway Plaza II

- 142,560 SF six-story Class A office building
- Completed in 2002
- 100% leased

US Oncology

- 204,063 SF eight-story headquarters office building for US Oncology, a leading oncology services provider
- Completed in January, 2009
- Designed by Elkus-Manfredi of Boston, MA

Waterway Square Parking Garage (1501 Lake Robbins Drive)

- 1,940-space parking garage
- 20,000 SF retail on the ground floor, leasing underway
- Completed in 2010

Hospitality:

The Woodlands Waterway Marriott Hotel & Convention Center

- 12-floor, 334-room, 7-suite luxury hotel overlooking The Woodlands Waterway®
- Completed in 2003
- 27 meeting rooms, 70,000 SF of total meeting space
- 2 concierge levels
- Ristorante Tuscany, Acqua Lounge, Starbucks Coffee
- Onsite fitness center and swimming
- The Spa at The Waterway

Urban Residential:

The Millennium at Waterway Ave

- 393-unit luxury urban apartment community
- Built to LEED Certified Silver specifications
- Completed in 2010
- 1, 2 and 3-bedroom apartment homes
- Many green features, including improved air quality, reduced light pollution, public transportation access, on-site renewable energy source through solar panels on the roof, preferred parking for low emitting and fuel efficient vehicles, water use reduction
- Two-story, 24-hour Fitness Center
- Pool plaza with summer kitchen
- Social gathering areas
- Pet park

The Waterway Lofts I & II

- 71-unit luxury urban lofts
- Completed in 2003 (Building I) & 2004 (Building II)

The Remington Brownstones

- 29-unit luxury brownstone development
- Completed in 2004

The information contained in this document is based on current plans and projections for The Waterway Square District in The Woodlands Town Center. All references to dates, features and specifications for future development are proposed and subject to change without notice. 1/11

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