



# 21 WATERWAY

21 Waterway Ave | The Woodlands, TX 77380

# 21 Waterway Attributes



## Directly on The Waterway

Biking and jogging trail, walk to Cynthia Woods Mitchell Pavilion



## Prime views

Overlooking the Waterway



## Accessible Location

Direct connectivity to I-45, and major arteries



## 15+ walkable restaurants nearby

Ranging from white tablecloth to fast casual

## In the heart of Waterway with proximity to:

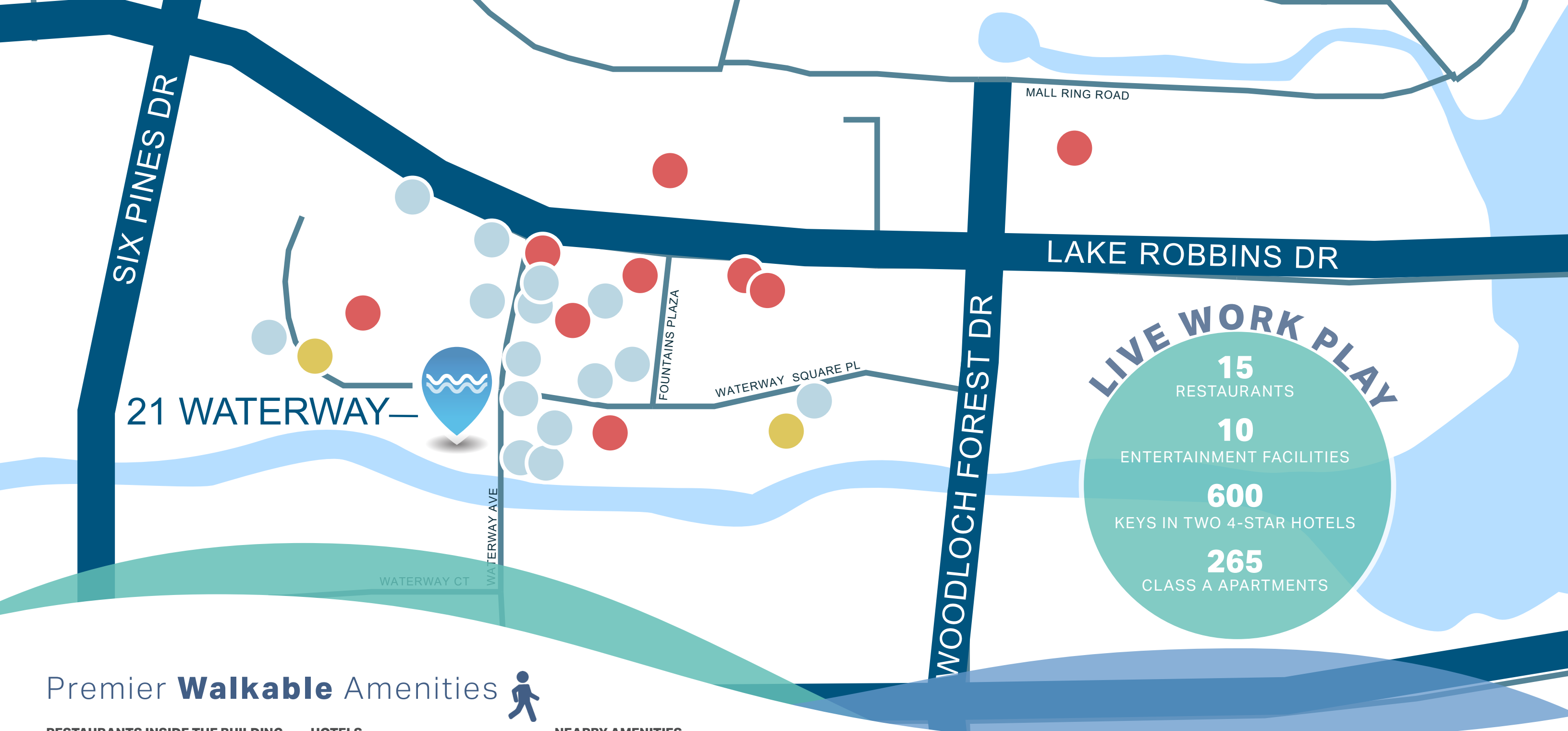


Rated the **#1** outdoor entertainment venue globally



THE WOODLANDS MALL





**LIVE WORK PLAY**

**15**  
RESTAURANTS

**10**  
ENTERTAINMENT FACILITIES

**600**  
KEYS IN TWO 4-STAR HOTELS

**265**  
CLASS A APARTMENTS

Premier **Walkable** Amenities 

**RESTAURANTS INSIDE THE BUILDING**

- The Goose's Acre
- Churrascos
- Blue Door Coffee

**NEARBY RESTAURANTS**

- Baker St. Pub & Grill
- Hearsay on the Waterway
- Morton's Grille
- Mahoney's
- Baja Cantina
- Cyclone Anaya's Mexican Kitchen

**HOTELS**

- The Woodlands Waterway Marriott
- The Westin at the Woodlands

**NEARBY AMENITIES**

- Bar Louie
- The Refuge Bar and Bistro
- TRIS
- Starbucks
- WhichWich
- Grimaldi's
- Kirby Ice House

**NEARBY AMENITIES**

- Spenga Spin and Yoga Studio
- Spa at the Waterway
- Cinemark 17
- Waterway Square Park
- Ferrari of The Woodlands
- Dance With Me The Woodlands
- Vender Dys Fine Jeweler
- Woodforest National Bank
- Charles Schwab



# Recent Renovation To The Common Areas



# 4th Floor 2nd Gen Conditions

14,603 SF Available - Full Floor Opportunity



Open bullpin with exposed columns



Prominent elevator lobby





## For Leasing Information



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