



# WATERWAY PLAZA I

The Woodlands, Texas

CLASS A SINGLE TENANT OFFICE BUILDING

Executive Summary







Waterway Plaza I serves as the corporate headquarters for Huntsman International, a Fortune 500 global manufacturer originally known for pioneering innovations in packaging materials and petrochemicals. Huntsman has occupied Waterway Plaza I since August 2004 and has continually expanded and extended their lease since.

# OFFERING SUMMARY

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase the fee simple interest in Waterway Plaza I (“the Property”), a 223,516 square foot Class A+ office tower that is 100% leased to Huntsman International in The Woodlands, TX with **9.6 years of lease term remaining**.

The Property serves as the global headquarters for Huntsman International (NYSE: HUN), an investment-grade credit rated multinational manufacturer and marketer of chemical products with a \$4.64 billion market capitalization. Huntsman continues to show tremendous commitment to the location and building as evidenced by its lease extension in 2018 and significant **tenant investment into the build-out** on top of the Landlord’s improvement allowance.

**Built to the highest institutional standards**, Waterway Plaza I represents a unique opportunity to acquire best-in-class product located in a **top office submarket** with a **long-term net lease** to a dynamic investment grade tenant.

<b>Address</b>	10003 Woodloch Forest Dr The Woodlands, TX 77380
<b>Net Rentable Area</b>	223,516 SF
<b>Occupancy</b>	100%
<b>Typical Floor Plate</b>	26,200 SF
<b>Parking Ratio</b>	3.6 per 1,000 (804 Spaces)
<b>Tenant</b>	Huntsman International (NYSE: HUN)
<b>Credit Rating</b>	Moody's: Baa3 S&P: BB+
<b>Remaining Lease Term</b>	9.6 Years (As of Jan 2021)
<b>Rent Escalations</b>	3% Annual
<b>Expiration Date</b>	July 2030

Impeccably-Maintained Institutionally-Owned  
Class A+ Product

Committed Long-Term Tenant in a  
Mission-Critical Location

Optimally Located in The Woodlands, Houston’s  
Top Ranked Master Planned Community

Irreplaceable 24/7 Location In  
The Woodlands Town Center

A Rare Opportunity to Invest in a  
High Barriers to Entry Market

Houston’s Top Performing  
Suburban Office Submarket





# LOCATION HIGHLIGHTS

North Facing Aerial

## IRREPLACEABLE 24/7 LOCATION IN THE WOODLANDS TOWN CENTER

Walkable amenities include top retail, dining, hotel, residential, convention, and recreation destinations

Central location on the Waterway allows tenants access to convenient lunch spots just minutes from the building





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