



WATERMARK
DISTRICT



There's a
new energy
coming.

A new district is breaking ground, leaving its mark on Houston's globally renowned West Houston Corridor.

Watermark District will re-imagine how the "Energy Capital of the World" is perceived, with Class A office, retail, and restaurants surrounded by waterfront views and outdoor walkways, providing a calming yet lively environment with countless lifestyle amenities.

By tapping into the fastest-growing region of Houston, this district will set the stage for growth and innovation by attracting the top minds in their respective fields.

This is **Watermark District**.



Preserve & Transform...

Watermark District will celebrate the nature and water found in the 70-acre destination while preserving the land's elaborate history.

There will be multiple opportunities to tap into abundant natural light throughout the campus, immersing employees in an indoor-outdoor work environment. Also, more than 500 existing trees will be protected on-site, allowing for a serene atmosphere for employees, restaurant-goers, and all who experience the District.



500+
TREES SAVED

70
DEVELOPABLE
ACRES



ELDRIDGE PKWY

P

PARKSIDE
@WATERMARK

Green
Park

100K SF
Fitness/
Cafe/
Conference

WATERSIDE
@WATERMARK

P

BUILD TO SUIT
OFFICE

BUILD TO SUIT
OFFICE

OFFICE

FOOD + BEVERAGE + FITNESS

BUILD TO SUIT OFFICE

F+B

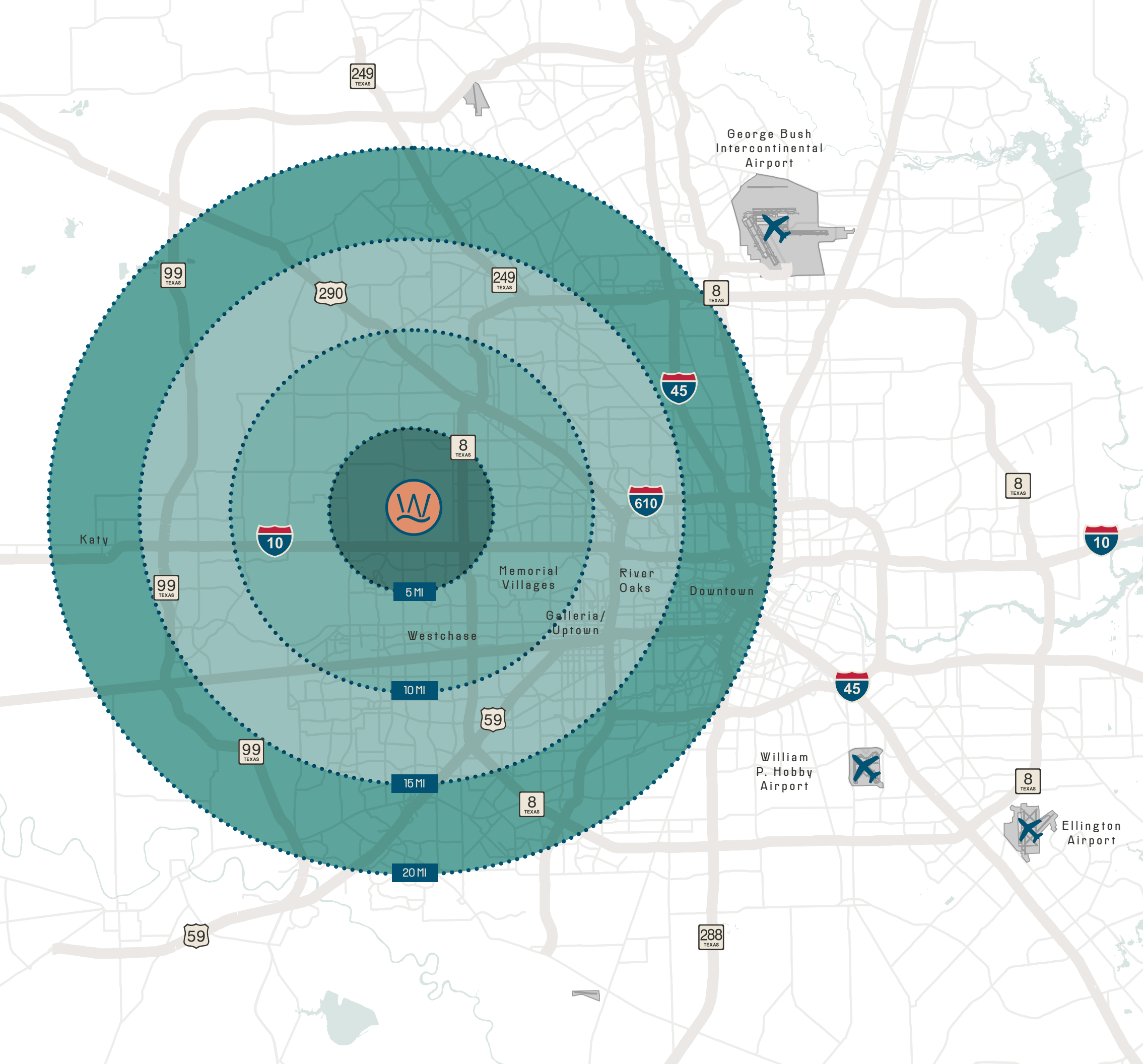
F+B

F+B

F+B

DAIRY ASHFORD

A Thriving Community.



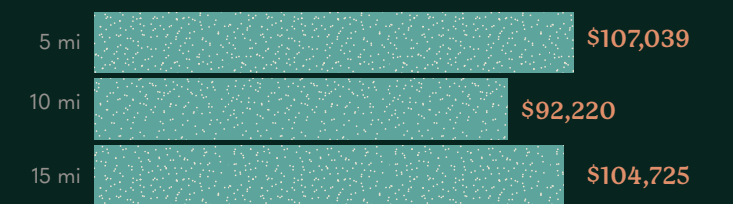
Center of Gravity

Strategically located along Interstate 10 with Beltway 8 in close proximity providing easy access to other major thoroughfares.

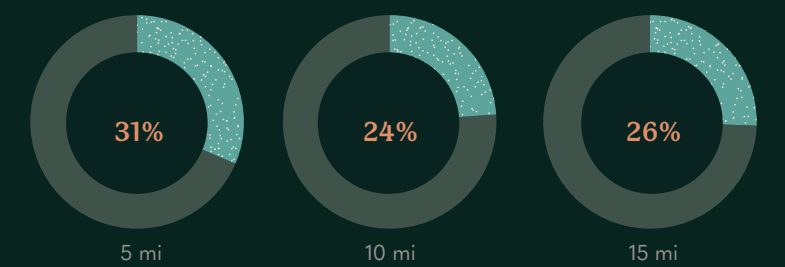
2021 Total Daytime Population



2021 Average Household Income



Ages 25+ With A Bachelor's Degree or Higher



← DOWNTOWN

8
TEXAS

10

DAIRY ASHFORD

N ELDRIDGE PKWY

← INGRESS ← EGRESS

Fueled by Connectivity

CONVENIENT ACCESS TO:



TRANSIT

- + METRO's Addicks Park & Ride offers commuters service to downtown, Kingsland, Addicks, TMC, Northwest Transit Center (NWTC)
- + Commuter bus service between The Woodlands and the Energy Corridor



TRAILS & BIKE LANES

- + Terry Hershey Park | 12.5-mile network of walking and biking trails along Buffalo Bayou
- + 50+ miles and 26,000+ acres of parks and trails

Office Space For Today



A low-rise, low-density environment



Flexible floor plates that provide for a variety of workplace solutions



Abundance of natural light



Direct access to mixed-use campus environment



Over one mile of on-site walking and biking paths



24 acres of green space



9 acres of lakes



Waterfront fare in the city.

With a variety of delicious restaurants, cafes and bars with **WATERFRONT VIEWS**, Watermark District becomes a **DINING DESTINATION** for business meetings and happy hours alike.



300,000+
Vehicles pass
on I-10 per day

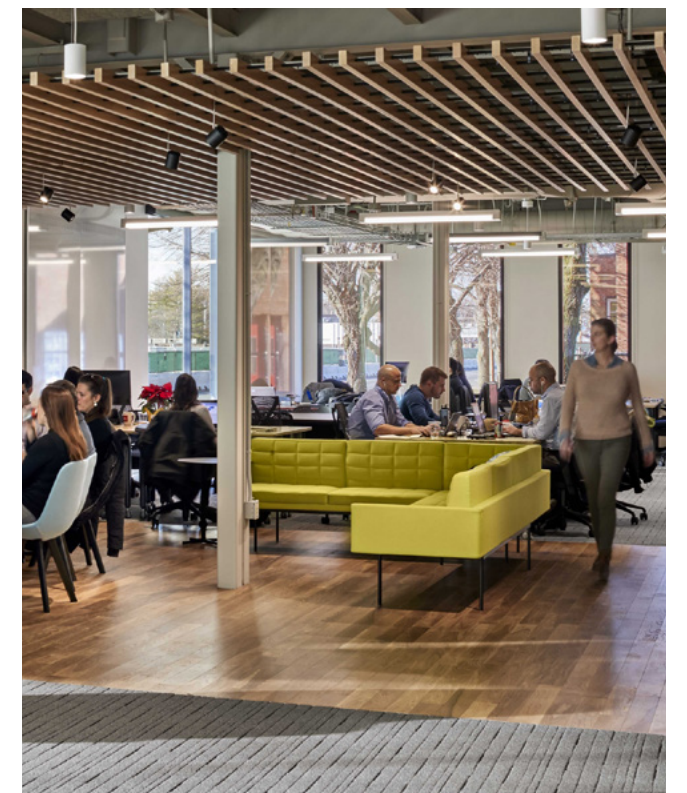
40,000+
Vehicles pass on
Eldridge Pkwy per day

Best-in-class office environment for modern teams.

Guided by the highest standards in workplace design, this **NEW HUB FOR INNOVATION** in Phase II of Watermark District will offer next-generation features that many tenants are looking for **TO CREATE A HEALTHIER AND MORE SUSTAINABLE** work environment.

A **THOUGHTFUL COMBINATION OF FLEXIBLE SPACES**, service-driven amenities, and innovative wellness offerings will promote productivity and help companies attract and retain top talent.

Complemented with advanced technology and renewability, Phase II of Watermark District will be **AN IDEAL ENVIRONMENT** for tenants in creative industries such as technology, research and development, information, and biotechnology/life sciences.





Wellness



Natural and
Recreational Open Spaces



On-site Fitness Center



Olympic-Size Saltwater
Swimming Pool



Direct access to miles
of walking trails



Walking distance to
Terry Hershey Park

Environmental & Social Initiatives

Midway is committed to leadership in sustainability and corporate responsibility in our operations, our developments, and in our social and community relationships. This commitment aligns with our purpose of creating enduring investments and remarkable places that enrich lives. If anything, our purpose is limited if we fail to reach for ESG excellence with our investment executions, operations, and relationships.



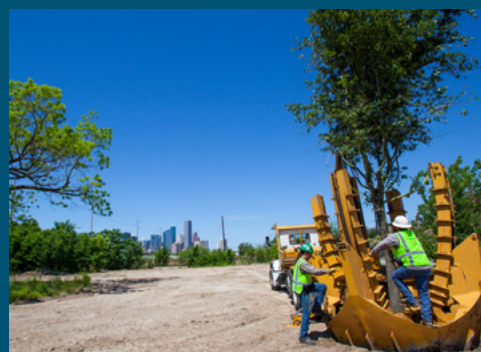
“THE GREENEST BUILDING IS THE ONE THAT ALREADY EXISTS”

- Carl Elefante, Former President of the American Institute of Architects

MIDWAY CONSERVATION EFFORTS

1,000+
Trees Relocated throughout Midway's Development Portfolio

\$5M+
Trees Donated throughout Midway's Development Portfolio



275K SF
Green space throughout Midway's Development Portfolio



PROJECT HIGHLIGHT A BETTER WAY OF LIVING — AND WORKING

3 Fitwel® Certifications in the Midway portfolio



CITYCENTRE FIVE



greenstreet



JONES ON MAIN

PROJECT HIGHLIGHT WATER CONSERVATION + WATER QUALITY



East River has incorporated certain low impact development features in the design of its infrastructure to help address storm water quality and quantity issues.

At East River 9 golf course, a permit is in process with the city and state to use water from Buffalo Bayou to irrigate the greens and landscaping throughout the course.



We create communities, not commodities.



MIXED USE
Integrated, comprehensive experience



EXPERIENCE
Unique, urban, natural, authentic public place



INNOVATION
Healthy, sustainable, flexible product



DIFFERENTIATION
Thoughtful, unique branded services



CONNECTIVITY
Multi-modal, walkable, social community



DESIGN
Timeless quality

What We Believe

Integrity

Authenticity and transparency are central to our conduct; we say what we mean and honor our word.

Passion

Passion is the fuel that drives us forward. A passionate group of people working toward common goals, we can accomplish the unthinkable.

Adaptability

We instinctively look at the world with open eyes and anticipate change. This gives us the resolve to differentiate ourselves from the commonly accepted formula.

Quality

We believe quality is the end result of our high intentions, sincere effort, intelligent direction, and skillful execution; it represents the wise choice of many alternatives.

Initiative

We strive to make a difference, regardless of obstacles and resources.

Teamwork

When we succeed together, without worrying about who gets credit, we succeed with humility.

Urgency

Having a sense of urgency is critical in everything we do. We act promptly and with intention, striving to make things happen efficiently and effectively.

Generosity

Our talents were not given to us solely for our own benefit and success, but also to enable us to give back and make a positive impact in the lives of people in the communities where we live and work.

**INTEGRITY
PASSION
ADAPTABILITY
QUALITY
INITIATIVE
TEAMWORK
URGENCY
GENEROSITY**

LEASED BY

PARKWAY

DEVELOPED BY

MIDWAY



DESIGNED BY

CREATIVECO.