

18211 KATY FREEWAY

HOUSTON, TX 77094



**CUSHMAN &
WAKEFIELD**





BUILDING OVERVIEW

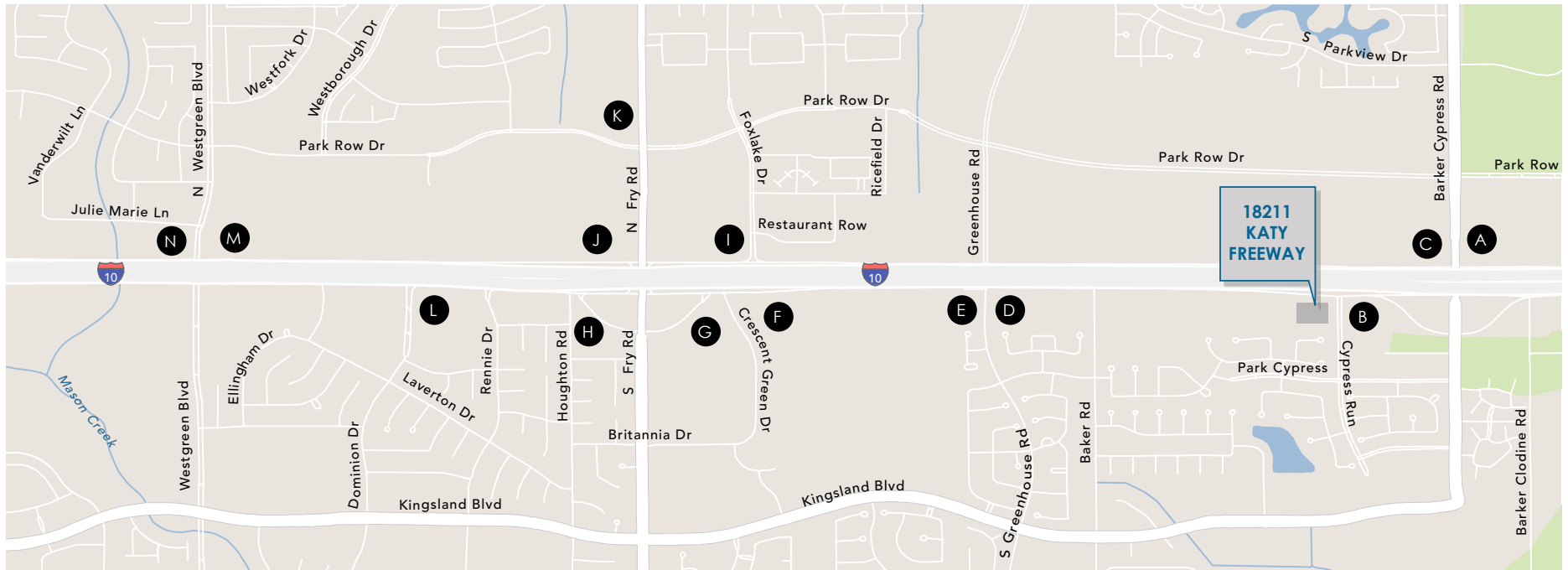
- Prime four story Class A office building with direct access to I-10
- Well-appointed two story lobby with a rich material palette
- Ample parking - 4/1000 parking ratio with covered, reserved parking available
- In suite balcony access available
- Efficient rectangular 20,000 RSF floor plates that are divisible for smaller users
- Multi-tenant monument signage opportunities available for larger users
- Electric Vehicle charging station

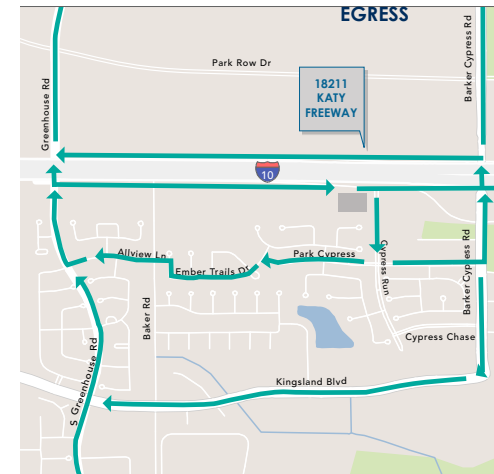
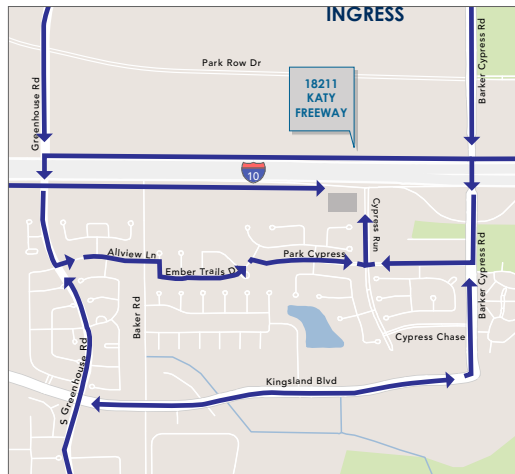


CONVENIENCE

Restaurants, shopping and hotels at your doorstep...

- A** Tony's Mexican
Pho Tan An
The Oil Derrick
El Rancho Mexican
Burger Tex Grill
T-Mobile
Firehouse Subs
Smoothie Factory
Dynamic Fitness Barker Cypress
Kimchi Korean Cafe
Popeyes
Shell Gas Station
- B**  Old Country Store
- C**  Methodist Hospital
 Texas Children's Hospital
- D**  Lifestyle
 Smashburger
 Starbucks
 Potbelly
- E**  Chick-fil-A
 Corner Bakery
 snop
 Masala Wok
- F**  VERTS
Lowe's
Pearle Vision
Lenny's Subs
Signarama
SportClips
- G** **Green Tree Center**
Willie's Grill & Icehouse
PetSmart
Target
AT&T
Famous Footwear
Shish Kabob Cafe
Bath & Body Works
TJMaxx
Party City
Five Below
Ulta
UPS Store
TGF Hair Salon
Randall's
Shell
Fazoli's
McDonald's
BBVA Compass Bank
Wendy's
IHOP
Eyedoc Vision
- H** Bank of America
Katy Pharmacy
Orient Express
Shipley Do-Nuts
Texas Mesquite Grill
NTB - National Tire & Battery
- I** At Home
Panera Bread
Applebee's
Thai Cottage
Vitamin Shoppe
Soft Touch Nails
Amazing Lash Studio
LA Fitness
Ashley HomeStore
Massage Envy
The Joint
Pier 1 Imports
Five Guys
Scottrade
Verizon
Chase Bank
Kohl's
OfficeMax
Jimmy John's
Chipotle Mexican Grill
Smoothie King
H-E-B
- J** Home Depot
Subway
Whataburger
Arby's
Sprint
Ross Dress for Less
Babies"R"Us
Best Buy
Sam's
Walmart
Denny's
Panda Express
- K** **Crossing at Fry Road**
Walgreens
Taco Bell
Shell
Buffalo Wild Wings
Starbucks
Kroger
Palais Royal
Spec's
Burger King
Hobby Lobby
The UPS Store
Tropicals
McDonald's
Sonic Drive-In
Pizza Hut
- L**  Outback Steakhouse
 Captain Tom's
- M** Uncle Julio's
BJ's Restaurant & Brewhouse
Best Buy
Longhorn Steakhouse
Newk's Eatery
Texas Roadhouse
Steak n' Shake
Firehouse Subs
Slick Willie's
Stadia Sports Grill
Chang's Chinese
Russo's New York Pizzeria
Texas Borders Grill
Brewskis Pub
Orleans Seafood Kitchen
- N** Spring Creek BBQ
Holiday Inn
Cheddar's
Olive Garden
Chuy's
McAlister's Deli





FOR MORE INFORMATION, YOU MAY CONTACT:

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