

COMMERCIAL LIFESTYLE CONDO SPACE FOR SALE | 7022 OLD KATY RD • HOUSTON, TX • 77024

SPACE FOR SALE | XSPACE HOUSTON



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Building Overview

Emerging triumphantly from their success in Austin, XSpace Group is ready for a new chapter of achievement in Houston as it is set to break ground by year's end. Located at 7022 Old Katy Rd within the coveted Design District, this location stands as a sentinel of refinement, majestically facing the Houston Design Center.

Just when you believed perfection had been reached with XSpace's exceptional Austin venture, the award-winning architect **Francisco Gonzalez Pulido** of **FGP Atelier** elevates the concept by integrating design, science, technology and the quintessential spirit of Houston – Space Exploration. Their multidisciplinary approach creates kinetic spaces and infrastructural marvels, harmoniously intertwined with an urban blueprint that responds to our surroundings, ecology, culture and technology. The result stands before you: XSpace Houston, a masterpiece of ingenuity.

XSpace Houston seamlessly fills the gap between luxury garage, collaborative work environment, modern man cave and sophisticated office space. Here, the very essence of "Luxury Flex Space" is redefined.

Building Specs

Delivery	1st Quarter 2025	Units for Purchase	86
Floors	4	Size Range	784 SF to 2,926 SF
Total SF	±108,000 SF		



Building Overview

FACILITY AMENITIES

Drive-up access to most units | Car elevator | Secure, triple-gated | 24/7 access | Back-up generator | Optimized HVAC distribution | Three-lane driving access to most units | Conference Room, Kitchenette and Restroom with Showers on every floor | Loading dock | Temperature controlled

UNIT AMENITIES

Customizable unit sizes | Fully air-conditioned | Mezzanines | Terraces or balconies | Natural light | 20-foot ceiling height

OWNERS LOUNGE

Rooftop lounge with views of Downtown, Uptown and Memorial Park Houston | Chef's kitchen | A/V setup | Conference rooms



Building Overview

Crafted by the visionary genius, architect **Francisco Gonzalez Pulido** of the esteemed **FGP Atelier**, emerges the exquisite masterpiece – XSpace Houston. Envisioned with an unwavering commitment to excellence, XSpace’s design transcends the ordinary and embraces the extraordinary.

ELEGANCE REDEFINED

XSpace intertwines beauty and utility seamlessly, forming spaces that resonate with grace and purpose.

SUSTAINABILITY EMBODIED

From its strategic east-west orientation for passive shading to the orchestration of natural ventilation, XSpace champions eco-friendliness, harmonizing with the environment effortlessly.

EFFICIENCY ENVISIONED

Experience a realm where intelligence shapes design. XSpace crafts layouts for maximum utility and vibrant community engagement.

INNOVATIVE ENGINEERING

Within XSpace, innovation takes center stage. Modular wonders grant flexibility, empowering you to shape your space as desired.

TAILORED LUXE

XSpace adapts to any vision, crafting spaces that echo each unique aspiration. Customization knows no bounds in this lavish tapestry.



Building Overview



LIMITLESS FLEXIBILITY

Customize your space, ranging from around 800 to 3,000 square feet, featuring mezzanines and terraces tailored to your aspirations

EXECUTIVE RETREATS

Carve out your corporate haven, designed to mirror your business ethos, or indulge in pre-furnished opulence.

COMMUNITY SYNERGY

Immerse in a thriving ecosystem, where shared resources and connections converge, enriching your work journey.

EVENT ELEGANCE

Elevate your gatherings and meetings amidst our unique backdrop, or let XSpace Houston serve as your space for a day of productivity.

ARTISTRY UNLEASHED

Craft your canvas with personalized touches with a multitude of options ranging from doors, garage finishes, kitchenettes, office furnishings, restrooms, stairs and wall finishes.

Company Overview



XSPACE

Company Info

Company Name	XSpace
Industry	Industrial/ Commercial Condominium
Ownership	Private
Number of Locations	3 Locations
Website	xspacegroup.com

XSpace Group is a company offering multi-use industrial condominium units for purchase in modern designed commercial buildings. The company's unique offering caters to a wide range of needs, from rightsizing businesses to scaling investments and pursuing personal passions. Entrepreneurs, collectors, hobbyists and businesses can purchase individual units and customize them for a range of purposes, including storage, offices, showrooms or personal use.

The company, founded by Australian native Byron Smith, adapted concepts from his home country to meet the needs of American consumers. XSpace aims to change how users think about space ownership by offering flexible, customizable solutions.

XSpace's first location in Austin aimed to create a community of high-caliber professionals and passionate individuals. What initially started as a niche concept has grown into a national success story, demonstrating the increasing demand for flexible industrial space ownership. XSpace is currently constructing a second location in the Design District of Houston, with a third location in development in The Woodlands.



Property Imagery



Property Imagery

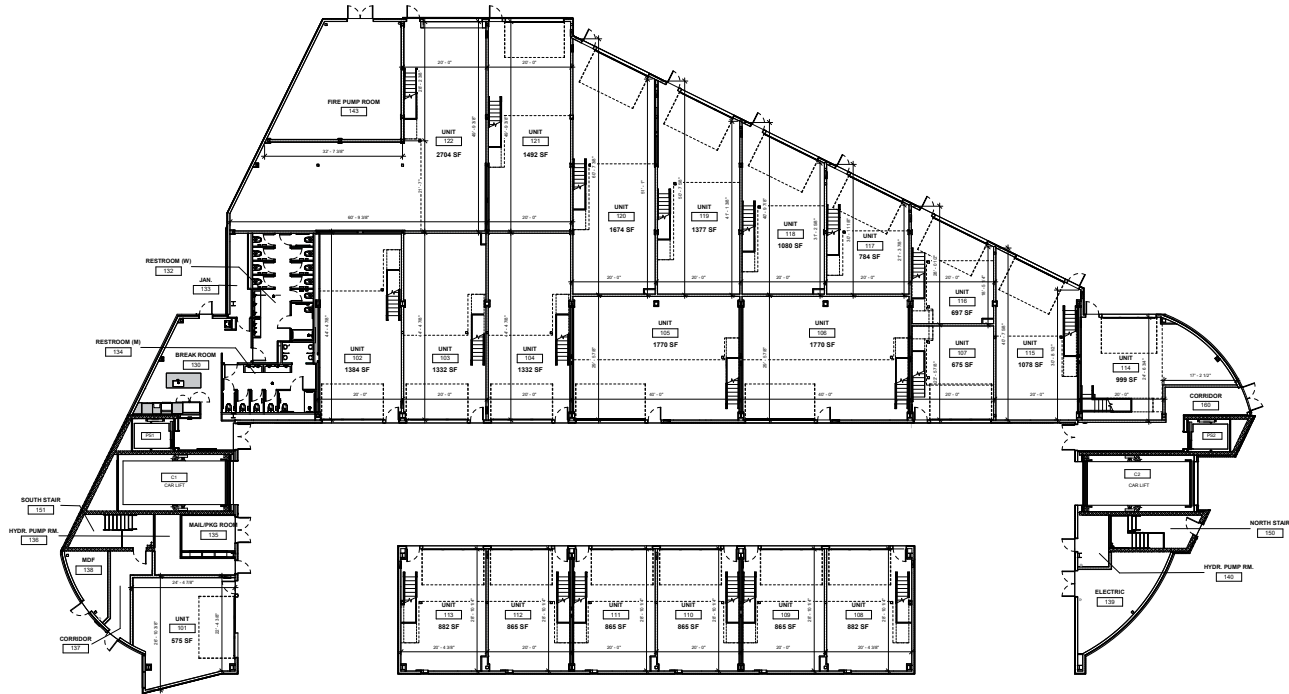


Sample Suite Imagery



Floorplan • Level 1

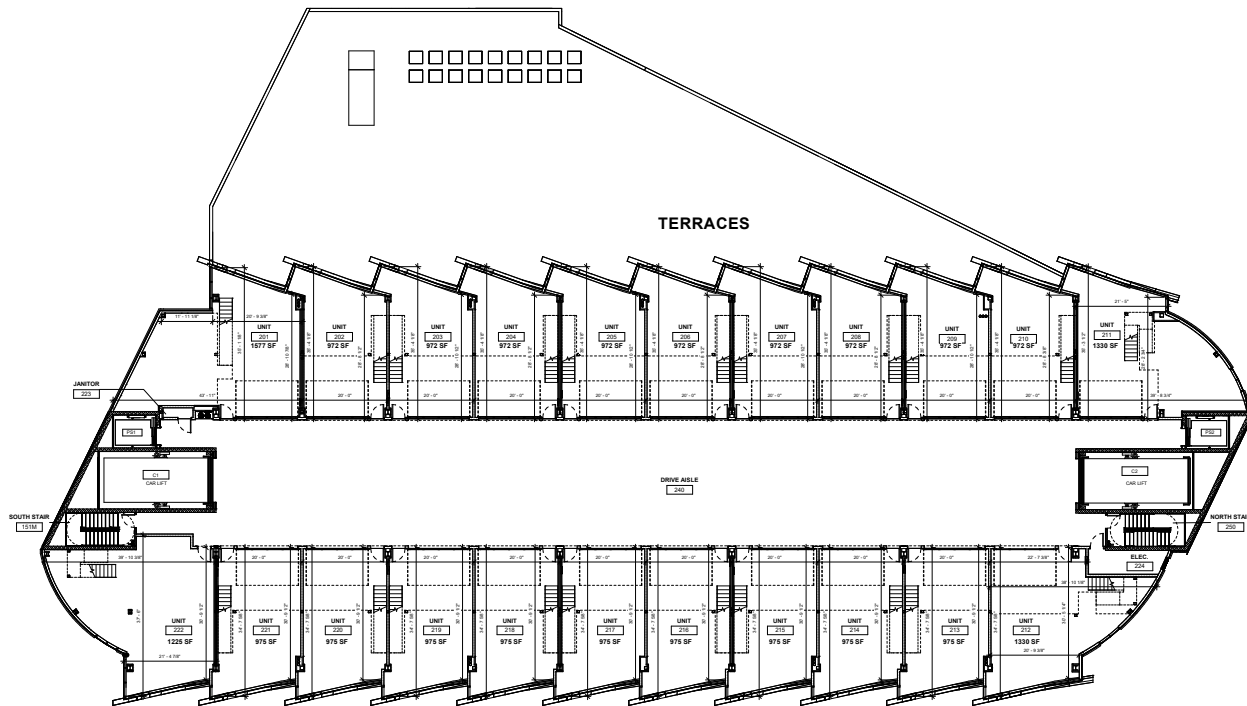
Unit No	GSF
101	784
102	1,598
103	1,545
104	1,545
105	1,986
106	1,986
107	884
108	1,092
109	1,075
110	1,075
111	1,075
112	1,075
113	1,092
114	1,213
115	1,290
116	906
117	994
118	1,292
119	1,591
120	1,889
121	1,709
122	2,926



*GSF = Common area you have access to + dedicated private parking in front of your space

Floorplan • Level 2

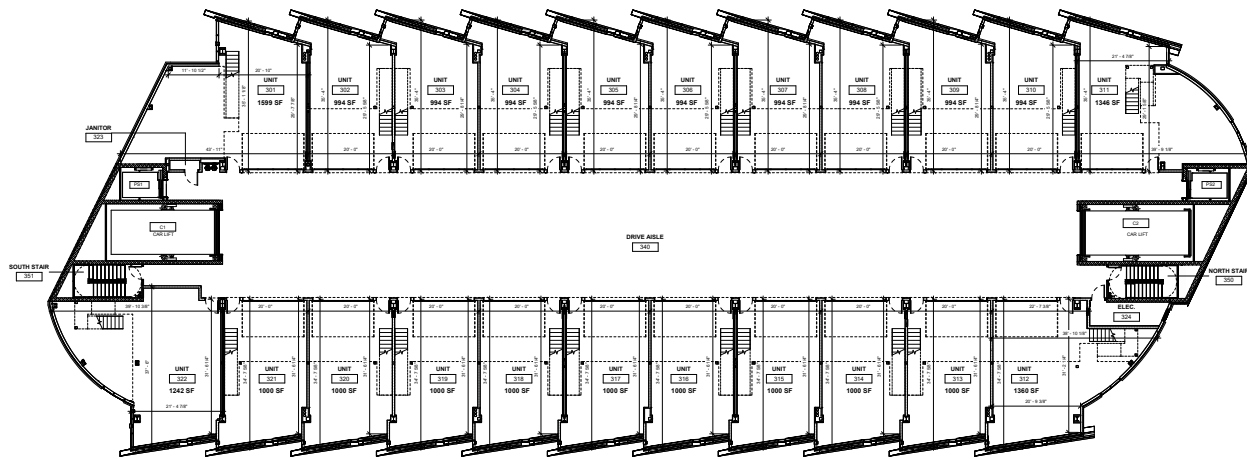
Unit No	GSF
201	1,790
202	1,556
203	1,574
204	1,576
205	1,575
206	1,576
207	1,575
208	1,575
209	1,486
210	1,354
211	1,343
212	1,542
213	1,186
214	1,186
215	1,186
216	1,186
217	1,186
218	1,186
219	1,186
220	1,186
221	1,186
222	1,238



*GSF = Common area you have access to + dedicated private parking in front of your space

Floorplan • Level 3

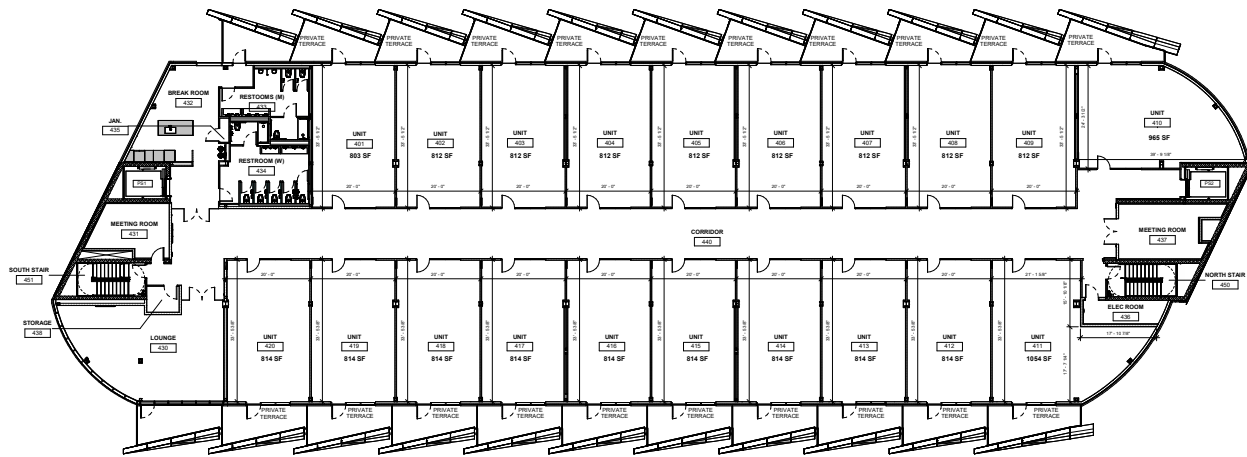
Unit No	GSF
301	1,814
302	1,205
303	1,205
304	1,205
305	1,205
306	1,205
307	1,205
308	1,205
309	1,205
310	1,205
311	1,359
312	1,573
313	1,211
314	1,211
315	1,211
316	1,211
317	1,211
318	1,211
319	1,211
320	1,211
321	1,211
322	1,256



*GSF = Common area you have access to + dedicated private parking in front of your space

Floorplan • Level 4

Unit No	GSF
401	1,013
402	1,022
403	1,022
404	1,022
405	1,022
406	1,022
407	1,022
408	1,022
409	1,022
410	1,135
411	1,262
412	1,024
413	1,024
414	1,024
415	1,024
416	1,024
417	1,024
418	1,024
419	1,024
420	1,021



*GSF = Common area you have access to + dedicated private parking in front of your space

EXTERIOR FEATURE OPTIONS

EXTERIOR FEATURES - 1



DIAGONAL WINDOW:

BRINGS ADDITIONAL DAYLIGHT AND VIEWS

EXTERIOR LIGHTING:

BRANDING + IDENTITY

•DIAGONAL WINDOW •EXTERIOR LIGHTING

FGP
ATELIER

EXTERIOR FEATURES - 2



•CLERESTORY

CLERESTORY:

FACING NORTH PROVIDES FAVORABLE DAY-LIGHT WITHOUT EXCESSIVE HEAT GAIN

EXTERIOR FEATURES - 3



• GROUND FLOOR FACADE GLAZING

TRANSLUCENT GLASS:
FILTERS EXTERIOR DAYLIGHT

EXTERIOR FEATURES - 4



• TERRACE SPACE

TERRACE SPACE

EXTERIOR TERRACE CAN BE COVERED BY WOOD
PANELS AND USED FOR AMENITIES

INTERIOR FEATURE OPTIONS

INTERIOR FEATURES - 1



• GUARDRAILS

- GUARDRAILS
- GLASS PANELS
- METAL PLATES
- STAINLESS STEEL CABLES

INTERIOR FEATURES - 2



• STEEL STRUCTURES

STEEL STRUCTURES:
CAN BE PAINED IN DIFFERENT COLORS
+
DIFFERENT FINISHES

INTERIOR FEATURES - 3



• GARAGE DOOR

GARAGE DOOR:
- CLEAR GLASS: EXPOSURE
- TRANSLUCENT GLASS: PRIVACY

INTERIOR FEATURES - 4



• CEILING AND FLOOR

CEILING FINISHINGS:

- EXPOSED
- DRYWALLED

FLOOR FINISHINGS:

- MATT
- POLISHED

INTERIOR FEATURES - 5



• LINEAR LIGHTING

LINEAR LIGHTING:

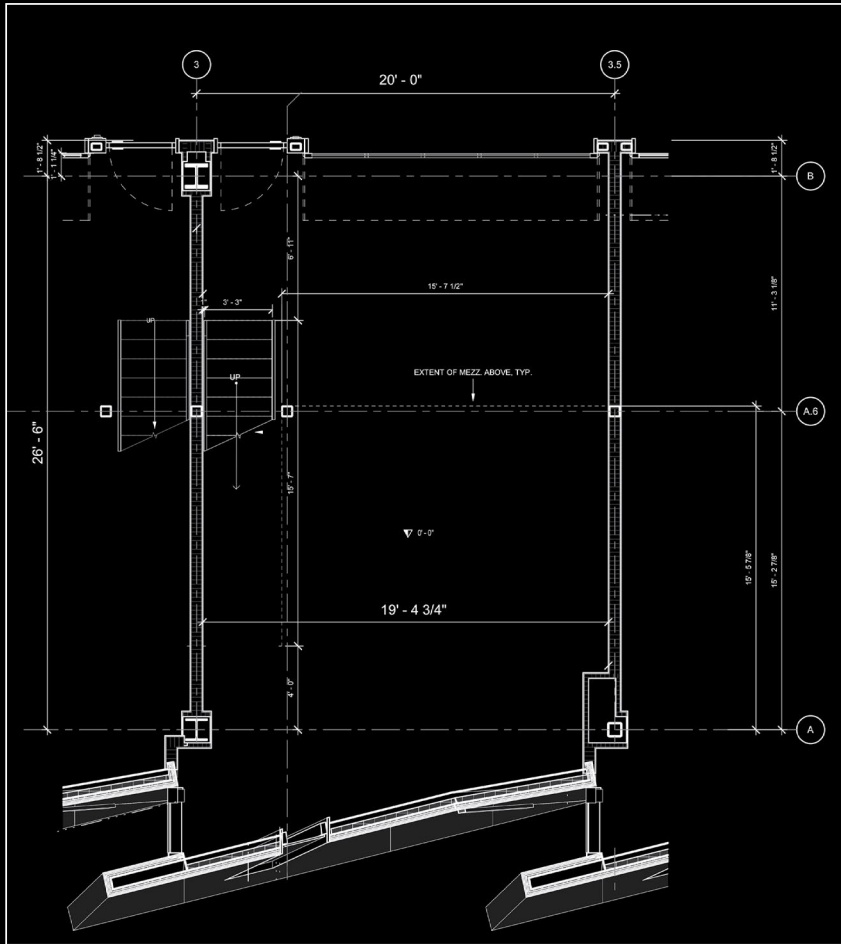
- SUSPENDED
- RECESSED

INTERIOR FEATURES - 6

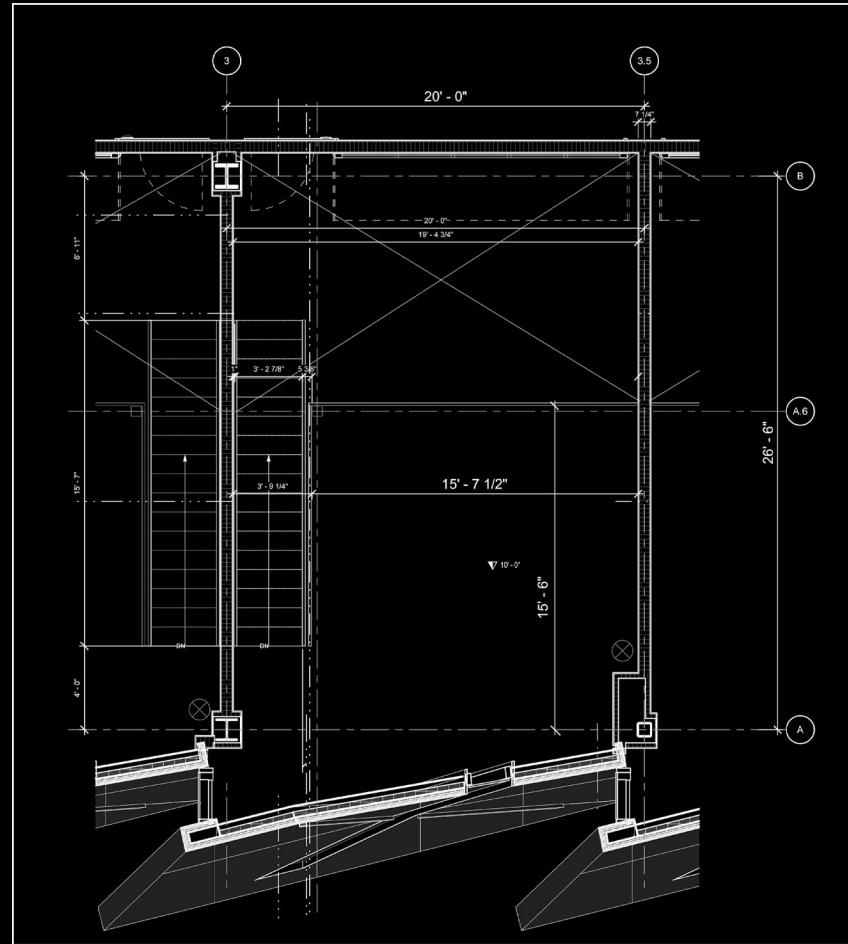


• UNIT SIZE

UNIT SIZE:
- SINGLE
- DOUBLE

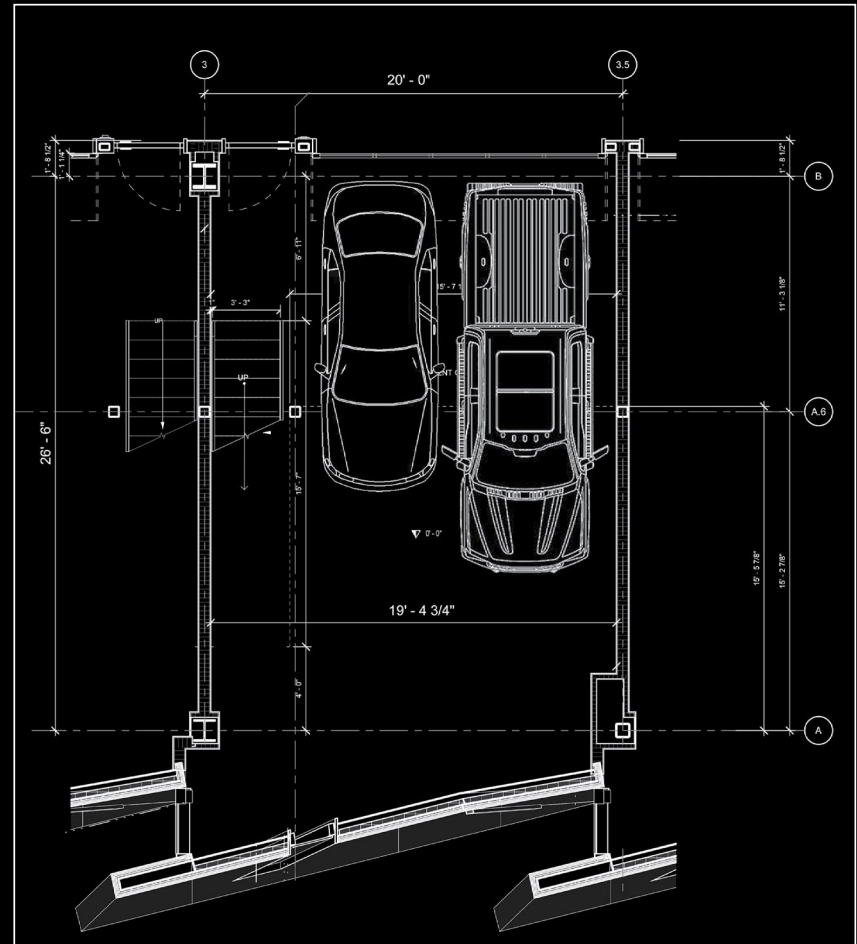
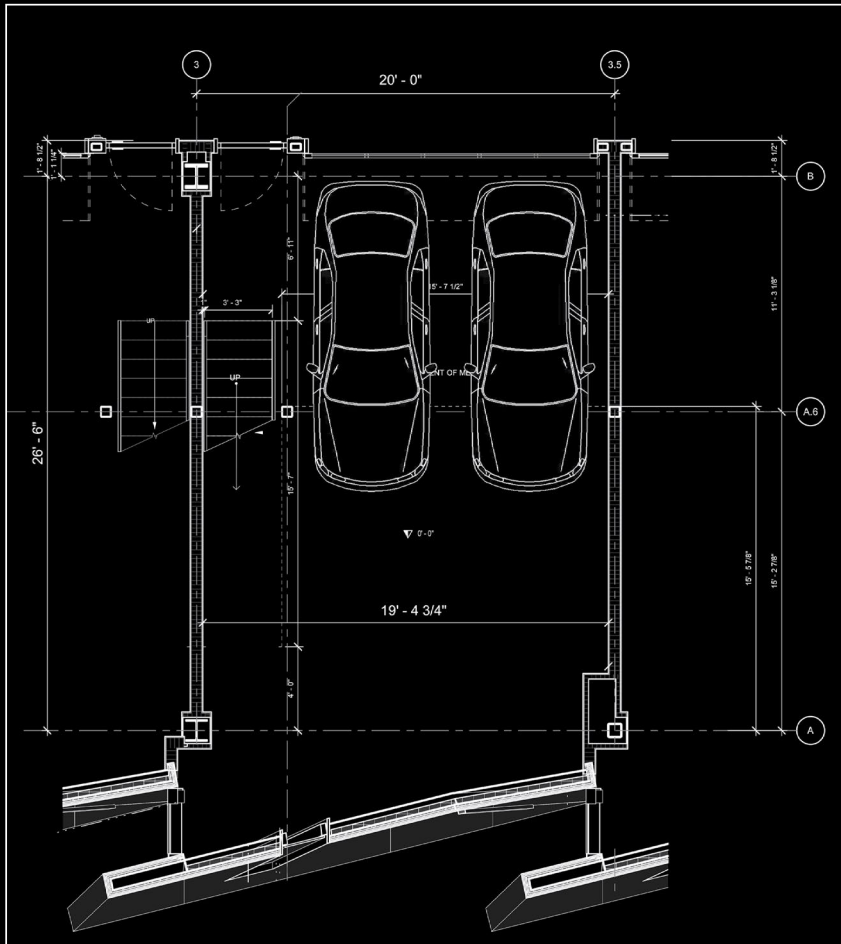


• TYPICAL UNIT FLOOR PLAN



• TYPICAL UNIT FLOOR PLAN
MEZZANINE LEVEL

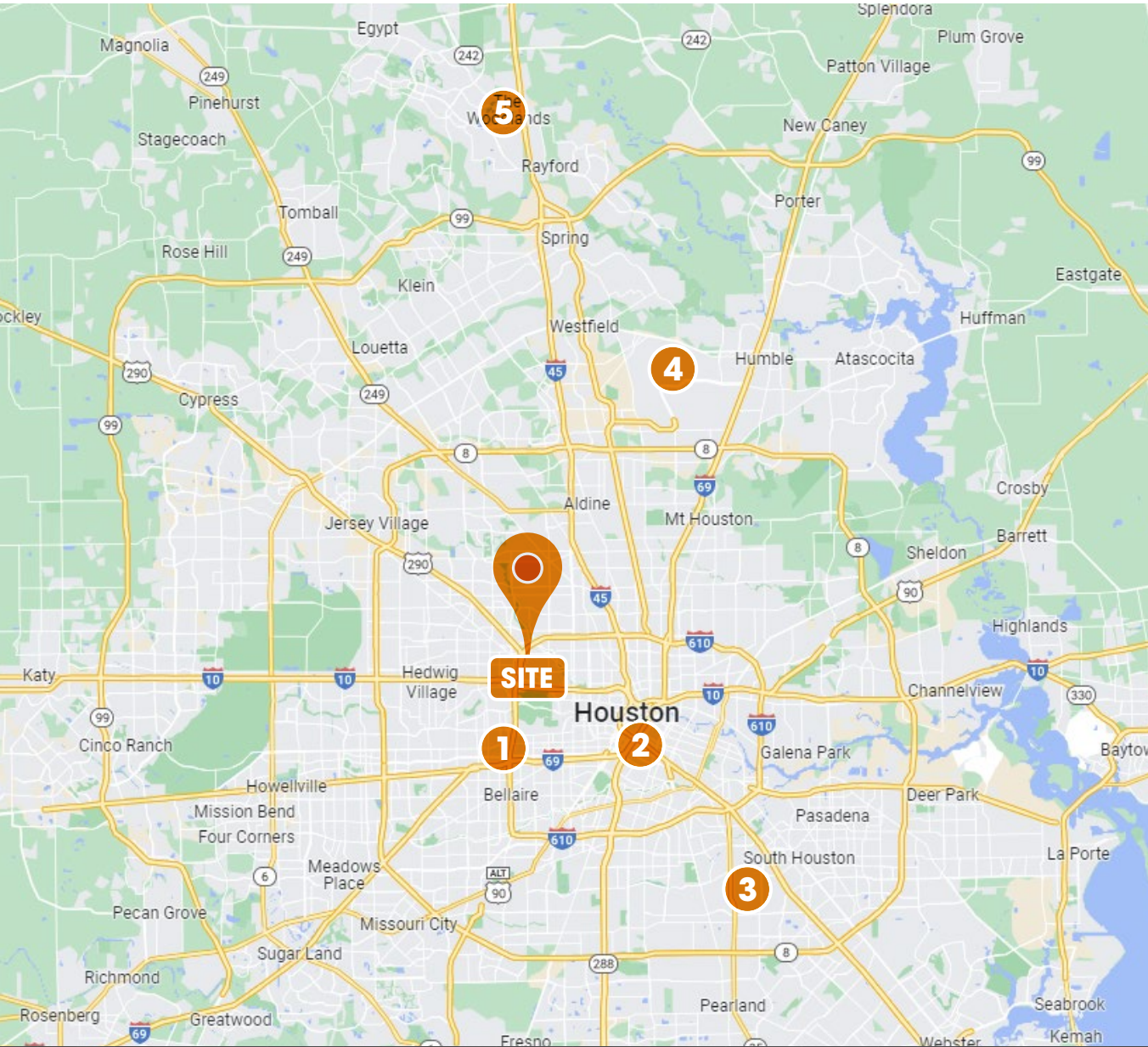




• TYPICAL UNIT FLOOR PLAN
WITH PARKING LAYOUTS



Greater Houston Map



NEARBY ATTRACTIONS



1

The Galleria

4.5 Miles
12-Minute Drive



2

Downtown Houston CBD

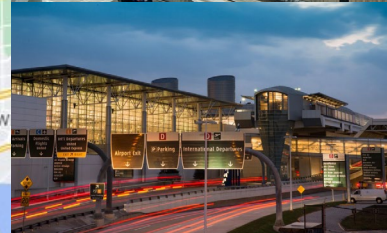
8 Miles
15-Minute Drive



3

William P. Hobby Airport (HOU)

15 Miles
25-Minute Drive



4

George Bush Intercontinental Airport (IAH)

23 Miles
30-Minute Drive

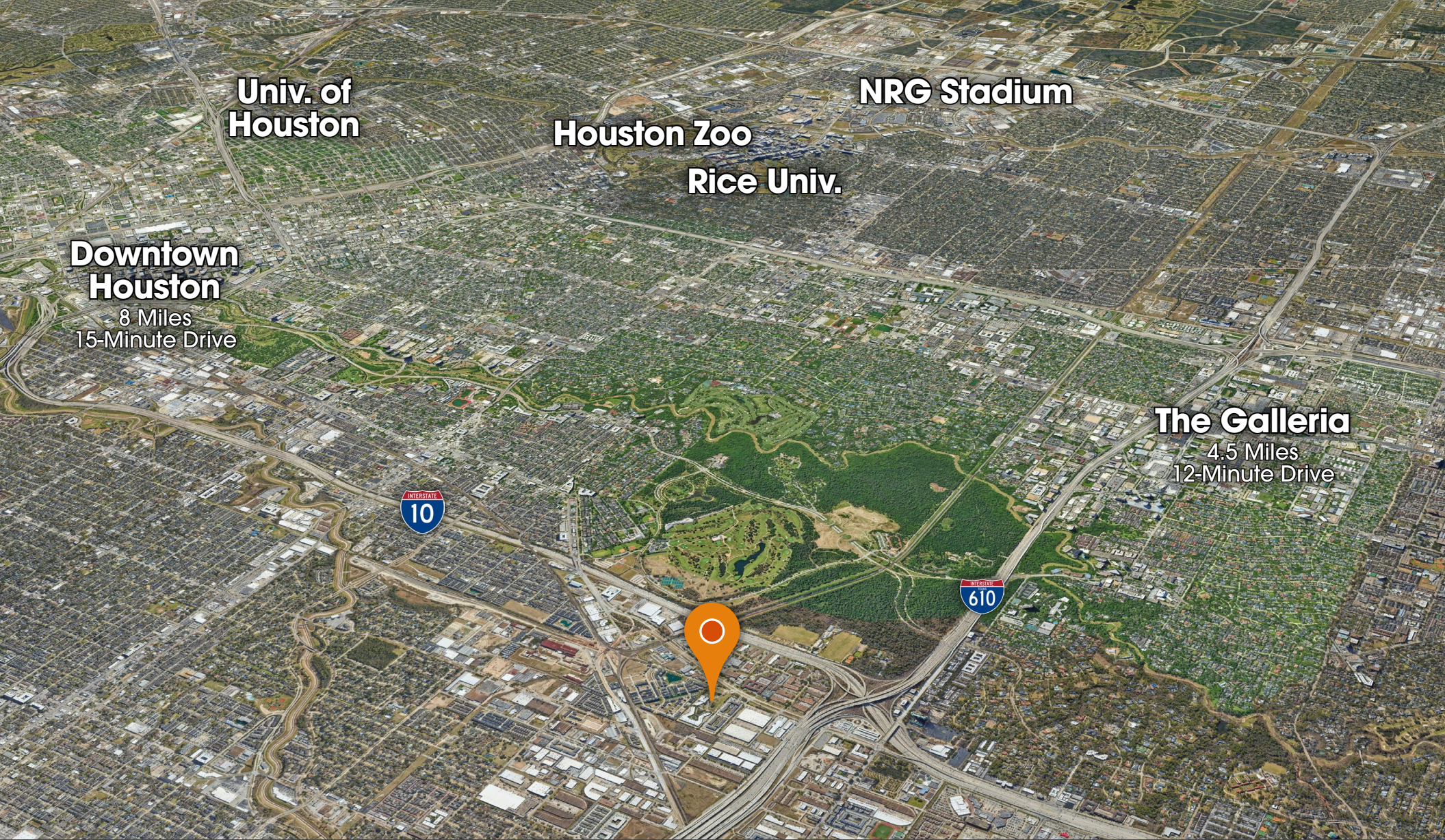


5

The Woodlands

33.5 Miles
40-Minute Drive

Aerial Map



Univ. of Houston

NRG Stadium

Houston Zoo

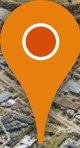
Rice Univ.

Downtown Houston

8 Miles
15-Minute Drive

The Galleria

4.5 Miles
12-Minute Drive



Houston Market Summary

Houston is the most populous city in Texas and the fourth-most populous city in the United States with an estimated population of 2,304,580. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, Houston is the seat and largest city of Harris County and the largest principal city of the Greater Houston metropolitan area, which is the fifth-most populous metropolitan statistical area in the United States. Comprising a land area of 640.4 square miles, Houston is the ninth-most expansive city in the United States (including consolidated city-counties).

Houston is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. Because of these strengths, Houston

is designated as a global city by the Globalization and World Cities Study Group and Network. The Houston area is the top U.S. market for exports, surpassing New York City in 2013

Nicknamed the “Bayou City”, “Space City”, “H-Town”, and “the 713”, Houston has become a global city, with strengths in culture, medicine and research. The city has a population from various ethnic and religious backgrounds and a large and growing international community. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major city in the U.S. It is home to many cultural institutions and exhibits and has an active visual and performing arts scene.



Houston Rankings

No. 1

Largest Amount of Industrial Construction in U.S. since 2013
(Houston Chronicle)

5th

Largest Metropolitan Area in the U.S.

2nd

Fastest Growing MSA in the U.S. since 2021 (U.S. Census Bureau)

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Fortune 500 Companies Call Greater Houston home (3rd Most in U.S.)

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2010 Population	5,019	108,682	390,905
2023 Population	8,410	142,413	464,523
2028 Population Projection	8,873	146,258	470,925
Households			
2010 Households	2,432	49,969	177,975
2023 Households	3,862	65,177	211,014
2028 Household Projection	4,051	66,859	213,745
Avg Household Size	2.10	2.10	2.10
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$418,317	\$473,935	\$470,711
Median Year Built	2001	1979	1976
Owner Occupied Households	2,286	34,824	97,248
Renter Occupied Households	1,764	32,035	116,497
Household Income			
< \$25,000	468	8,469	32,028
\$25,000 - 50,000	533	8,980	33,824
\$50,000 - 75,000	390	7,649	29,724
\$75,000 - 100,000	335	6,137	21,144
\$100,000 - 125,000	244	4,993	16,891
\$125,000 - 150,000	340	4,820	13,693
\$150,000 - 200,000	663	7,205	19,327
\$200,000+	889	16,923	44,382
Avg Household Income	\$141,773	\$140,979	\$124,620
Median Household Income	\$121,003	\$106,774	\$86,741
Worker Travel Time To Job			
<30 Minutes	3,287	49,964	160,171
30-60 Minutes	1,410	25,645	76,236
60+ Minutes	268	2,885	10,045

	1 Mile	3 Mile	5 Mile
Population Summary			
Age 15+	6,721	115,616	374,419
Age 20+	6,297	108,291	349,421
Age 35+	4,846	83,897	264,948
Age 55+	2,083	39,358	120,815
Age 65+	1,205	22,368	67,554
Median Age	39.00	40.20	39.10
Avg Age	38.50	39.50	38.60
Education			
Some High School, No Diploma	404	8,679	39,382
High School Graduate	484	12,583	43,614
Some College, No Degree	966	16,573	56,634
Associate Degree	370	5,861	22,305
Bachelor's Degree	2,427	37,717	106,285
Advanced Degree	1,666	26,332	81,227
Employment			
Civilian Employed	5,182	83,631	261,371
Civilian Unemployed	89	2,315	8,673
Civilian Non-Labor Force	1,364	28,183	99,232
U.S. Armed Forces	3	19	141
Housing Value			
< \$100,000	14	619	3,668
\$100,000 - 200,000	132	1,708	8,456
\$200,000 - 300,000	190	3,098	11,310
\$300,000 - 400,000	646	7,225	15,653
\$400,000 - 500,000	606	5,849	12,645
\$500,000 - 1,000,000	494	10,027	27,817
\$1,000,000+	104	5,423	16,508

Demographic data © CoStar 2023

LISTING AGENT



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Contact us today to schedule a pricing and placement consultation!

