



REPUBLIC SQUARE

OFFICE IN THE PARK | 13501 KATY FREEWAY



LEE &
ASSOCIATES

EXPERIENCE REPUBLIC SQUARE

Situated at the gateway to Terry Hershey Park in the heart of the Energy Corridor, Republic Square’s beautiful, bucolic wooded campus spans 35 acres and offers newly renovated office space connected to nature. Overlooking a central lake, the campus offers large floorplates and includes structured parking. Having been recently renovated and upgraded with a state-of-the-art lobby, conference center and fitness center, Republic Square is positioned to serve tenants of all sizes.

Square Feet:	301,311
Year Renovated:	2020, multimillion-dollar lobby renovation, 2023: New 115+ person conference facility
Parcel Size:	35 acres, repurposed and upgraded Fortune 100 corporate campus
Amenities:	<ul style="list-style-type: none">• New State-of-the-Art Fitness Center• New Conference Facility• 24/7 grab-n-go Park’s Pantry• On-Site Security• On-Site Management• Strong Institutional Ownership

RepublicSquare.com



Designed to accommodate
Office users of all sizes

State-of-the-art
Renovation

I-10 and Memorial
Frontage

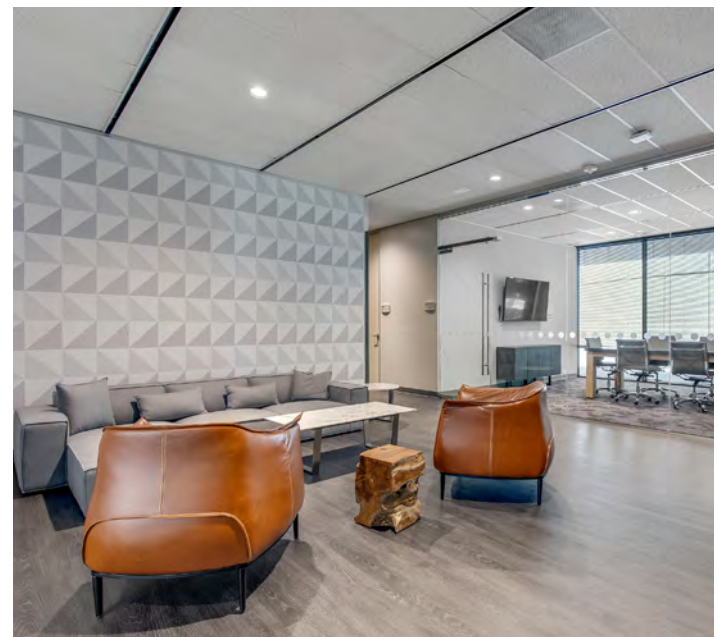


Extensive renovations to the main lobby and common areas have been completed, featuring modern, high-end furniture and expansive common areas with natural light and collaborative spaces that provide an ideal workplace setting.

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VIRTUAL TOUR





CONFERENCE SPACE



COLLABORATION
AREAS



REFINED STYLING



24/7 GRAB-N-GO
PARK'S PANTRY



New additional 115+ person conference facility. First class conference facilities and collaboration areas, ideal for tenant meetings and presentations.

[CLICK HERE FOR
VIRTUAL TOUR](#)





SHOWERS



LOCKERS



NEW EQUIPMENT



NATURAL LIGHT

[CLICK HERE FOR
VIRTUAL TOUR](#)



New state-of-the-art fitness center furnished with top-of-the-line exercise and training equipment with adjacent showers, locker room facilities & towel service.

THE IDEAL
CAMPUS SETTING

GET OUTSIDE!



Lush landscape to
Enjoy the panoramic views



Walk, hike, or bike
In Terry Hershey Park



Eat
Take a break and re-charge

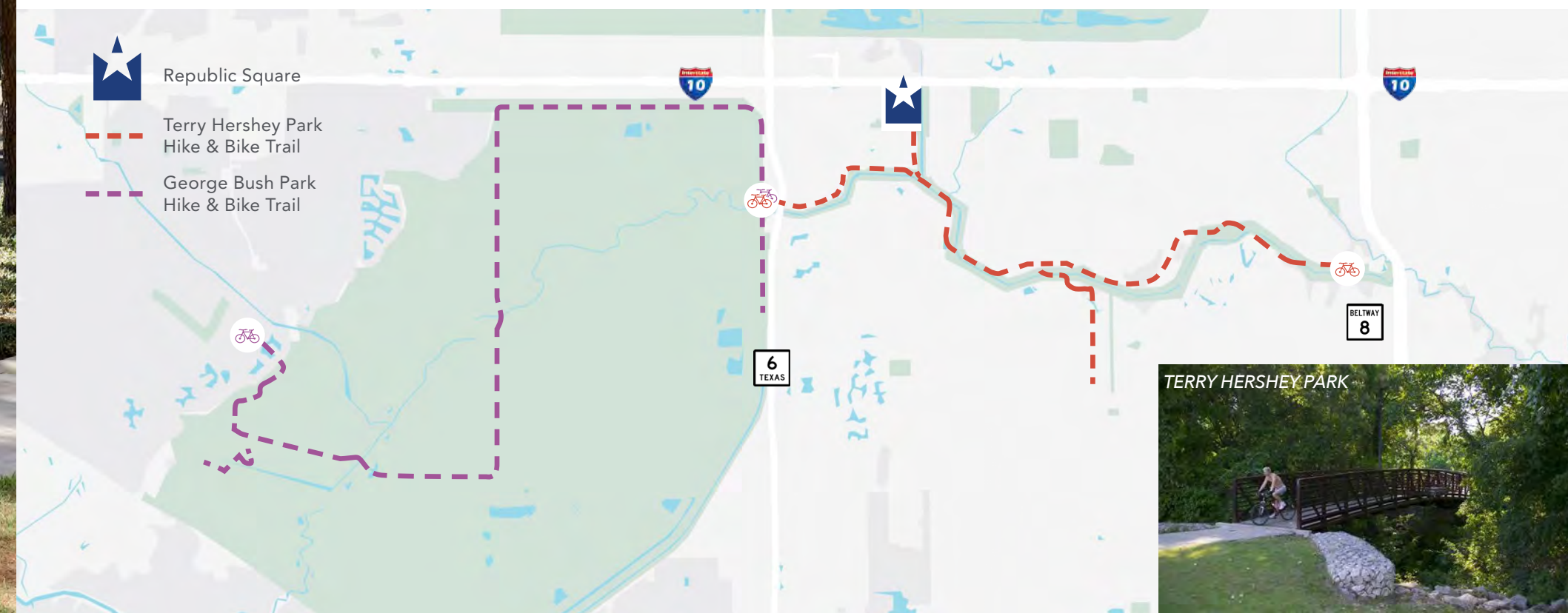
Connected
to more than
21 Miles
of hike & bike trails!



Republic Square

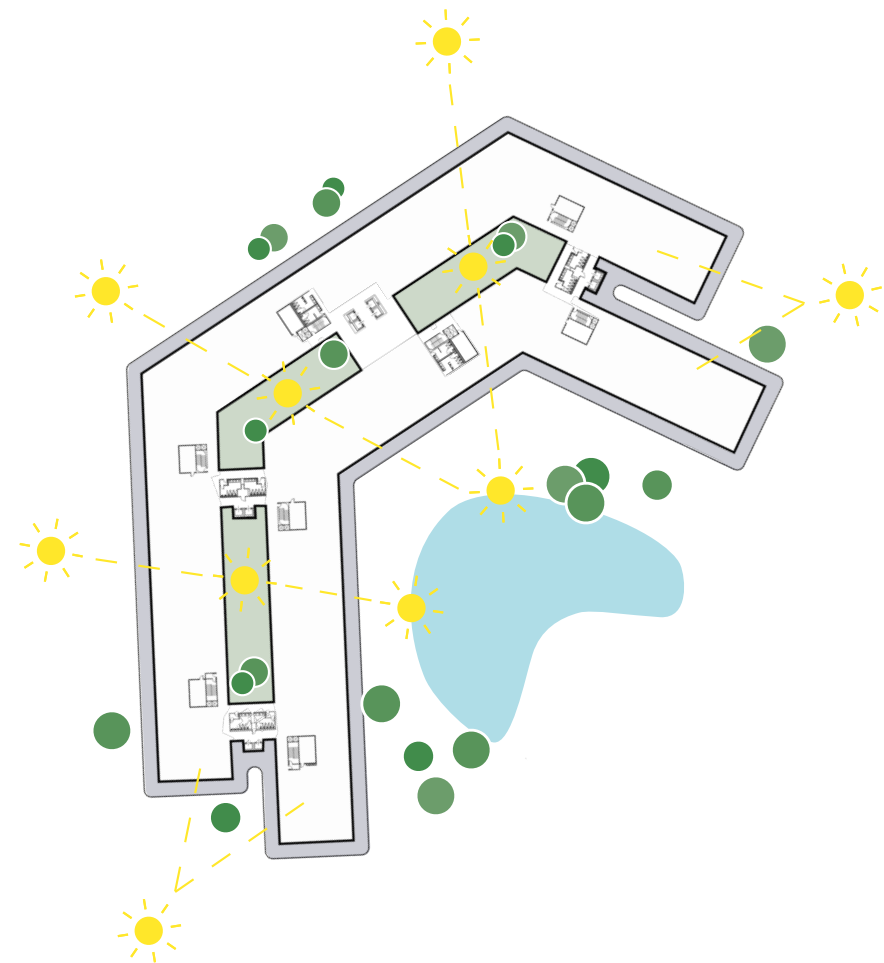
Terry Hershey Park
Hike & Bike Trail

George Bush Park
Hike & Bike Trail



EXPANSIVE, COLUMN-FREE FLOOR PLATES

Bathed in Natural Light



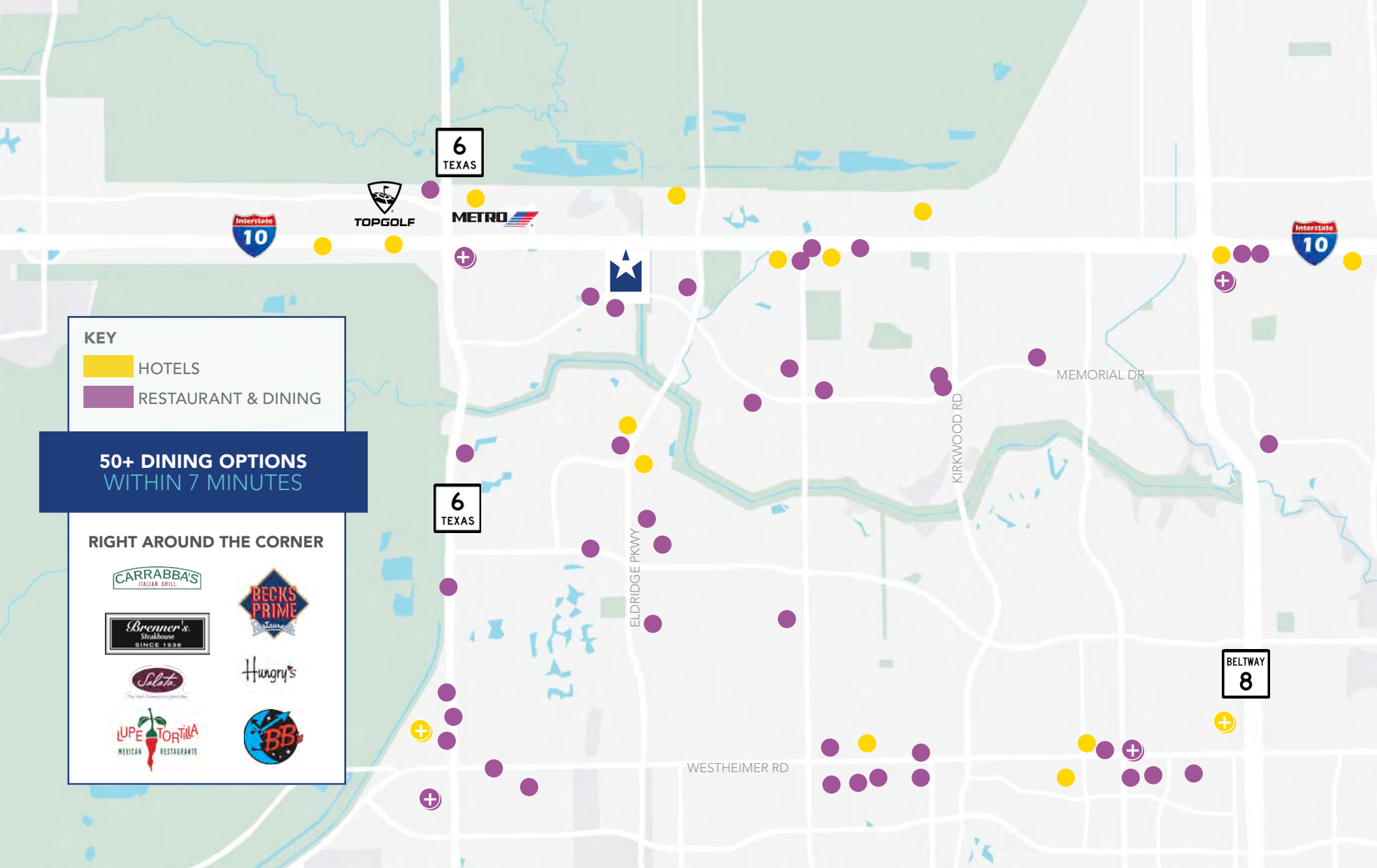
100,000 SF Floor Plates with multiple elevator lobbies and direct space access. Natural light surrounds all sides of the floors providing limitless window lines and increased productivity.

SUPERB ACCESS FROM KATY FWY & MEMORIAL

- Podium style parking
- Easy access from secured garage to Tenant's space

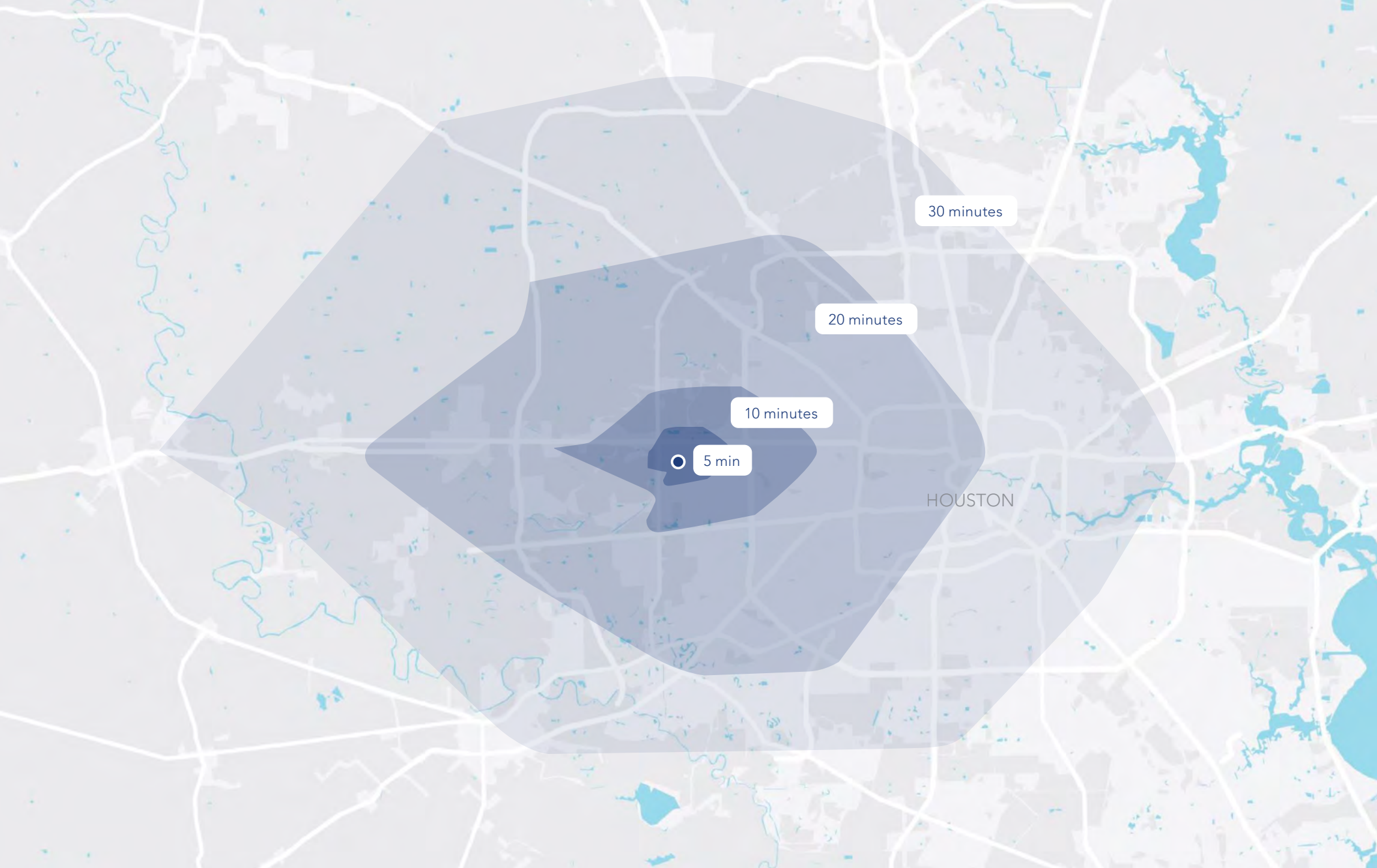
Ingress Egress





MEET THE NEIGHBORS

Located in the heart of the Energy Corridor, Republic Square is close to many of Houston's largest energy companies, hotels, entertainment, and dining.



Republic Square offers great accessibility to Beltway 8 and the Grand Parkway, and a drive time of less than 30 minutes to both international airports.

DRIVE TIMES

BE PART OF **SOMETHING BIG**

Future restaurant, retail, hotel office & multifamily



ABOUT **DART INTERESTS**

Dart Interests relies on our guiding principles to deliver the highest quality residential, commercial and resort properties to our customers. We have over \$1B in assets including active investments in New York, California, Florida, North Carolina, South Carolina, Washington, D.C. and Texas. Our portfolio emphasizes luxury residences, mixed-use communities, resorts and multifamily properties. We enjoy substantial capitalization and have a long-term commitment to becoming a pre-eminent real estate development firm in the United States.



REPUBLIC SQUARE

RepublicSquare.com

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