

OFFICE SPACE FOR LEASE

5605 GEORGE BUSH DR, KATY, TX 77493

5605 GEORGE BUSH DRIVE, KATY, TX 77493



FOR LEASE
RENT : \$2,495/MO

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



PRESENTED BY:

RACHEL GONZALEZ-DUNHAM, CCIM rachel@rachelinvest.com
Associate Broker
office: (832) 216-8524
cell: (832) 216-8524
realestateinfo@kcgrealty.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

5605 GEORGE BUSH DRIVE | KATY, TX 77493



Property Summary

Lease Rate:	\$2,495/month
Lease Term:	Negotiable
Building SF:	2,006
Rentable SF:	2006
Available SF:	2,006
Year Built:	1940
Building Class:	A
Floors:	1
HVAC:	Central
Lighting:	Yes
Parking:	Exposed, On Street
Zoning:	C1

Property Overview

The property at 5605 George Bush Dr is a ±2,006 SF single-story professional office building situated on approximately 0.46 acres in Old Katy, featuring four private offices, a reception area, conference room, kitchen, two restrooms, and multiple entrances, with ample on-site parking and yard space, making it ideal for professional, medical, or small business office use.

Location Overview

Situated in the historic Old Katy business district, the property benefits from strong accessibility and proximity to major retail and transportation corridors. The site is located just north of Katy Mills and minutes from Interstate 10 and the Grand Parkway, providing convenient connectivity to Houston and the surrounding metropolitan area.

The surrounding area includes established neighborhoods, local schools, retail centers, and restaurants that generate consistent daily traffic. The property is also located across from an elementary school, adding visibility and steady activity throughout the day.

Businesses benefit from proximity to major retail destinations, restaurants, banks, and service providers, making this location attractive for client-facing businesses and professional services. The site's central Katy location offers excellent convenience for employees and customers while maintaining the charm and accessibility of the historic downtown area.

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

PROPERTY DESCRIPTION

5605 GEORGE BUSH DRIVE | KATY, TX 77493



Prime Office Space in the Heart of Old Katy – Move in Ready!

Located in the heart of Old Katy, this well-positioned office property offers a versatile workspace ideal for professional services, medical offices, or small business operations. The building features approximately 2,000 SF of office space with a functional layout that includes four private offices, a reception area, conference room, kitchen, and two restrooms.

The property also offers two separate entrances, providing flexibility for multiple users or client access. A large yard and ample on-site parking add convenience for employees and visitors. Move-in ready, this space is perfect for startups or established businesses looking for a centrally located office with easy access to major roadways and surrounding amenities.

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

PROPERTY PHOTOS

(FURNITURE SHOWN IN PHOTOS IS NOT INCLUDED)



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

PROPERTY PHOTOS

(FURNITURE SHOWN IN PHOTOS IS NOT INCLUDED)



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

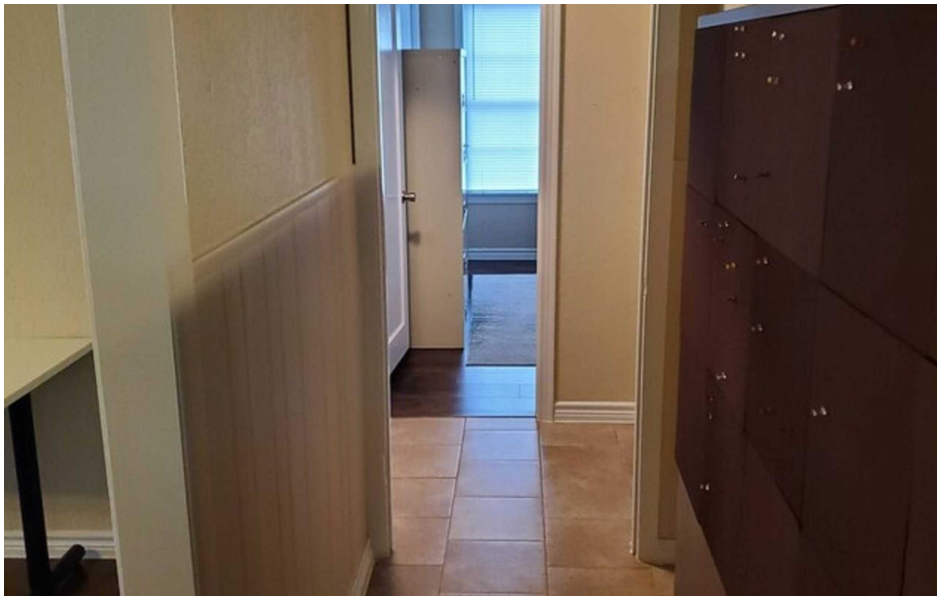


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

PROPERTY PHOTOS

(FURNITURE SHOWN IN PHOTOS IS NOT INCLUDED)



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

PROPERTY PHOTOS

(FURNITURE SHOWN IN PHOTOS IS NOT INCLUDED)



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

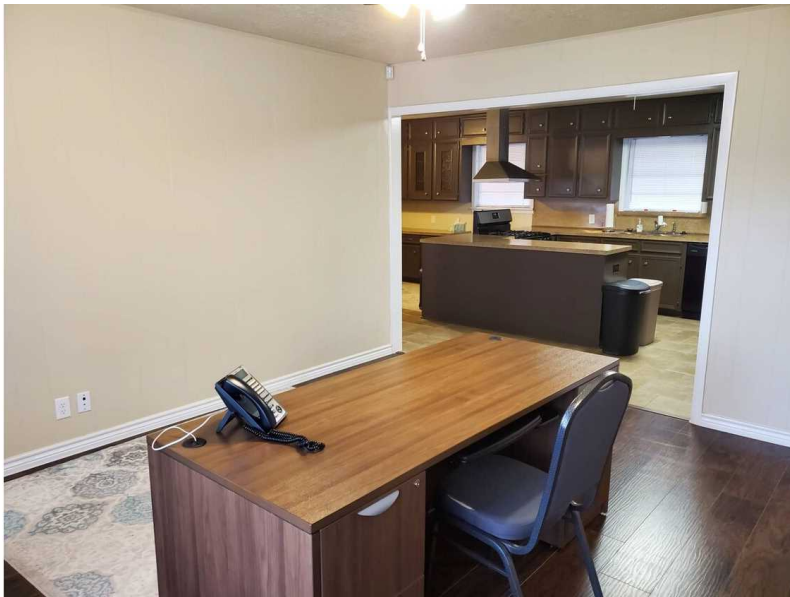


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgcrealty.com

rachel@rachelinvest.com

PROPERTY PHOTOS

(FURNITURE SHOWN IN PHOTOS IS NOT INCLUDED)



PROPERTY PHOTOS

(FURNITURE SHOWN IN PHOTOS IS NOT INCLUDED)



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

PROPERTY PHOTOS

(FURNITURE SHOWN IN PHOTOS IS NOT INCLUDED)



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

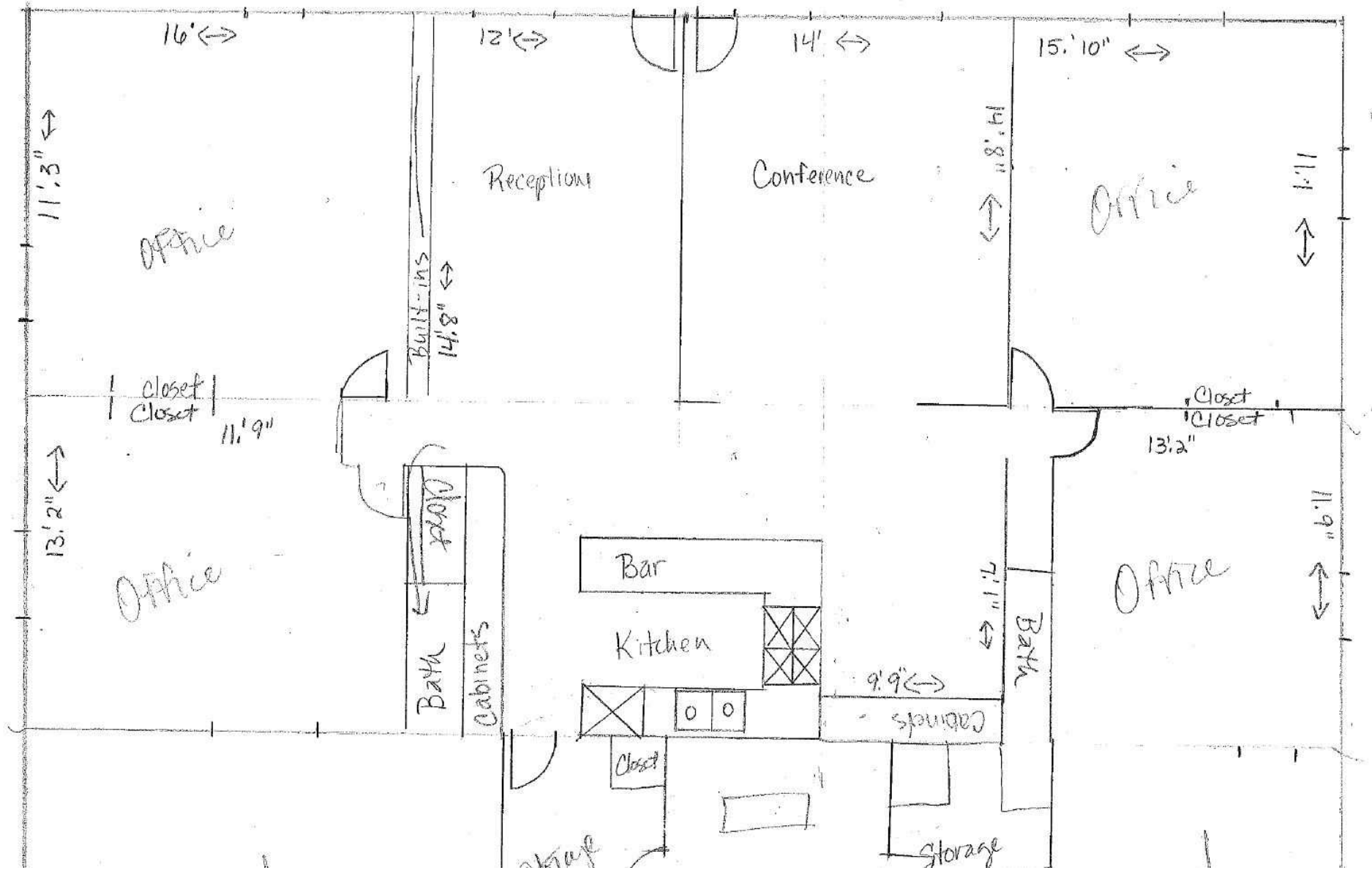


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

FLOOR PLAN

5605 GEORGE BUSH DRIVE | KATY, TX 77493



AVAILABLE SPACES

5605 GEORGE BUSH DRIVE | KATY, TX 77493



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
Bldg 1	2,006	Negotiable	\$2,495 /mo	Office	Average	Available Now

Highlights

- 4 Office rooms, 1 Reception, 1 Conference Room, & 2 Bathrooms. Move-in Ready
- Professional Office Space Available
- Ideal for professional services, administrative offices, medical support, or consulting firms
- Convenient access to major corridors including Interstate 10
- Easy connectivity to Grand Parkway (State Highway 99)
- Close to neighborhood retail centers, restaurants, and daily services

Nearby Locations

- Katy Mills (≈1 mile).
- Marshalls (≈1 mile).
- Burlington (≈1 mile).
- Kohl's (≈2 miles).
- Katy City Hall (≈1 mile).
- Katy Heritage Park (≈1 mile).
- Memorial Hermann Katy Hospital (≈2 miles)
- Typhoon Texas Waterpark Houston (≈2 miles)

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

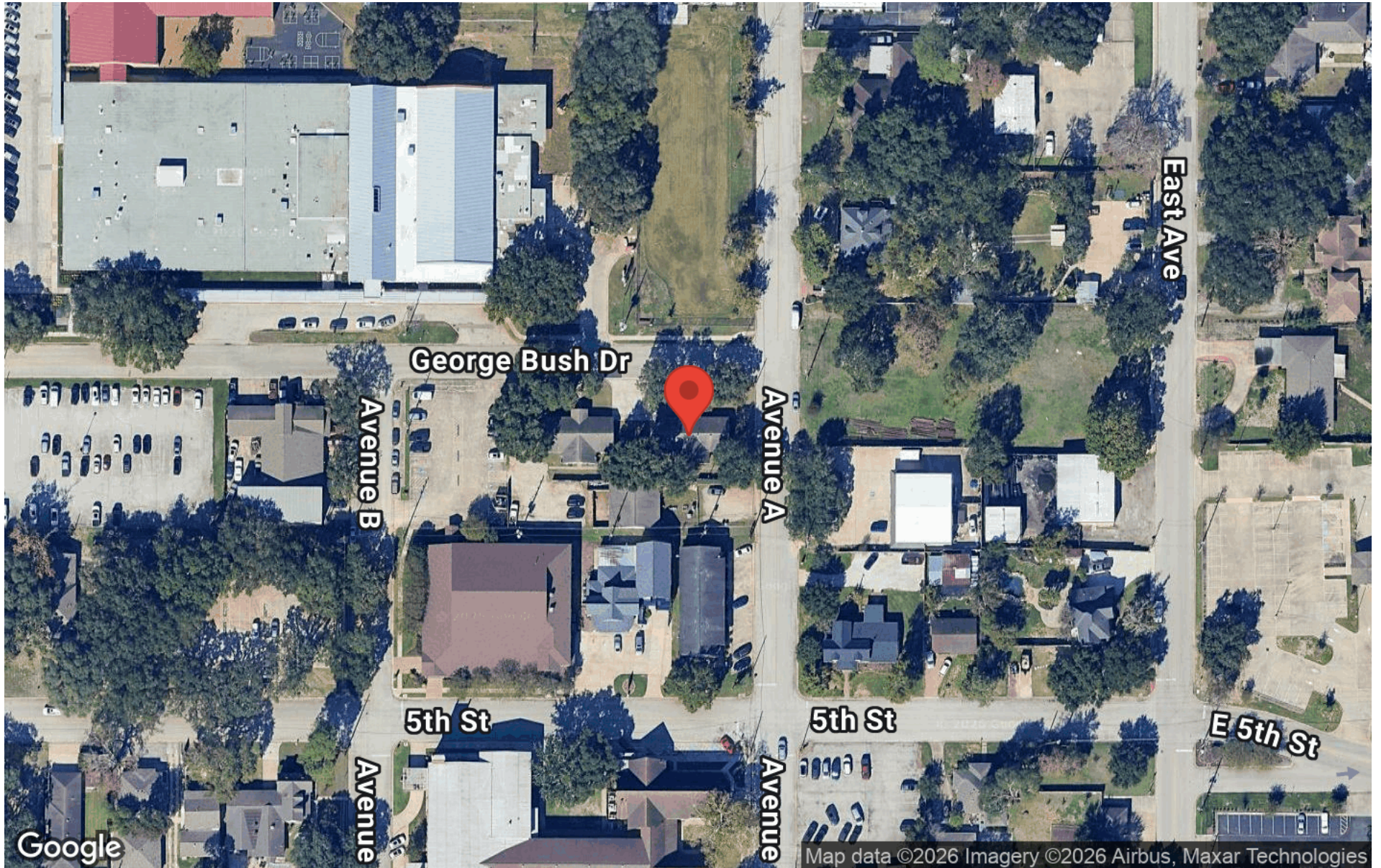


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

AERIAL MAP

5605 GEORGE BUSH DRIVE | KATY, TX 77493



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



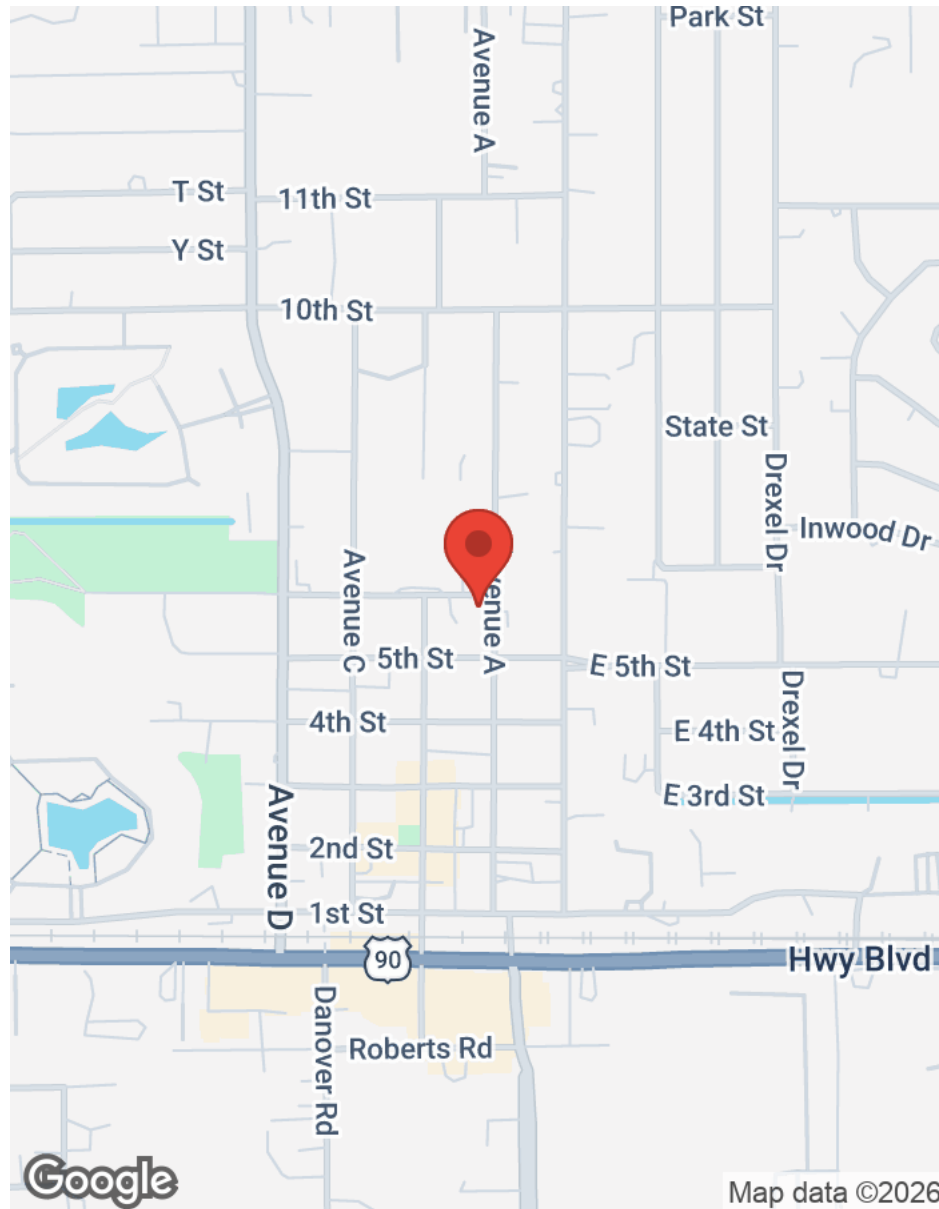
RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

LOCATION MAPS

5605 GEORGE BUSH DRIVE | KATY, TX 77493



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

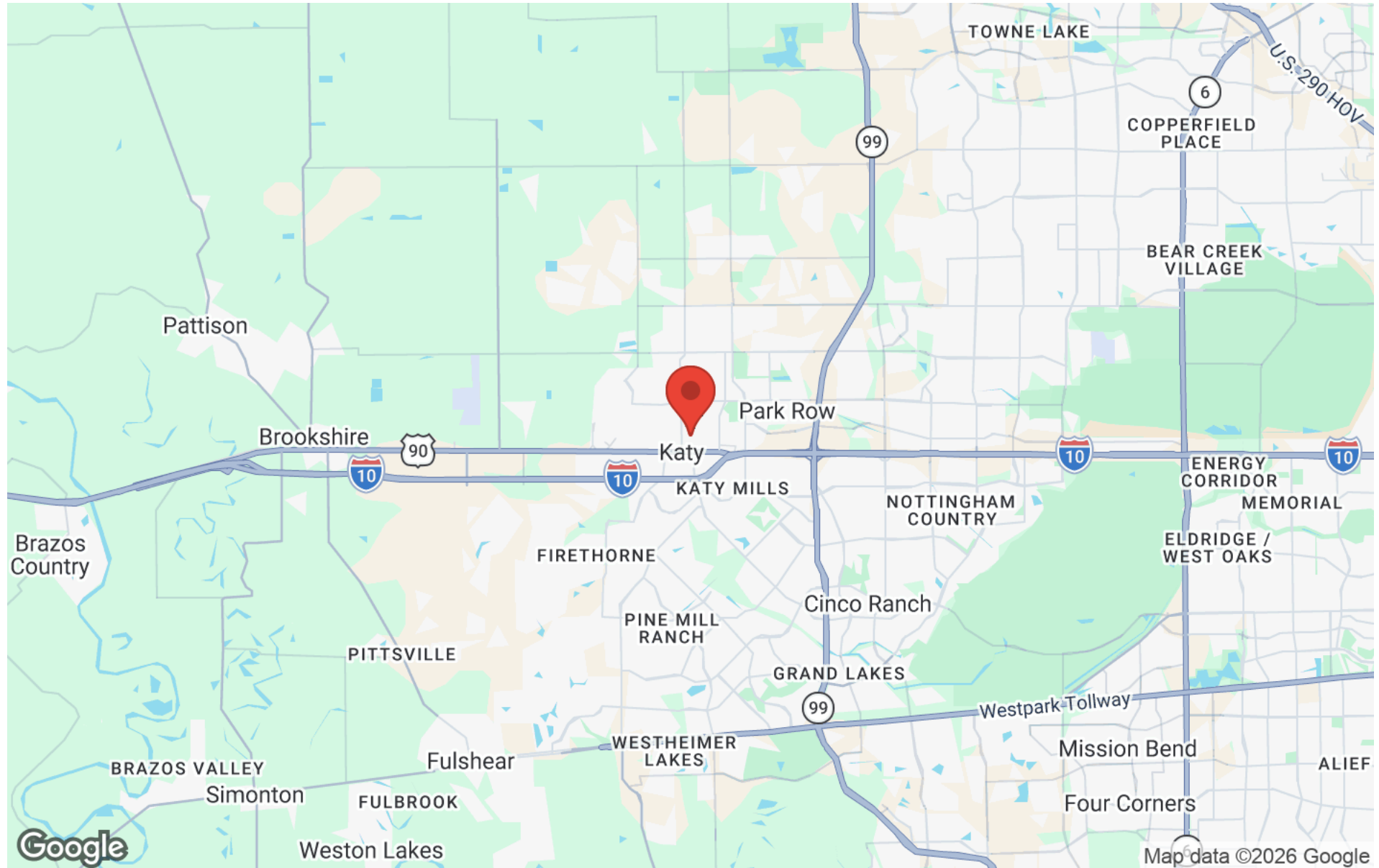
RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com



REGIONAL MAP

5605 GEORGE BUSH DRIVE | KATY, TX 77493



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



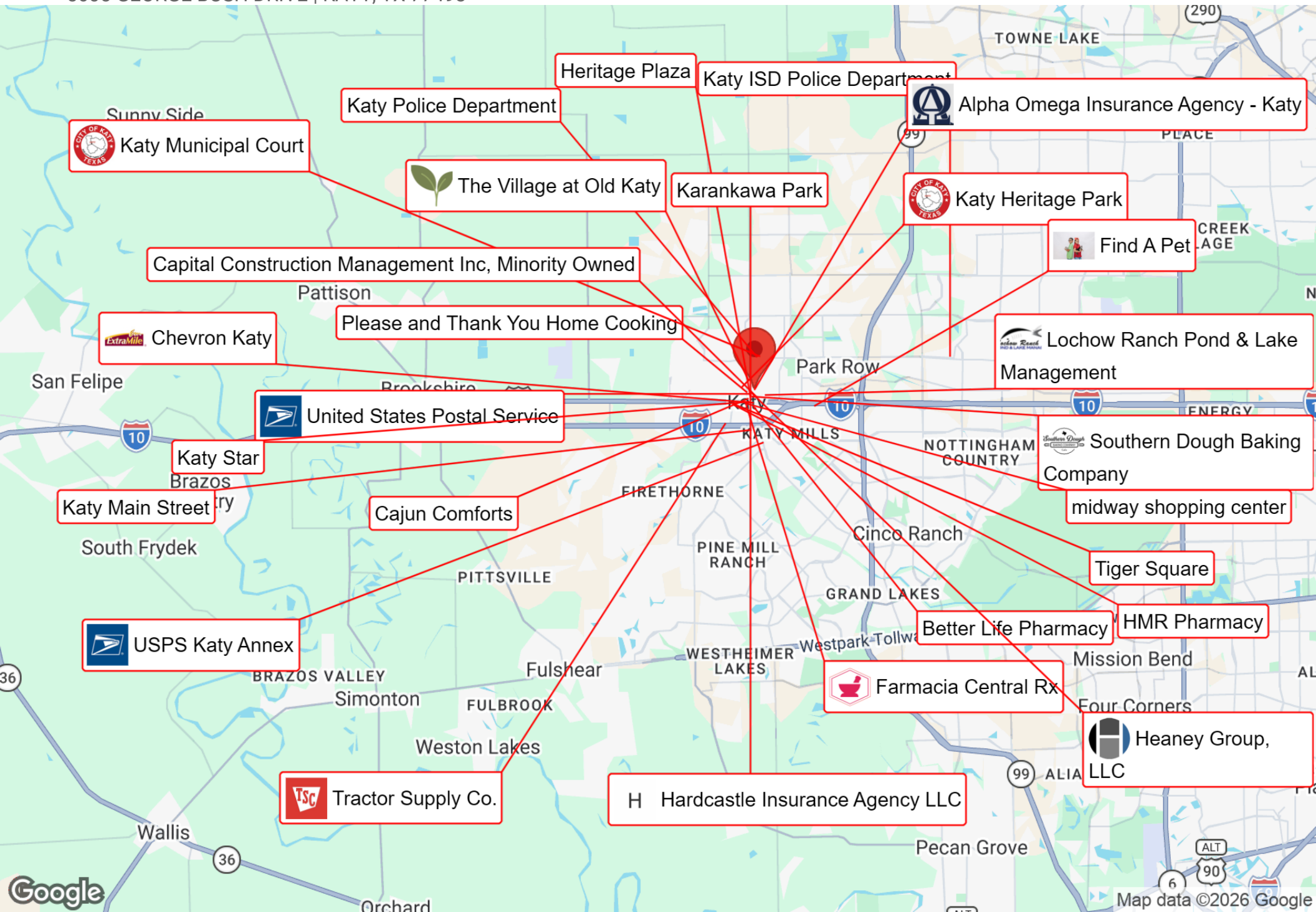
RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

Map data ©2026 Google

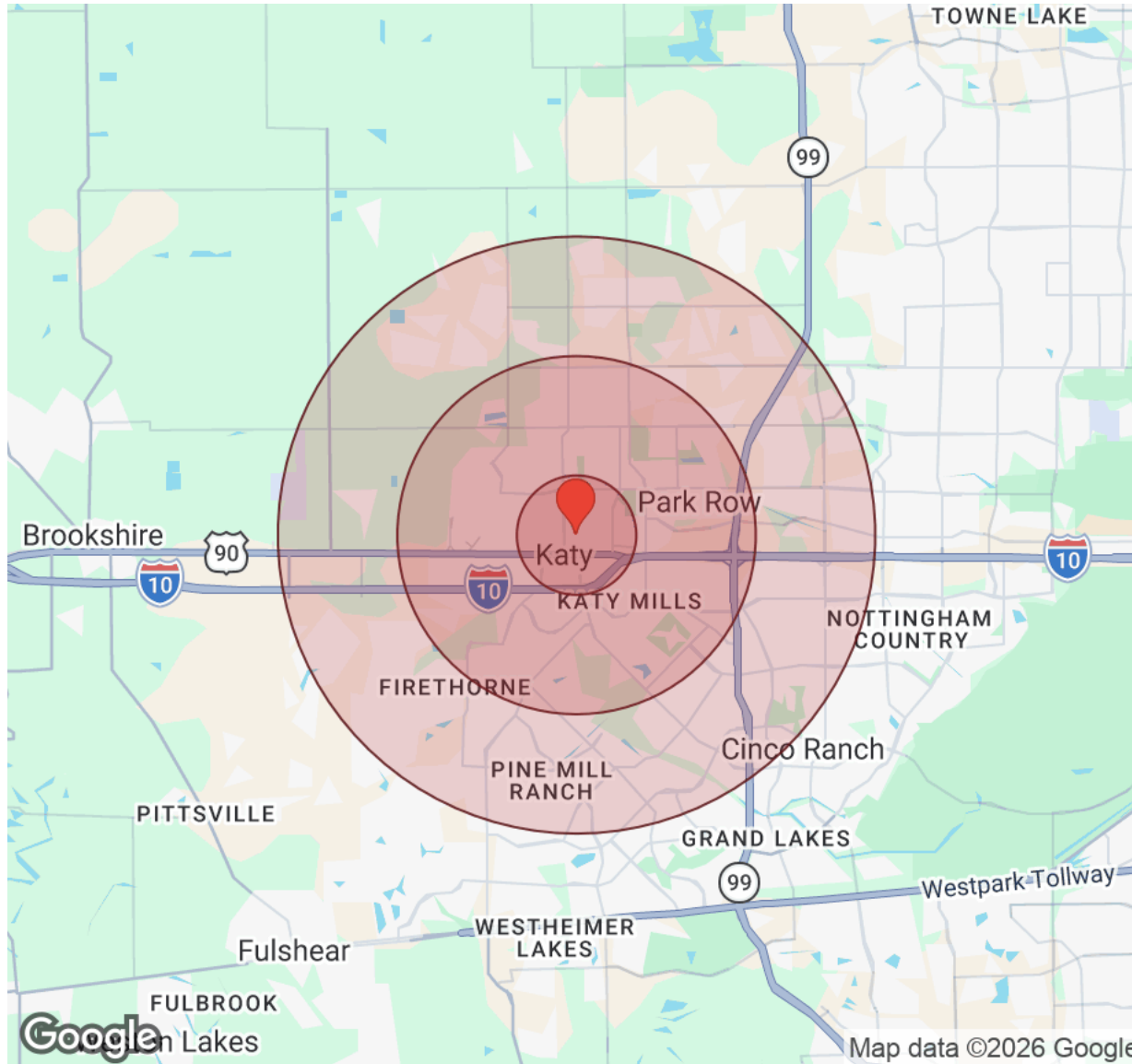
BUSINESS MAP

5605 GEORGE BUSH DRIVE | KATY, TX 77493



DEMOGRAPHICS

5605 GEORGE BUSH DRIVE | KATY, TX 77493



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,725	38,300	123,539
Female	2,764	39,659	128,294
Total Population	5,489	77,959	251,833

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,656	28,970	92,297
Black	570	11,943	38,354
Am In/AK Nat	3	70	227
Hawaiian	N/A	23	50
Hispanic	1,873	27,138	79,025
Asian	280	8,014	35,937
Multiracial	88	1,598	5,263
Other	19	203	680

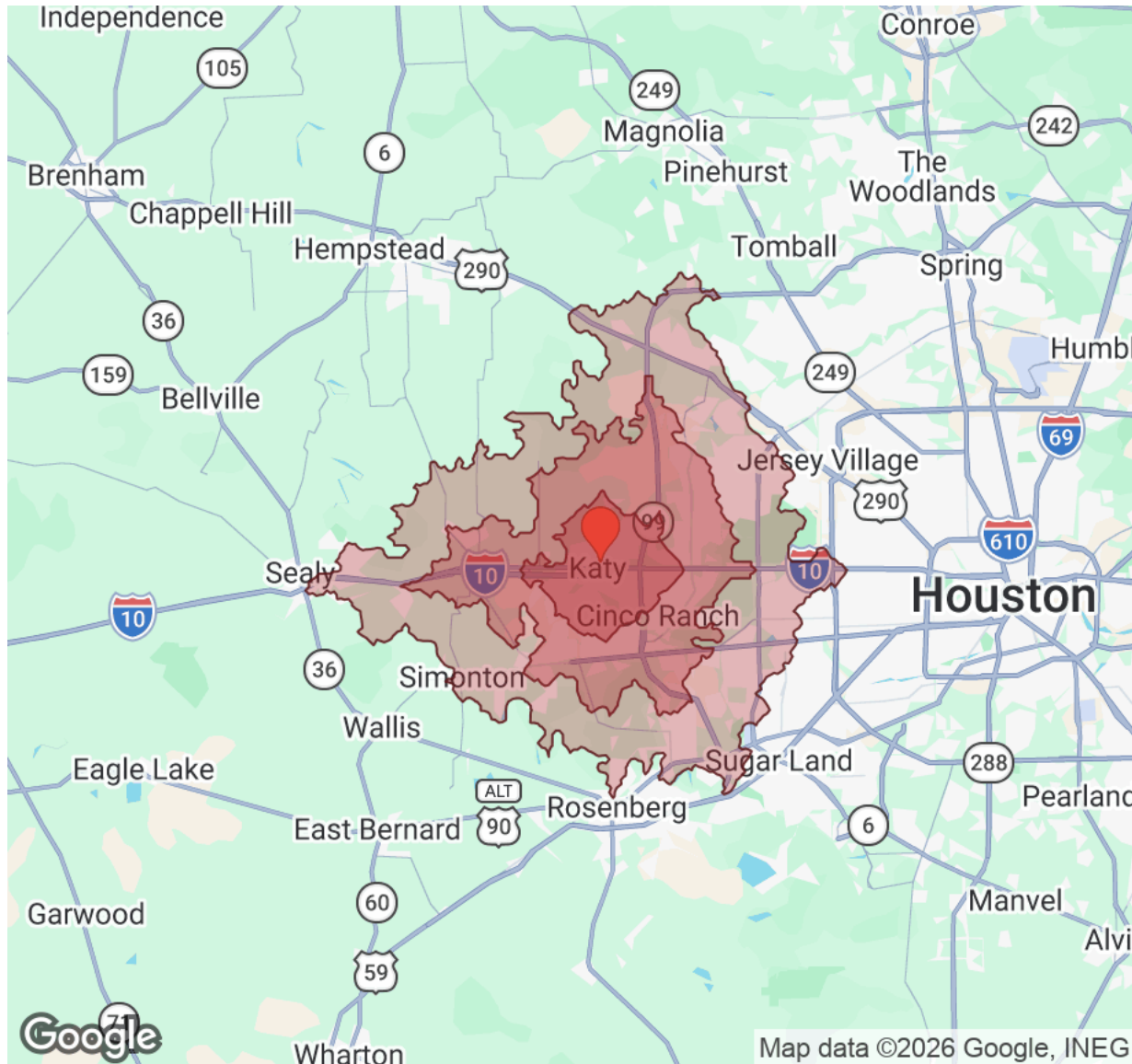
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,138	28,887	91,312
Occupied	1,961	26,448	83,901
Owner Occupied	1,424	15,798	58,219
Renter Occupied	537	10,650	25,682
Vacant	177	2,439	7,411

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,078	17,651	59,020
Ages 15 - 24	695	10,181	32,502
Ages 25 - 54	2,064	33,222	108,682
Ages 55 - 64	675	7,659	23,721
Ages 65+	979	9,247	27,911

Income	1 Mile	3 Miles	5 Miles
Median	\$98,973	\$113,498	\$127,383
Under \$15k	137	1,171	4,088
\$15k - \$25k	114	808	2,534
\$25k - \$35k	98	1,352	3,748
\$35k - \$50k	119	2,010	4,976
\$50k - \$75k	274	3,569	9,257
\$75k - \$100k	249	2,595	7,801
\$100k - \$150k	466	6,051	17,315
\$150k - \$200k	288	3,529	13,469
Over \$200k	216	5,361	20,712

DEMOGRAPHICS

5605 GEORGE BUSH DRIVE | KATY, TX 77493



Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	94,366	330,119	642,615
Female	97,628	345,714	669,477
Total Population	191,993	675,833	1,312,092

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	72,612	212,144	389,035
Black	27,282	126,110	255,727
Am In/AK Nat	173	608	1,181
Hawaiian	38	203	394
Hispanic	58,347	217,618	418,557
Asian	28,991	103,943	220,038
Multiracial	4,089	13,314	23,749
Other	480	1,892	3,543

Housing	10 Mins	20 Mins	30 Mins
Total Units	69,268	240,649	478,288
Occupied	63,558	220,935	438,073
Owner Occupied	42,969	155,958	295,644
Renter Occupied	20,589	64,977	142,429
Vacant	5,710	19,714	40,214

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	45,056	157,781	290,970
Ages 15 - 24	24,779	91,128	177,340
Ages 25 - 54	82,304	294,240	560,039
Ages 55 - 64	18,349	63,979	134,310
Ages 65+	21,505	68,707	149,432

Income	10 Mins	20 Mins	30 Mins
Median	\$127,032	\$118,893	\$109,746
Under \$15k	3,373	11,399	23,989
\$15k - \$25k	2,076	5,836	15,325
\$25k - \$35k	2,802	9,236	19,641
\$35k - \$50k	3,770	15,998	34,046
\$50k - \$75k	7,064	26,843	60,177
\$75k - \$100k	5,529	23,571	48,457
\$100k - \$150k	12,931	44,947	84,165
\$150k - \$200k	10,443	32,599	58,116
Over \$200k	15,570	50,504	94,158

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

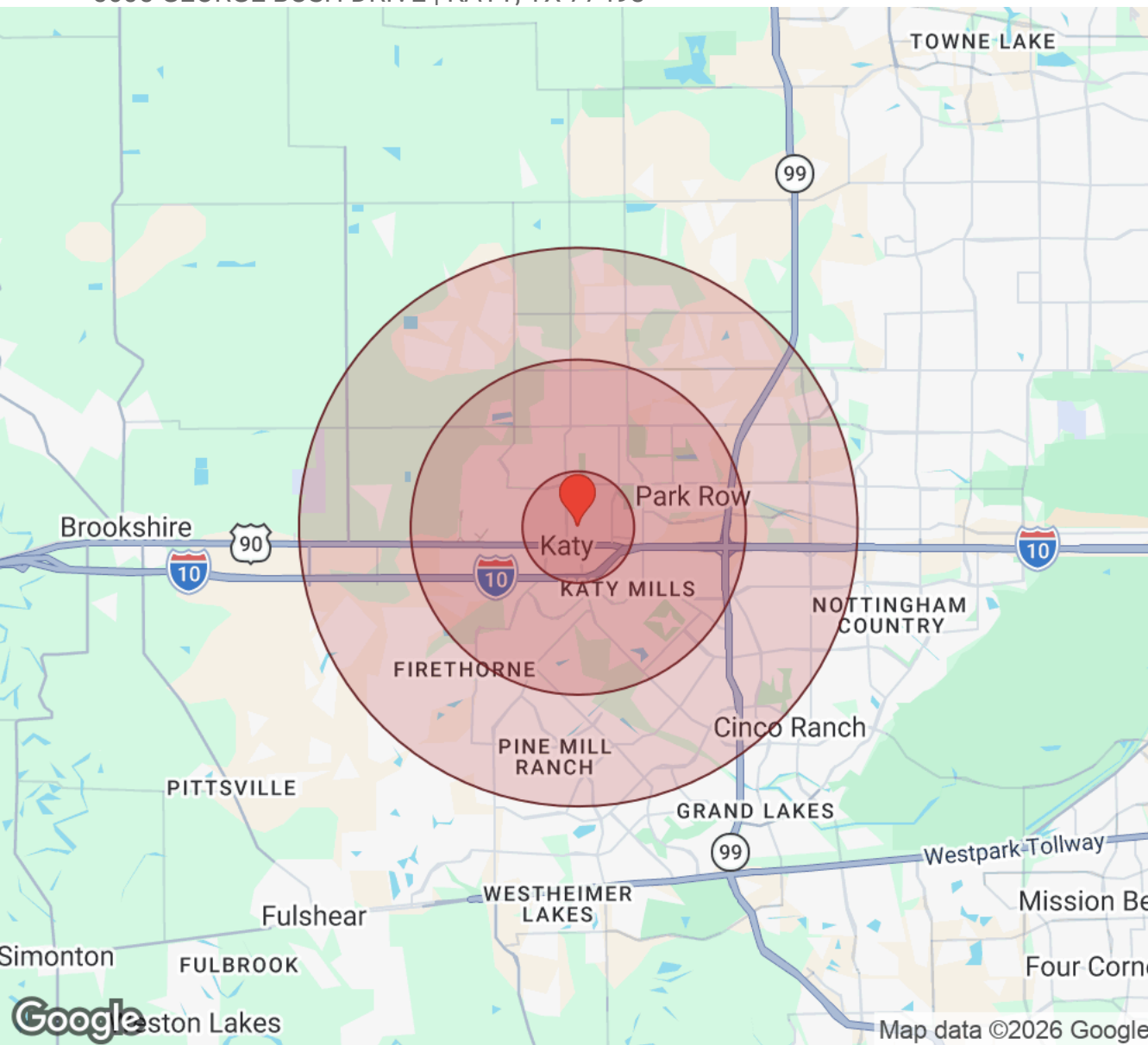


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

DETAILED DEMOGRAPHICS

5605 GEORGE BUSH DRIVE | KATY, TX 77493



Population	1 Mile	3 Miles	5 Miles
Male	2,725	38,300	123,539
Female	2,764	39,659	128,294
Total Population	5,489	77,959	251,833

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,656	28,970	92,297
Black	570	11,943	38,354
Am In/AK Nat	3	70	227
Hawaiian	N/A	23	50
Hispanic	1,873	27,138	79,025
Asian	280	8,014	35,937
Multiracial	88	1,598	5,263
Other	19	203	680

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,138	28,887	91,312
Occupied	1,961	26,448	83,901
Owner Occupied	1,424	15,798	58,219
Renter Occupied	537	10,650	25,682
Vacant	177	2,439	7,411

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 4	320	5,503	17,534
Ages 5 - 9	372	6,202	20,952
Ages 10 - 14	386	5,946	20,534
Ages 15 - 19	400	5,579	18,657
Ages 20 - 24	295	4,602	13,845
Ages 25 - 29	294	4,679	13,153
Ages 30 - 34	333	5,799	17,529
Ages 35 - 39	369	6,439	21,456
Ages 40 - 44	401	6,333	22,163
Ages 45 - 49	336	5,440	18,783
Ages 50 - 54	331	4,532	15,598
Ages 55 - 59	351	4,030	12,587
Ages 60 - 64	324	3,629	11,134
Ages 65 - 69	301	3,081	9,607
Ages 70 - 74	262	2,428	7,646
Ages 75 - 79	208	1,773	5,431
Ages 80 - 84	112	990	2,841
Ages 85+	96	975	2,386

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



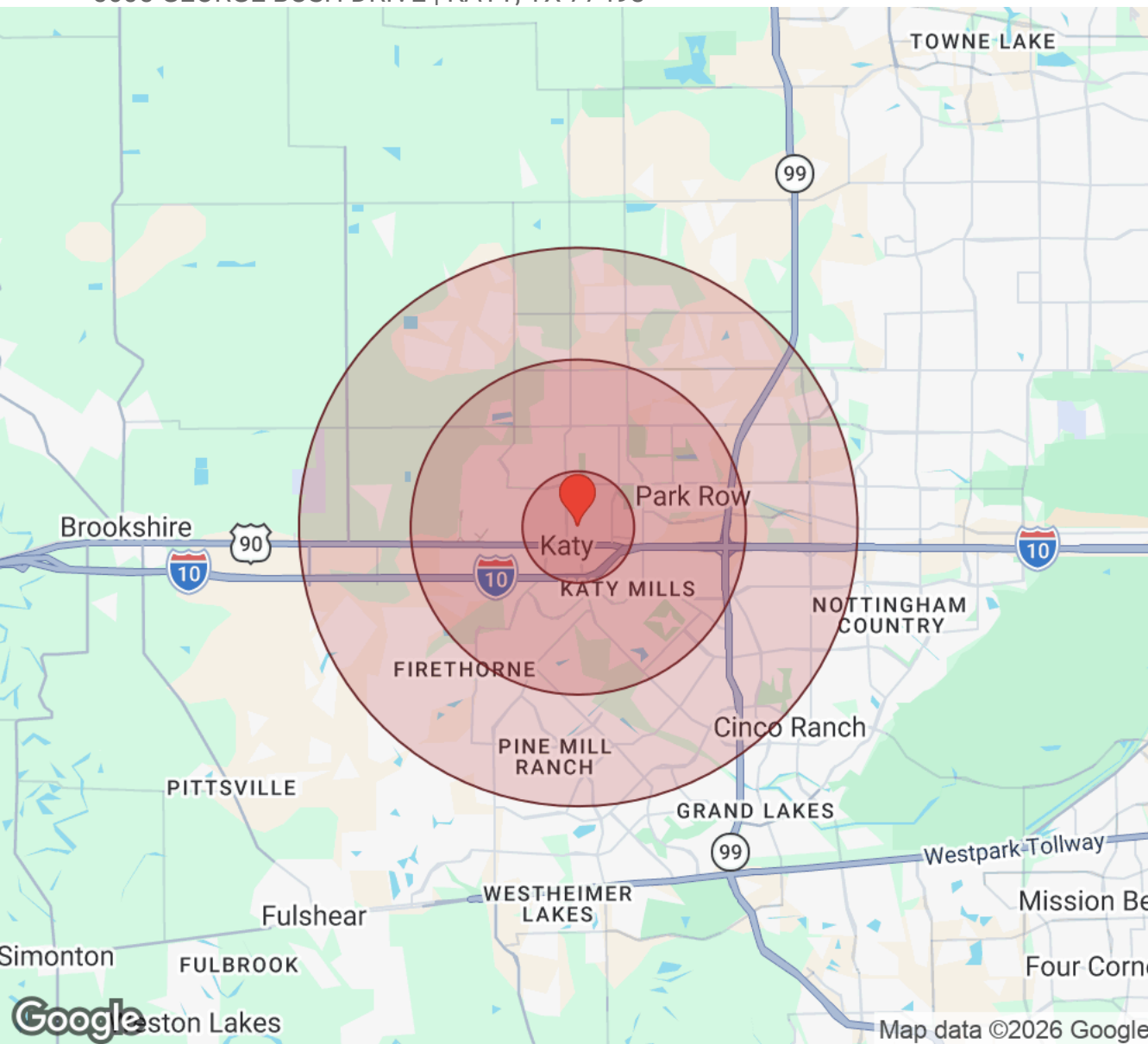
RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

Map data ©2026 Google

DETAILED DEMOGRAPHICS

5605 GEORGE BUSH DRIVE | KATY, TX 77493



Income	1 Mile	3 Miles	5 Miles
Median	\$98,973	\$113,498	\$127,383
Under \$10k	94	794	2,884
\$10k - \$15k	43	377	1,204
\$15k - \$20k	9	291	1,096
\$20k - \$25k	105	517	1,438
\$25k - \$30k	68	646	1,543
\$30k - \$35k	30	706	2,205
\$35k - \$40k	82	572	1,552
\$40k - \$45k	23	1,117	2,235
\$45k - \$50k	14	321	1,189
\$50k - \$60k	101	1,463	3,445
\$60k - \$75k	173	2,106	5,812
\$75k - \$100k	249	2,595	7,801
\$100k - \$125k	249	3,181	8,727
\$125k - \$150k	217	2,870	8,588
\$150k - \$200k	288	3,529	13,469
Over \$200k	216	5,361	20,712

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



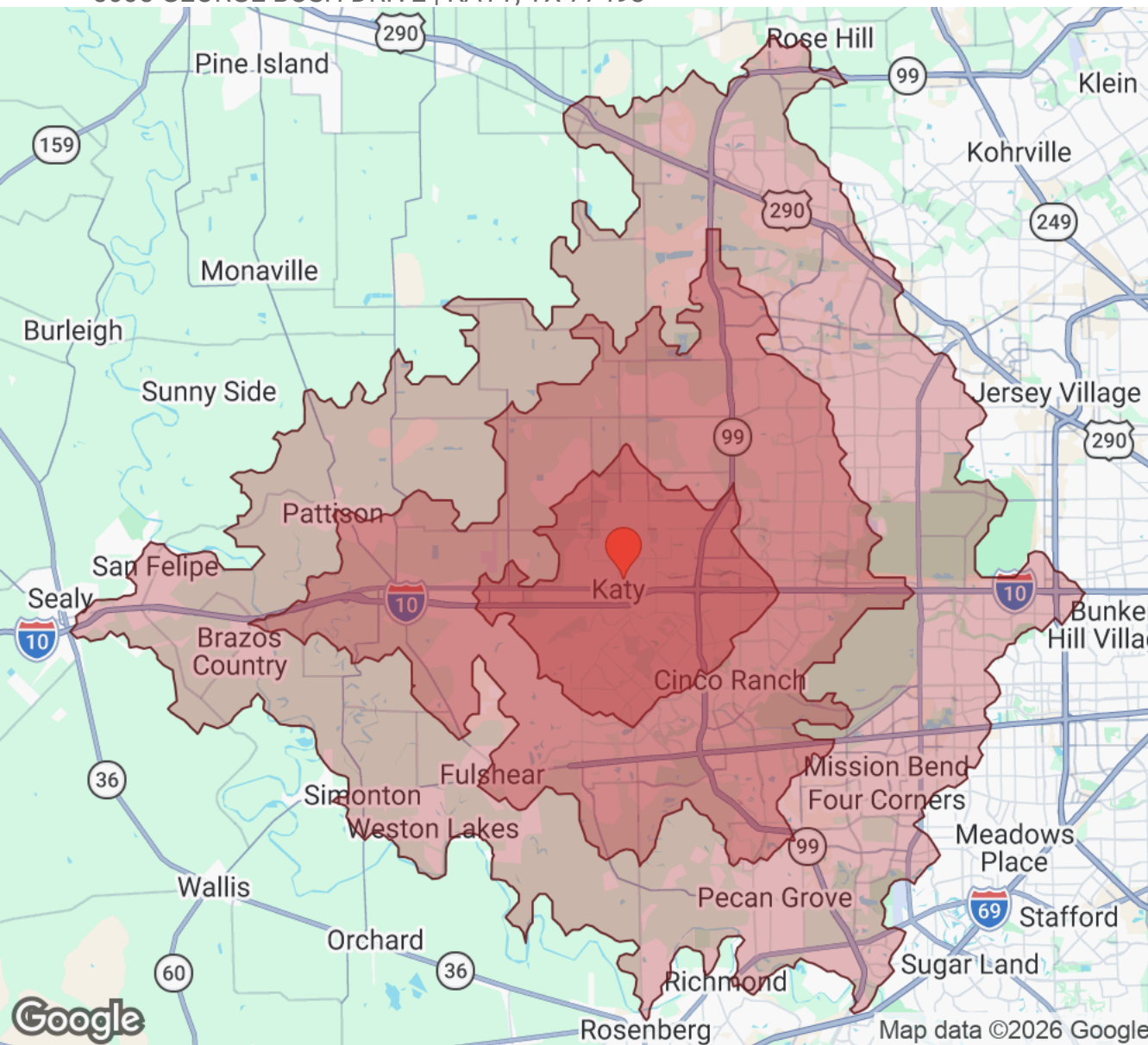
RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

Map data ©2026 Google

DETAILED DEMOGRAPHICS

5605 GEORGE BUSH DRIVE | KATY, TX 77493



Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	94,366	330,119	642,615
Female	97,628	345,714	669,477
Total Population	191,993	675,833	1,312,092

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	72,612	212,144	389,035
Black	27,282	126,110	255,727
Am In/AK Nat	173	608	1,181
Hawaiian	38	203	394
Hispanic	58,347	217,618	418,557
Asian	28,991	103,943	220,038
Multiracial	4,089	13,314	23,749
Other	480	1,892	3,543

Housing	10 Mins	20 Mins	30 Mins
Total Units	69,268	240,649	478,288
Occupied	63,558	220,935	438,073
Owner Occupied	42,969	155,958	295,644
Renter Occupied	20,589	64,977	142,429
Vacant	5,710	19,714	40,214

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 4	13,115	46,448	86,713
Ages 5 - 9	16,076	55,279	100,898
Ages 10 - 14	15,865	56,054	103,359
Ages 15 - 19	14,277	51,584	98,107
Ages 20 - 24	10,502	39,544	79,233
Ages 25 - 29	9,663	37,573	76,922
Ages 30 - 34	12,871	47,219	91,364
Ages 35 - 39	16,160	56,419	103,858
Ages 40 - 44	16,973	58,973	107,041
Ages 45 - 49	14,512	50,957	96,022
Ages 50 - 54	12,125	43,099	84,832
Ages 55 - 59	9,688	34,132	70,354
Ages 60 - 64	8,661	29,847	63,956
Ages 65 - 69	7,419	25,268	54,484
Ages 70 - 74	5,865	18,931	41,196
Ages 75 - 79	4,177	12,766	27,696
Ages 80 - 84	2,163	6,613	14,734
Ages 85+	1,881	5,129	11,322

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

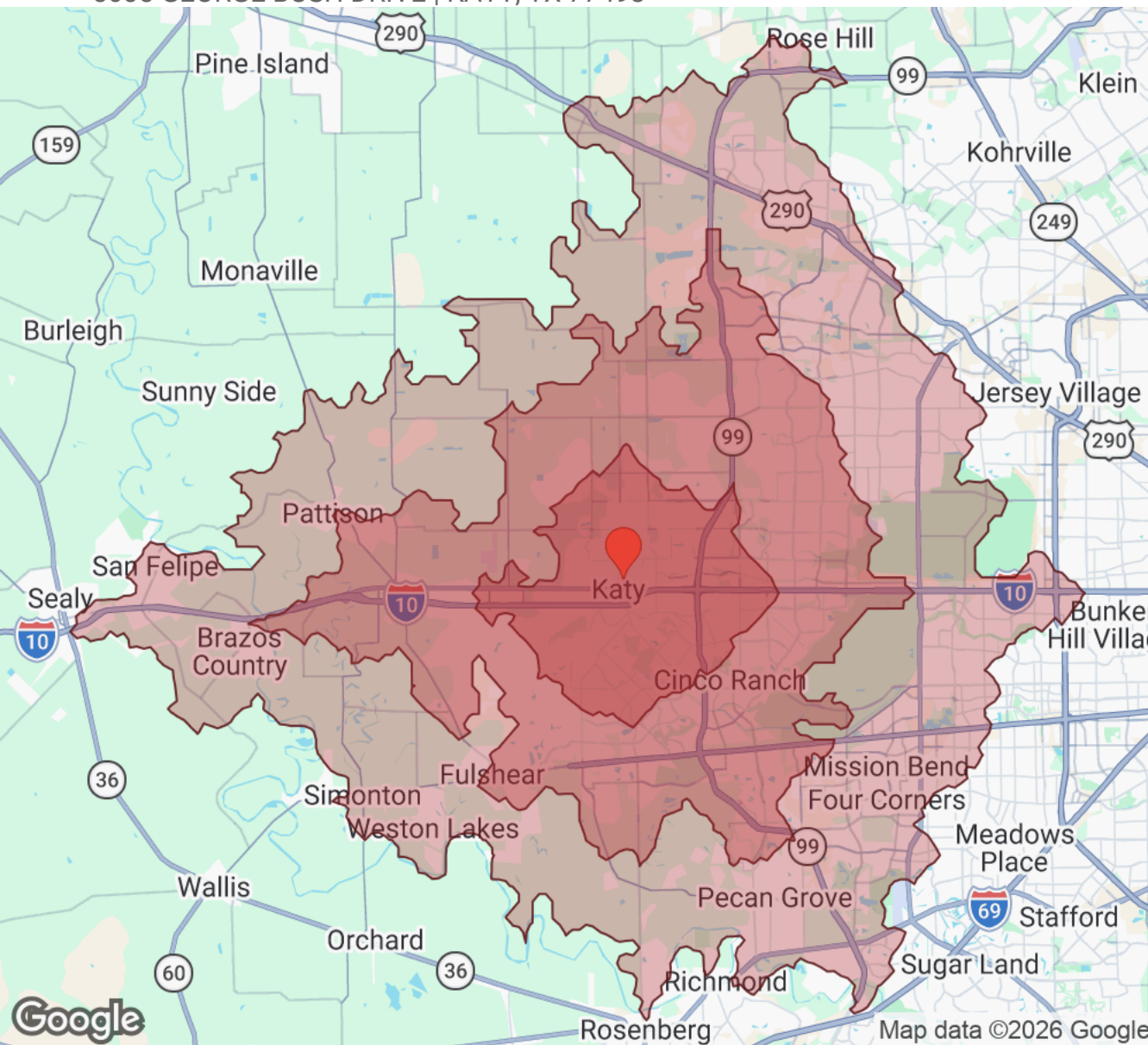
RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com



DETAILED DEMOGRAPHICS

5605 GEORGE BUSH DRIVE | KATY, TX 77493



Income	10 Mins	20 Mins	30 Mins
Median	\$127,032	\$118,893	\$109,746
Under \$10k	2,420	8,153	17,731
\$10k - \$15k	953	3,246	6,258
\$15k - \$20k	802	2,347	6,198
\$20k - \$25k	1,274	3,489	9,127
\$25k - \$30k	1,243	4,414	9,591
\$30k - \$35k	1,559	4,822	10,050
\$35k - \$40k	1,186	4,458	9,268
\$40k - \$45k	1,671	6,451	14,105
\$45k - \$50k	913	5,089	10,673
\$50k - \$60k	2,642	10,018	22,531
\$60k - \$75k	4,422	16,825	37,646
\$75k - \$100k	5,529	23,571	48,457
\$100k - \$125k	6,655	23,265	44,634
\$125k - \$150k	6,276	21,682	39,531
\$150k - \$200k	10,443	32,599	58,116
Over \$200k	15,570	50,504	94,158

Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

rachel@rachelinvest.com

Map data ©2026 Google

PROFESSIONAL BIO

5605 GEORGE BUSH DRIVE | KATY, TX 77493



RACHEL GONZALEZ-DUNHAM, CCIM

Associate Broker



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

As a dedicated professional in the dynamic world of real estate. I have cultivated a career grounded in continuous learning, goal setting, and active involvement in the real estate community. With over 30 years of experience. I am driven by commitment to excellence, integrity, and hard work, consistently delivering positive results.

Understanding the profound trust clients place in me, my goal is not merely to close in sale but to build relationships for life. The majority of my business comes from repeat clients and referrals, a testament to the quality and personalized attention each client receives.

My 30 years of experience in the real estate industry have been marked by a relentless pursuit of knowledge, a commitment to ethical practices, and a passion for delivering exceptional results.

I look forward to leveraging my expertise to guide you through your real estate journey.

“The World of Real Estate is a phone call away.”

DISCLAIMER

5605 GEORGE BUSH DRIVE



All materials and information received or derived from KEYS & CAPITAL GLOBAL GROUP its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KEYS & CAPITAL GLOBAL GROUP its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KEYS & CAPITAL GLOBAL GROUP will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KEYS & CAPITAL GLOBAL GROUP makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KEYS & CAPITAL GLOBAL GROUP does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KEYS & CAPITAL GLOBAL GROUP in compliance with all applicable fair housing and equal opportunity laws.

KEYS & CAPITAL GLOBAL GROUP

5610 5TH ST
KATY, TX 77493-1914



PRESENTED BY:

RACHEL GONZALEZ-DUNHAM, CCIM

Associate Broker

O: (832) 216-8524

C: (832) 216-8524

realestateinfo@kcgrealty.com

rachel@rachelinvest.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.