



THE OFFICES AT GREENHOUSE

19219 Katy Freeway, Houston, TX 77094

**CAPITAL
COMMERCIAL**
INVESTMENTS, INC.

TRANSWESTERN

AN UNMATCHED OFFICE EXPERIENCE

The Offices at Greenhouse is a 203,284 SF, five-story Class A office building strategically located at the western entrance to Houston's Energy Corridor submarket.



BUILT WITH THE TENANT IN MIND

Building Features

- Modern Construction
- Exceptional Katy Freeway Visibility
- Easy Freeway Access
- Large Efficient Floorplates
- On-Site Property Management
- Parking Garage With Covered Walkway
- On-Site Security
- LEED Silver Certified: Core, Shell, and O&M
- Ample parking available: 4/1,000 ratio

The Amenities

- Abundance of walkable amenities
- Fitness Center
- Conference Center
- Bike Storage
- High-Speed Internet
- EV Charging Stations
- UPS and Fedex Drop Boxes On-Site

Outdoor Seating



Private Meeting Room



Conference Center



SUPERIOR LOCATION

Located at the highly visible intersection of Interstate 10 and Greenhouse Road, adjacent to the vibrant Katy Green retail development, this property provides a truly walkable experience that is unique within all of west Houston.

10 Minutes

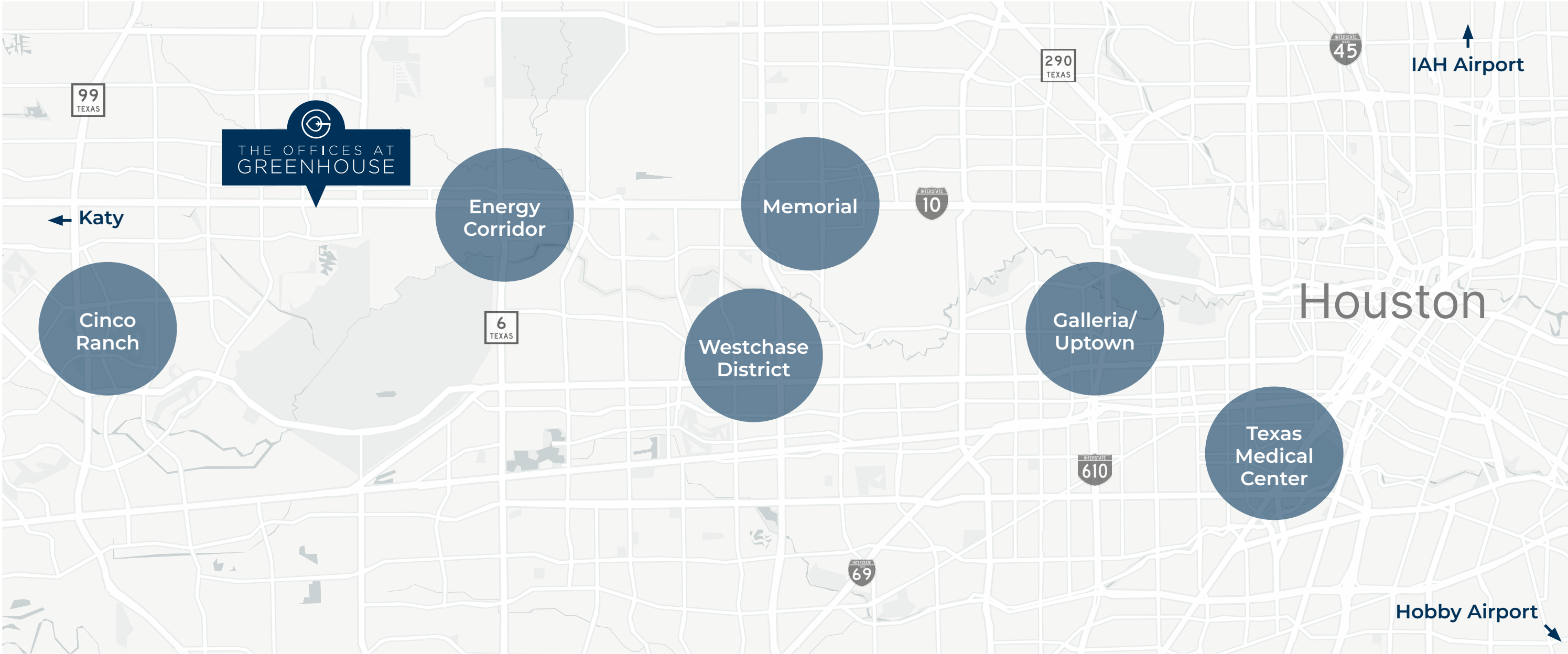
- Katy
- Cinco Ranch
- Energy Corridor

20 Minutes

- Memorial
- Westchase District
- Texas Medical Center
- Galleria/ Uptown

30 Minutes

- IAH Airport
- Hobby Airport



FITNESS THAT FITS YOUR WORKDAY

Greenhouse's new fitness center offers state-of-the-art equipment, modern interiors, and convenient access—bringing wellness into the workplace.

The space includes:

Treadmills



Stair climber



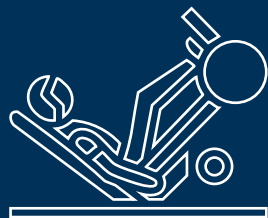
Elliptical



Peleton bikes



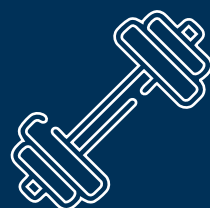
Leg Press



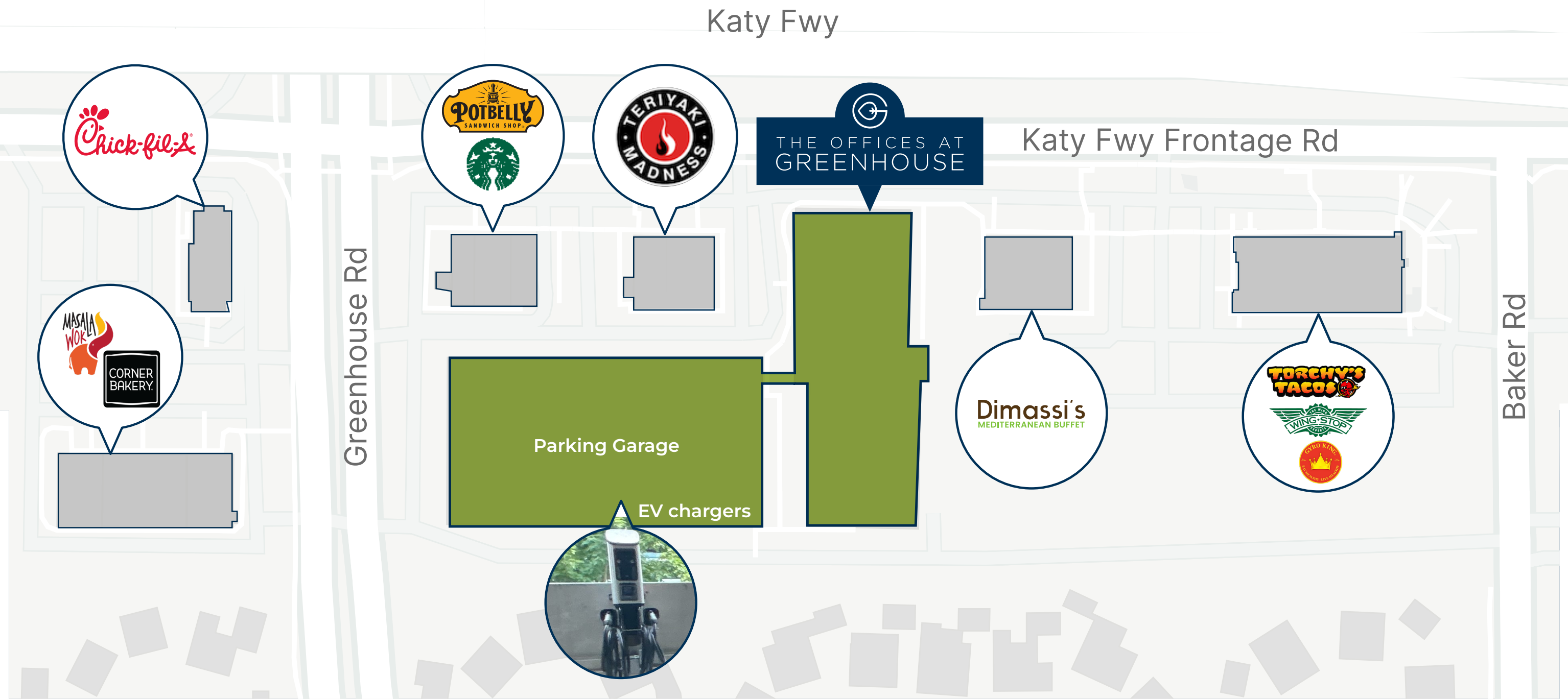
Leg curl/extension



Barbell rack



WALKABLE AMENITIES

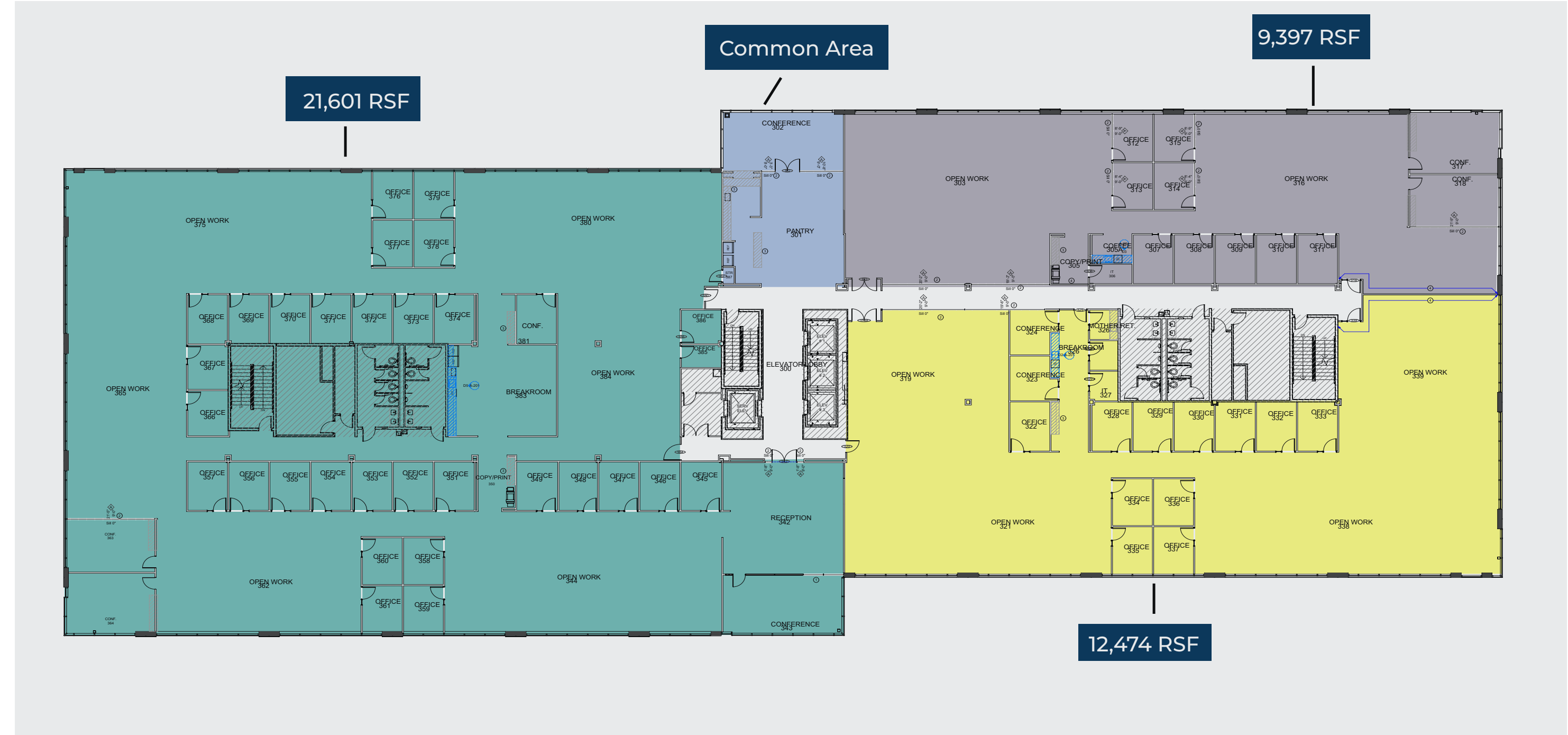




AVAILABILITIES

LEVEL 3 SPEC SUITES

Thoughtfully designed, move-in ready suites with efficient layouts, modern finishes, and direct access to a sophisticated tenant lounge.



Shared Amenity Area for 3rd Floor Tenants



LEVEL 3 SPEC SUITES

READY FOR OCCUPANCY





THE OFFICES AT GREENHOUSE

For Leasing Information Contact

Jack Scharnberg

713.407.8717

Jack.Scharnberg@transwestern.com

Doug Little

713.272.1284

Doug.Little@transwestern.com

Kelli Gault

713.270.3349

Kelli.Gault@transwestern.com

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