



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



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

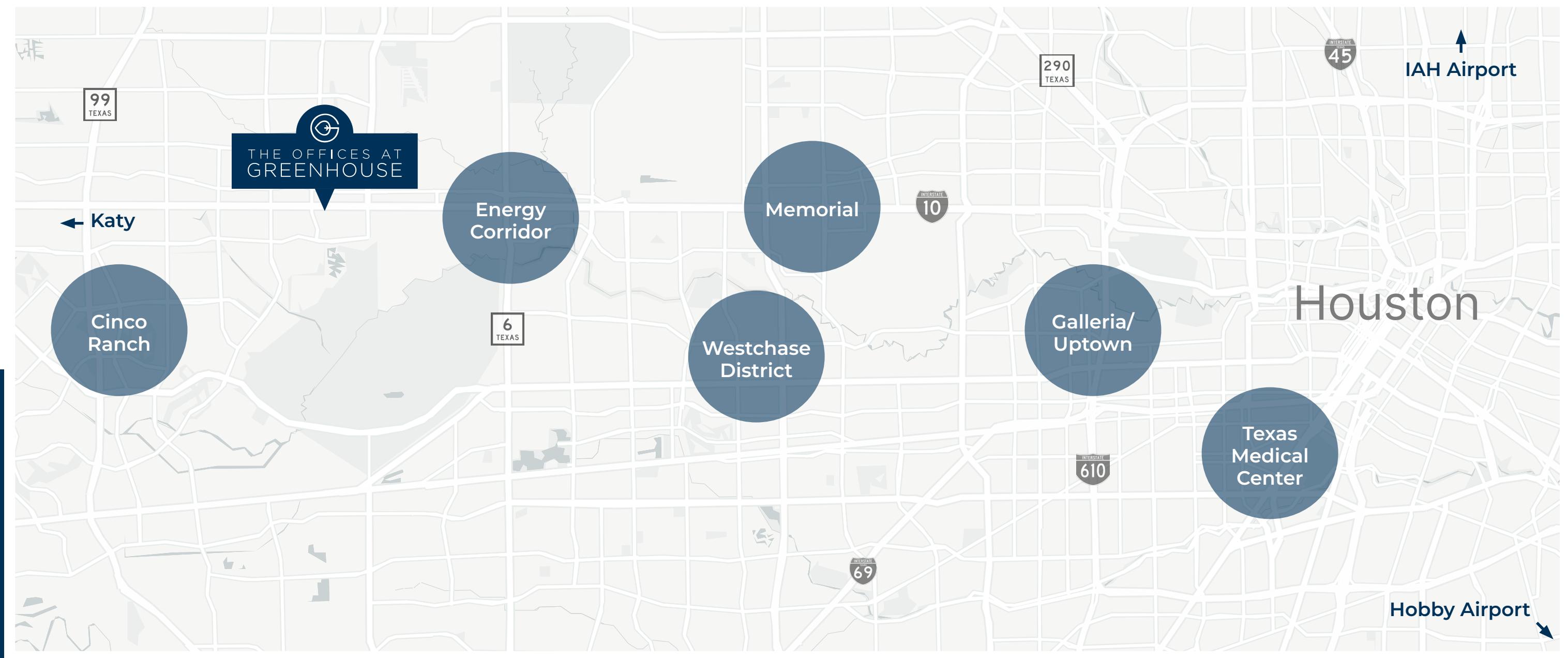
- Katy
- Cinco Ranch
- Energy Corridor

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



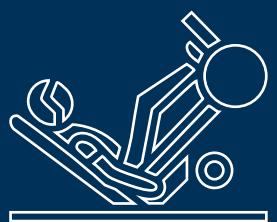
Elliptical



Peloton bikes



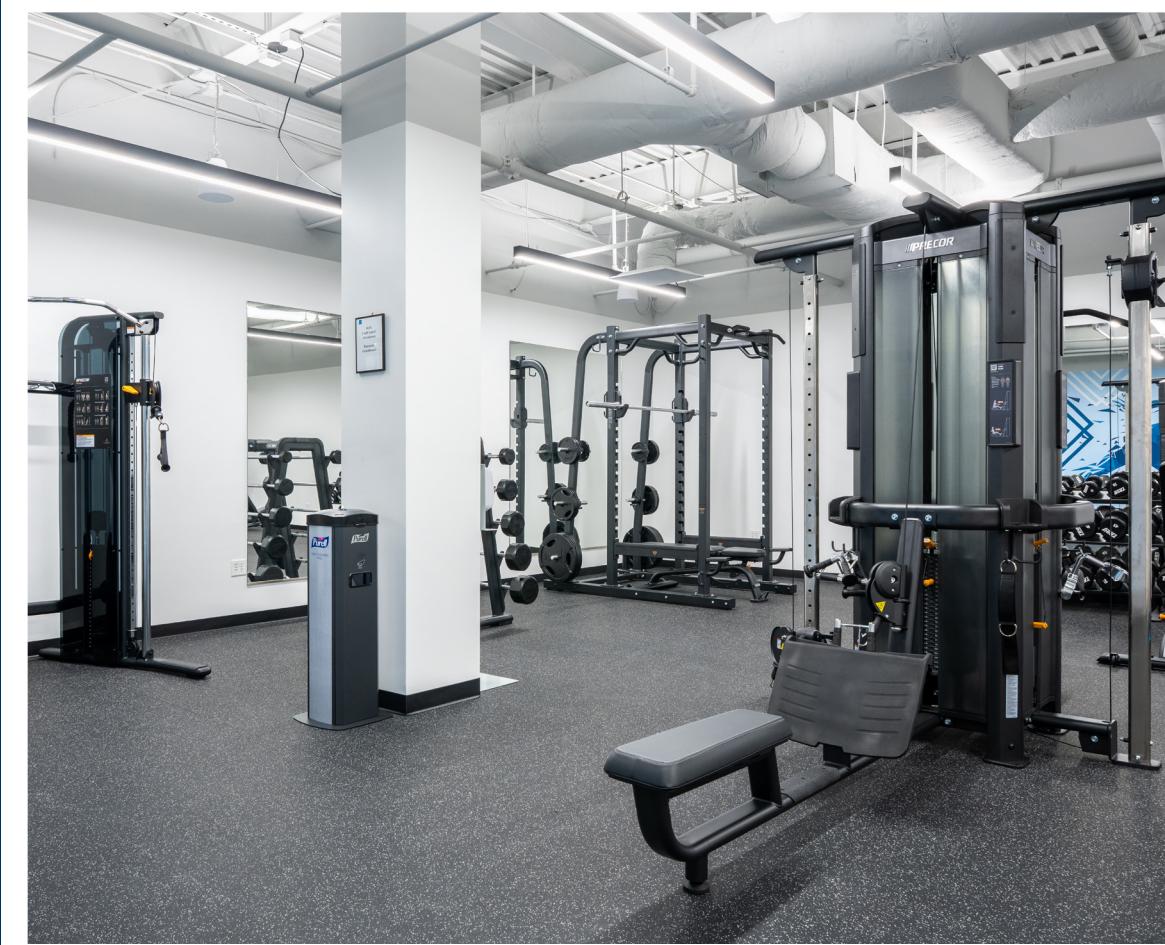
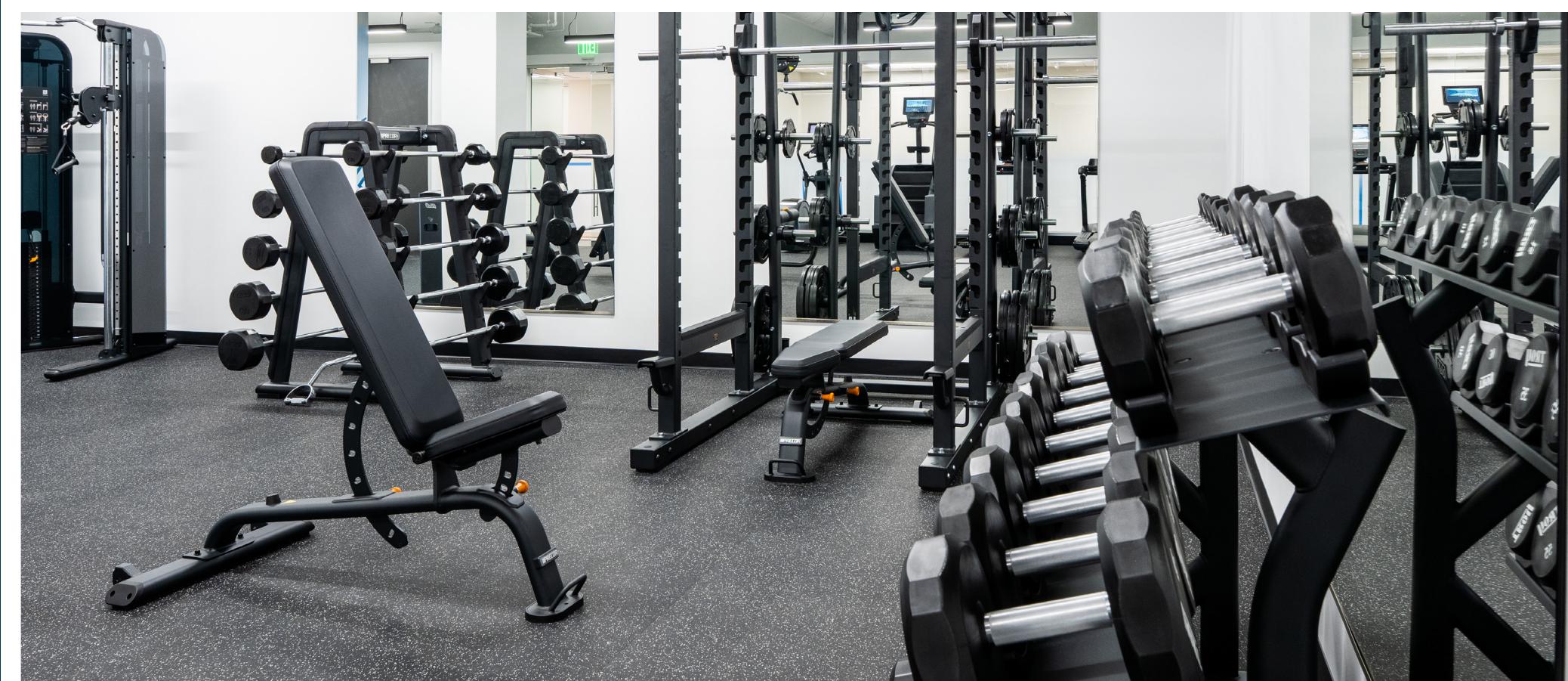
Leg Press



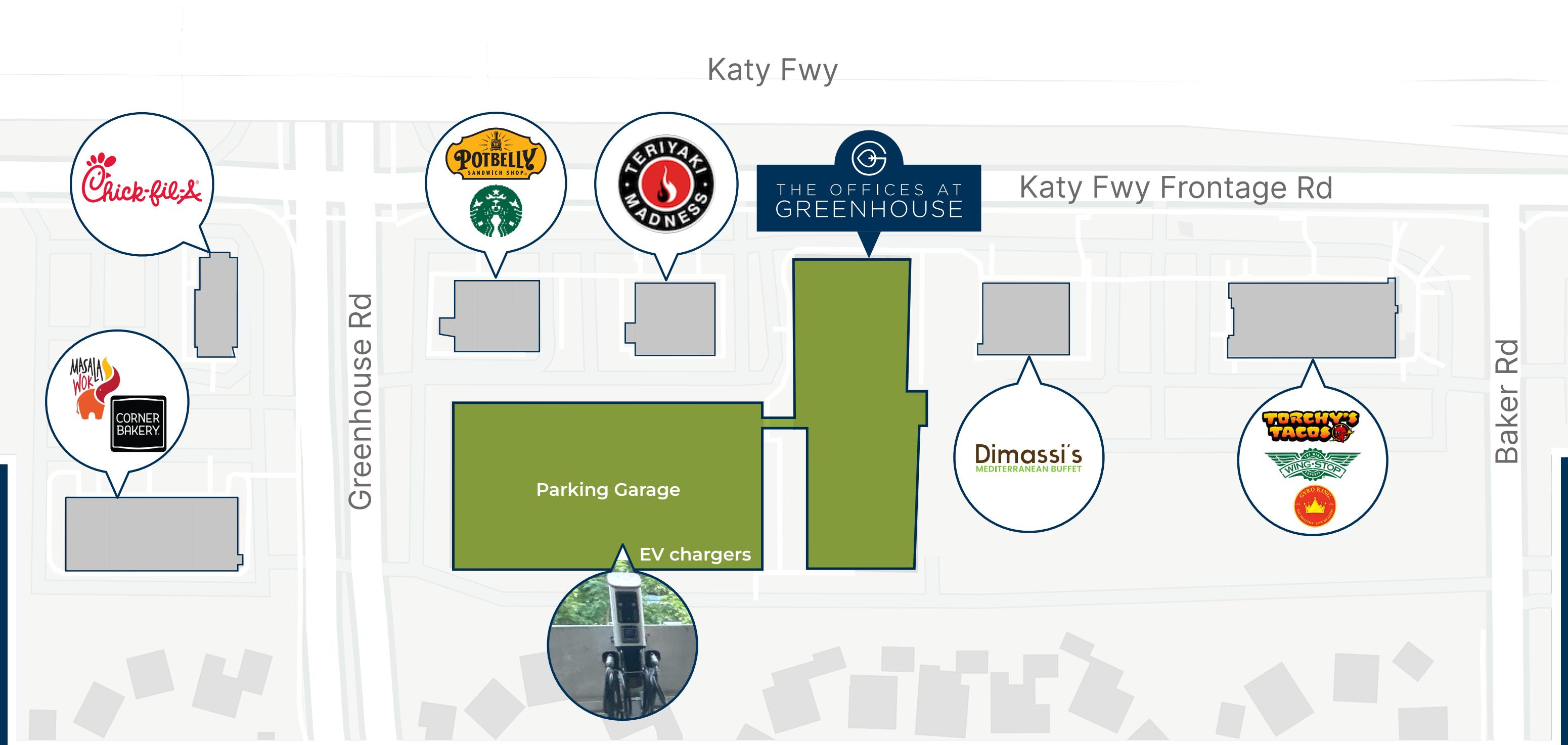
Leg curl/extension



Barbell rack



WALKABLE AMENITIES

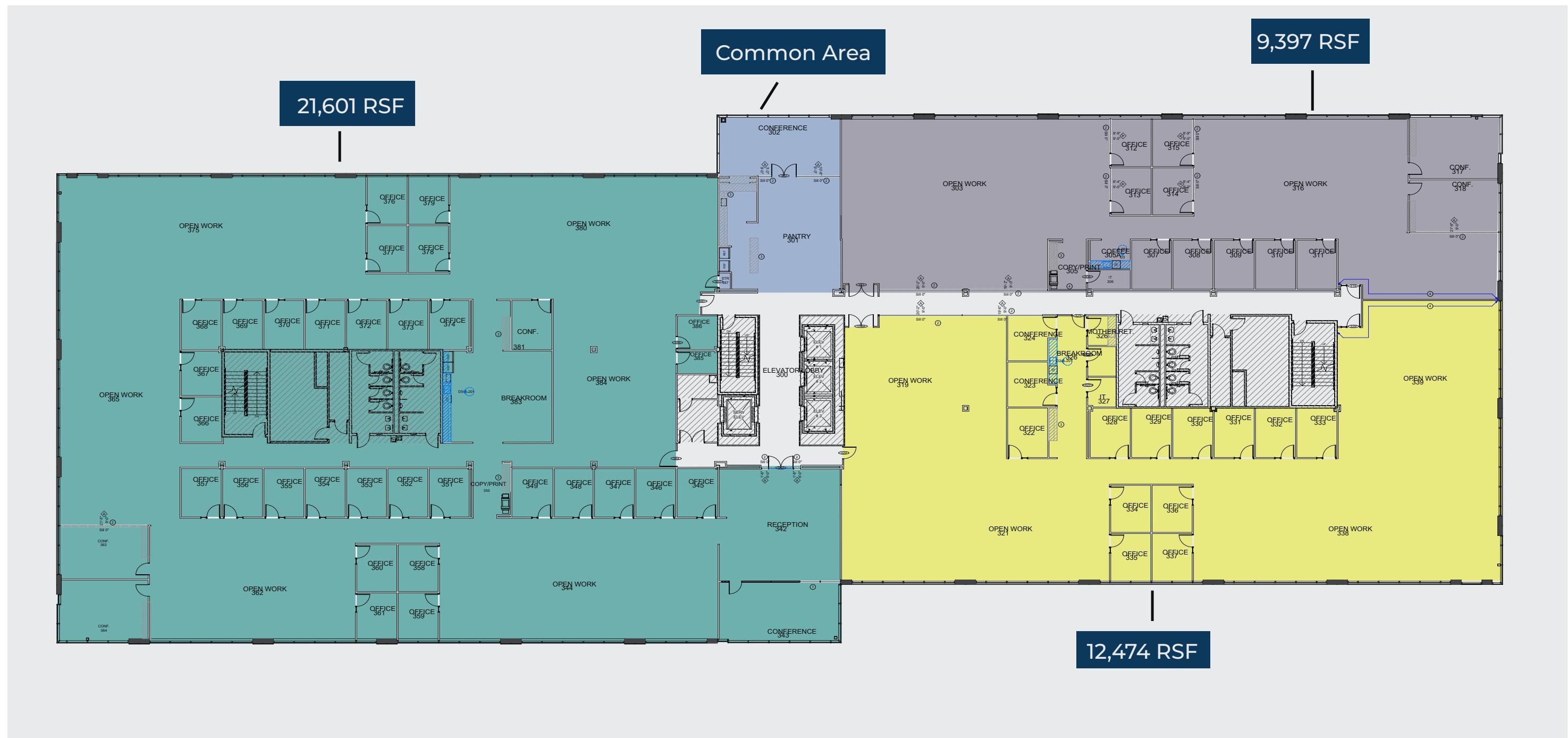




AVAILABILITIES

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

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