

# 68/69

OLD KATY ROAD

DOWNTOWN HOUSTON

GREENWAY PLAZA

RIVER OAKS

MEMORIAL PARK

OLD KATY RD



## PREMIER CORPORATE HQ OPPORTUNITY

±140,000 SF OFFICE/SHOWROOM/WAREHOUSE SPACE AVAILABLE

IN DESIGN DISTRICT

# PROPERTY OVERVIEW

**Address:** 6869 Old Katy Rd

**Property:** ±140,000 SF

**Office:** 60,000 SF

**Warehouse:** 80,000 SF

**Acreage:** 9.51 Acres

**6869 Old Katy Rd:** 7.21 Acres

**CNP Easement:** 2.30 Acres

## FEATURES

Located within best-in-class demographics in one of Houston's most affluent and supply constrained corridors

Attractive, move-in ready office buildout designed for functionality and flow

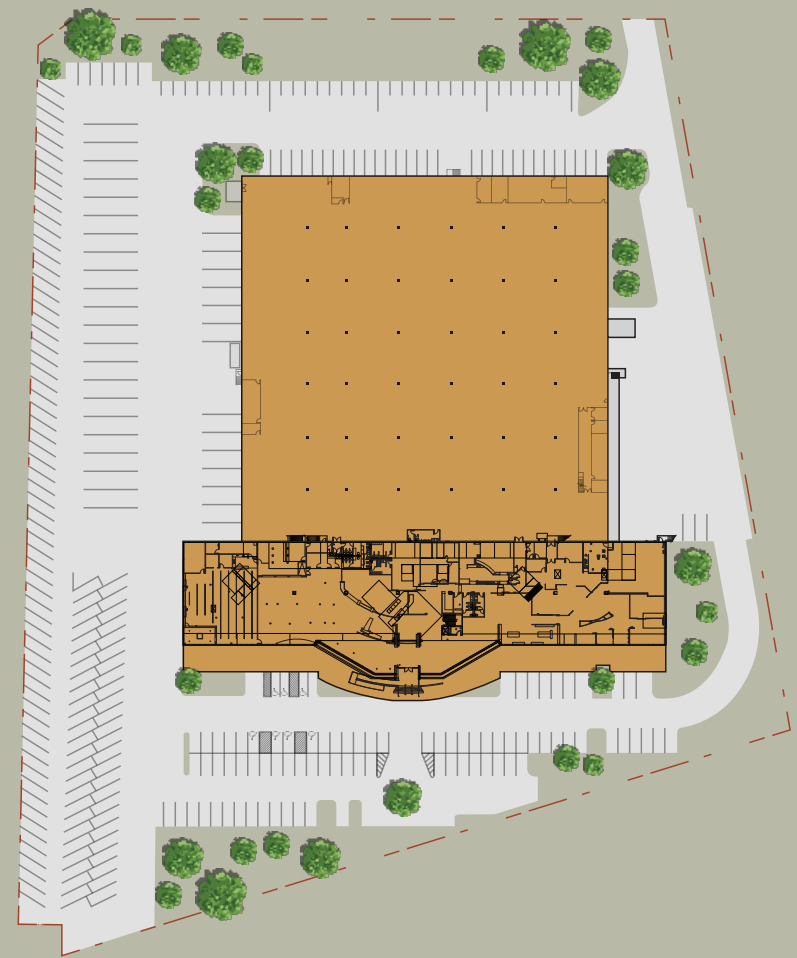
Interstate Billboard - fronting on I-10, exclusive Tenant/User signage

Preferably located with easy access to local, regional and interstate transportation infrastructure

Best-in-class demographics within a 5-mile radius

Efficient warehouse featuring 26' clear height and a generous truck court

Minutes from Houston's Memorial Park, the city's premier public park with an extensive trails system and home of PGA Houston Open, planned access to Park from north of I-10.





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