

TEN WEST

17404 KATY FREEWAY | HOUSTON, TX 77094

250,000 SF AVAILABLE!

PARKER BURKETT

Senior Vice President

713.407.8716

Parker.Burkett@transwestern.com

ERIC ANDERSON

Executive Managing Director

713.407.8704

Eric.Anderson@transwestern.com

DOUG LITTLE

Executive Managing Director

713.272.1284

Doug.Little@transwestern.com

 **TRANSWESTERN** REAL ESTATE SERVICES


**CAPITAL
COMMERCIAL**
INVESTMENTS, INC.

BUILDING HIGHLIGHTS

17404 KATY FREEWAY | HOUSTON, TX | 77094



- Located in the prestigious masterplanned Park Ten Office Park
- Unparalleled visibility and access located off of I-10
- Building top signage available
- 50,000 SF floor plates
- Ability to park up to 4.5/1,000
- Dedicated parking garage with covered walkway

FUTURE COMMON AREA ENHANCEMENTS

17404 KATY FREEWAY | HOUSTON, TX | 77094



BUILDING ACCESS/LOCATION

17404 KATY FREEWAY | HOUSTON, TX | 77094

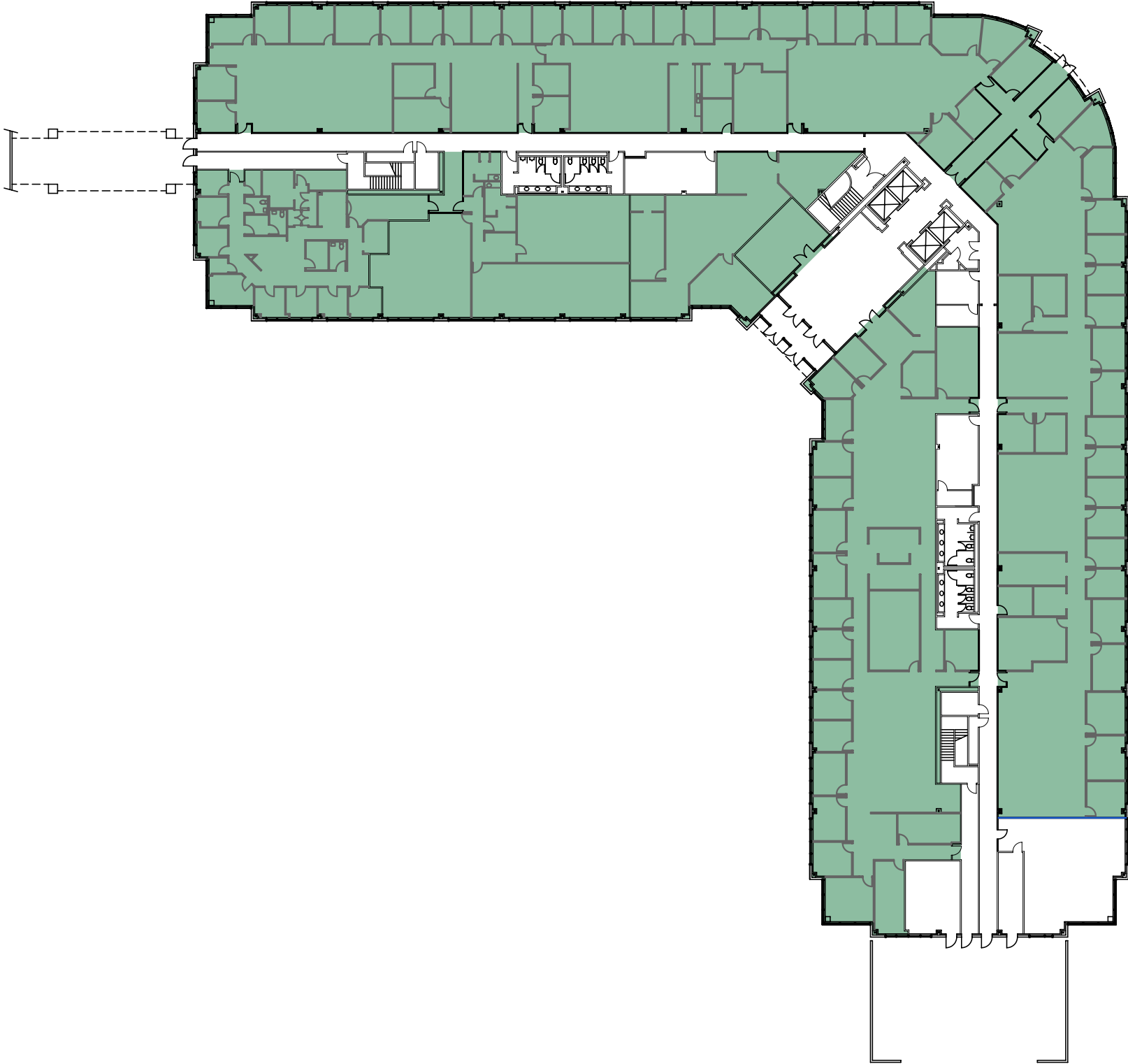
17404 Katy Freeway is located in the heart of Houston's Energy Corridor in the Park Ten Office Park



FLOOR PLAN

17404 KATY FREEWAY | HOUSTON, TX | 77094

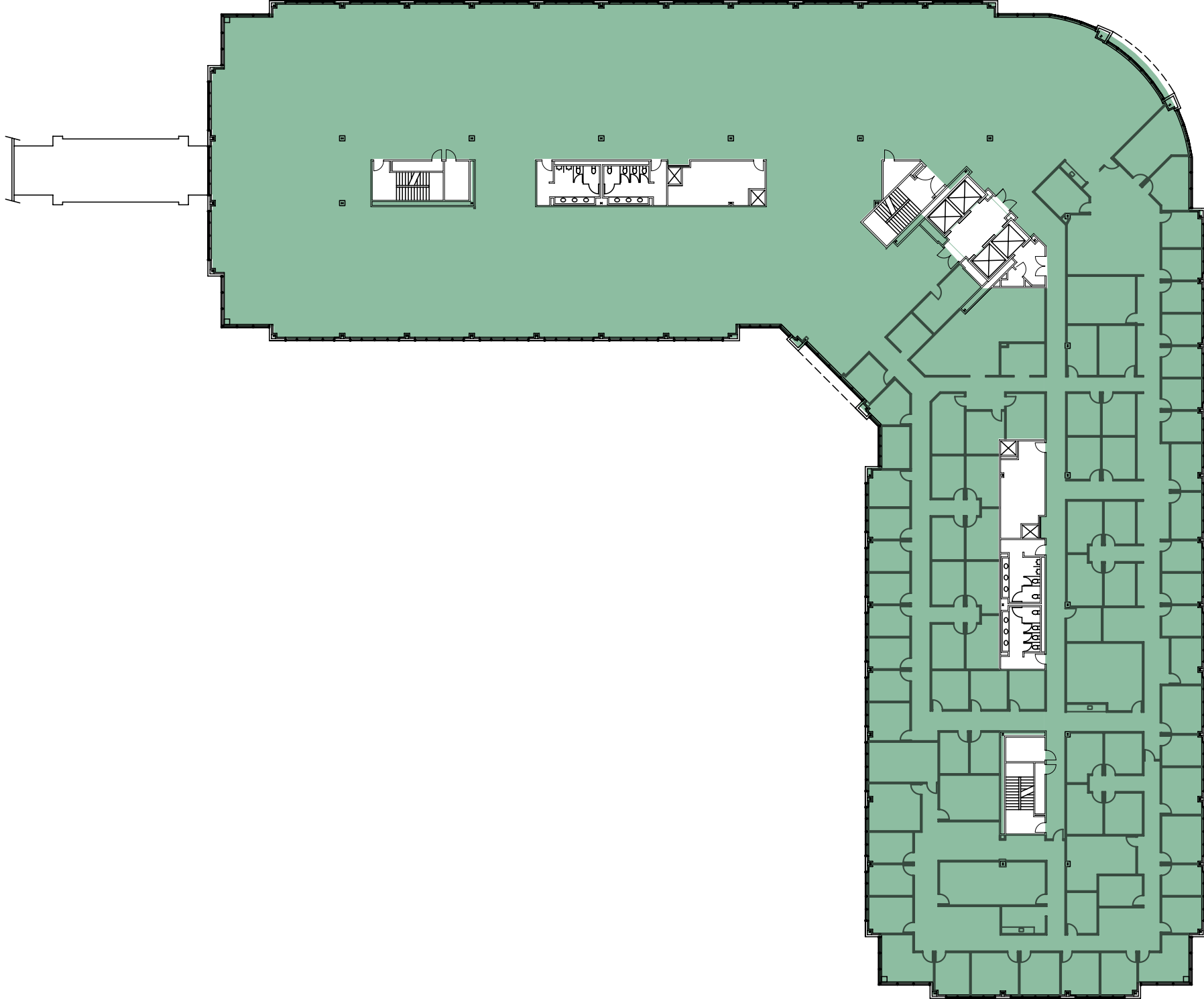
LEVEL 1 | 43,856 SF



FLOOR PLAN

17404 KATY FREEWAY | HOUSTON, TX | 77094

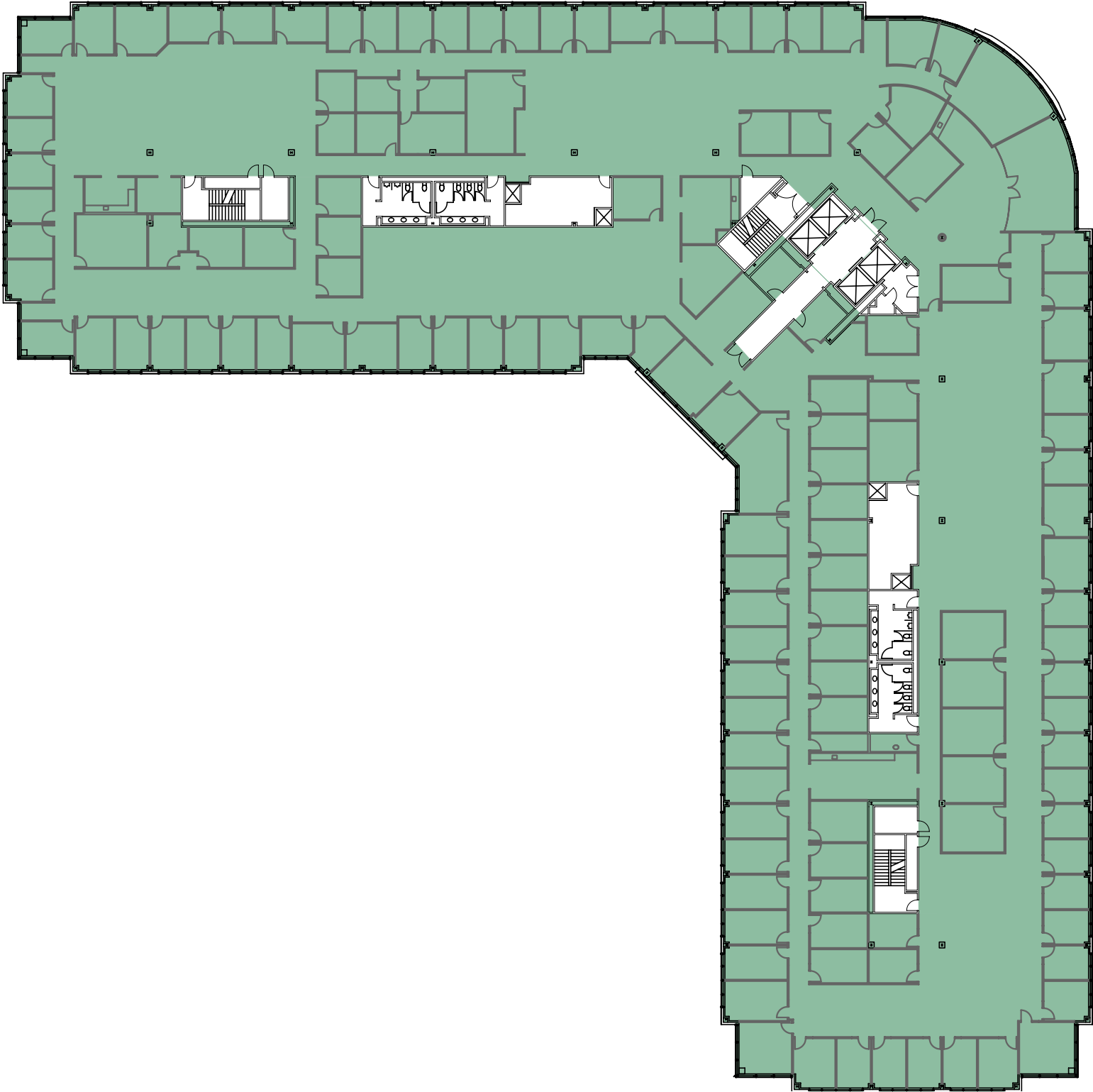
LEVEL 2 | 52,206 SF



FLOOR PLAN

17404 KATY FREEWAY | HOUSTON, TX | 77094

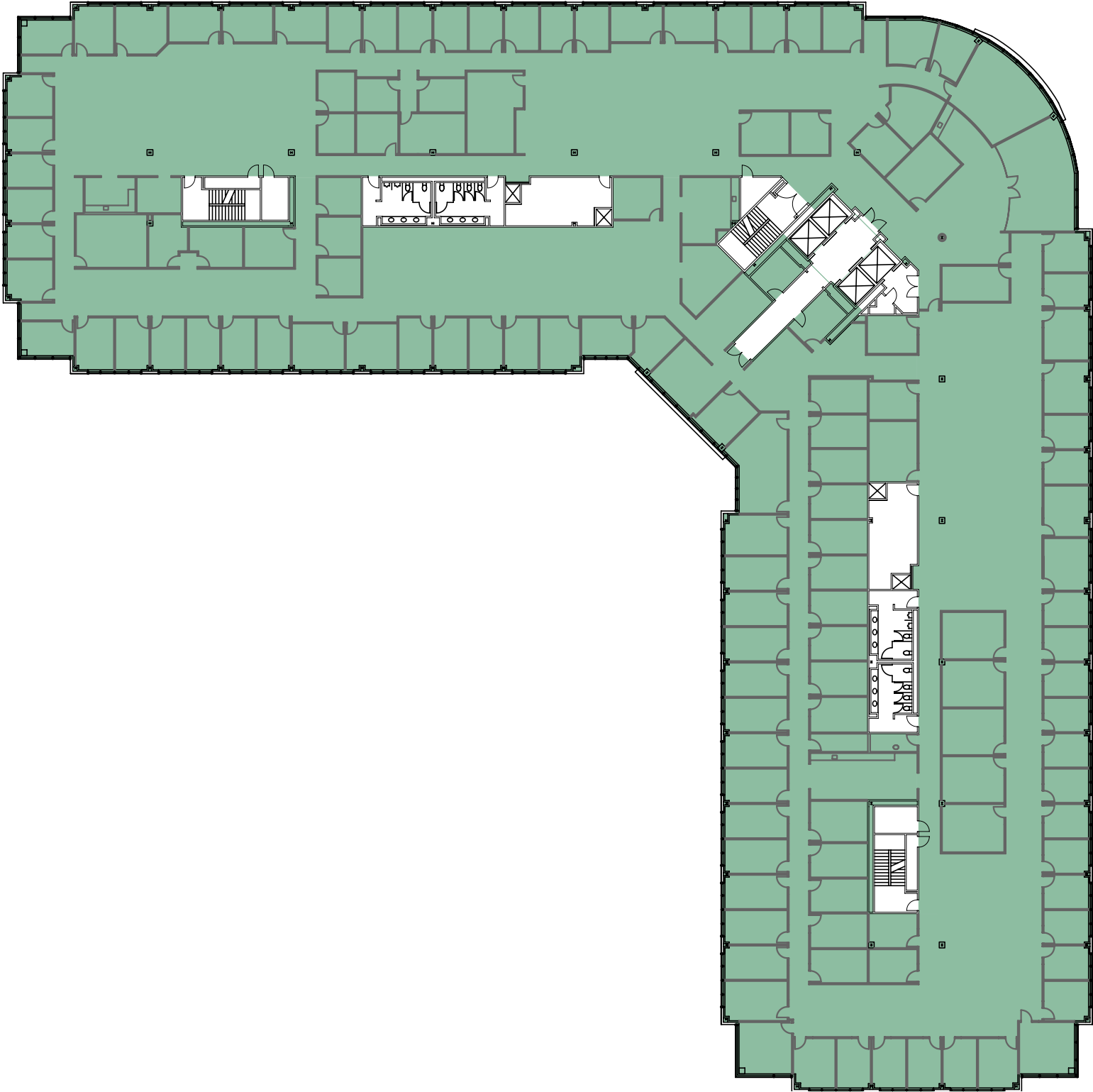
LEVEL 3 | 52,313 SF



FLOOR PLAN

17404 KATY FREEWAY | HOUSTON, TX | 77094

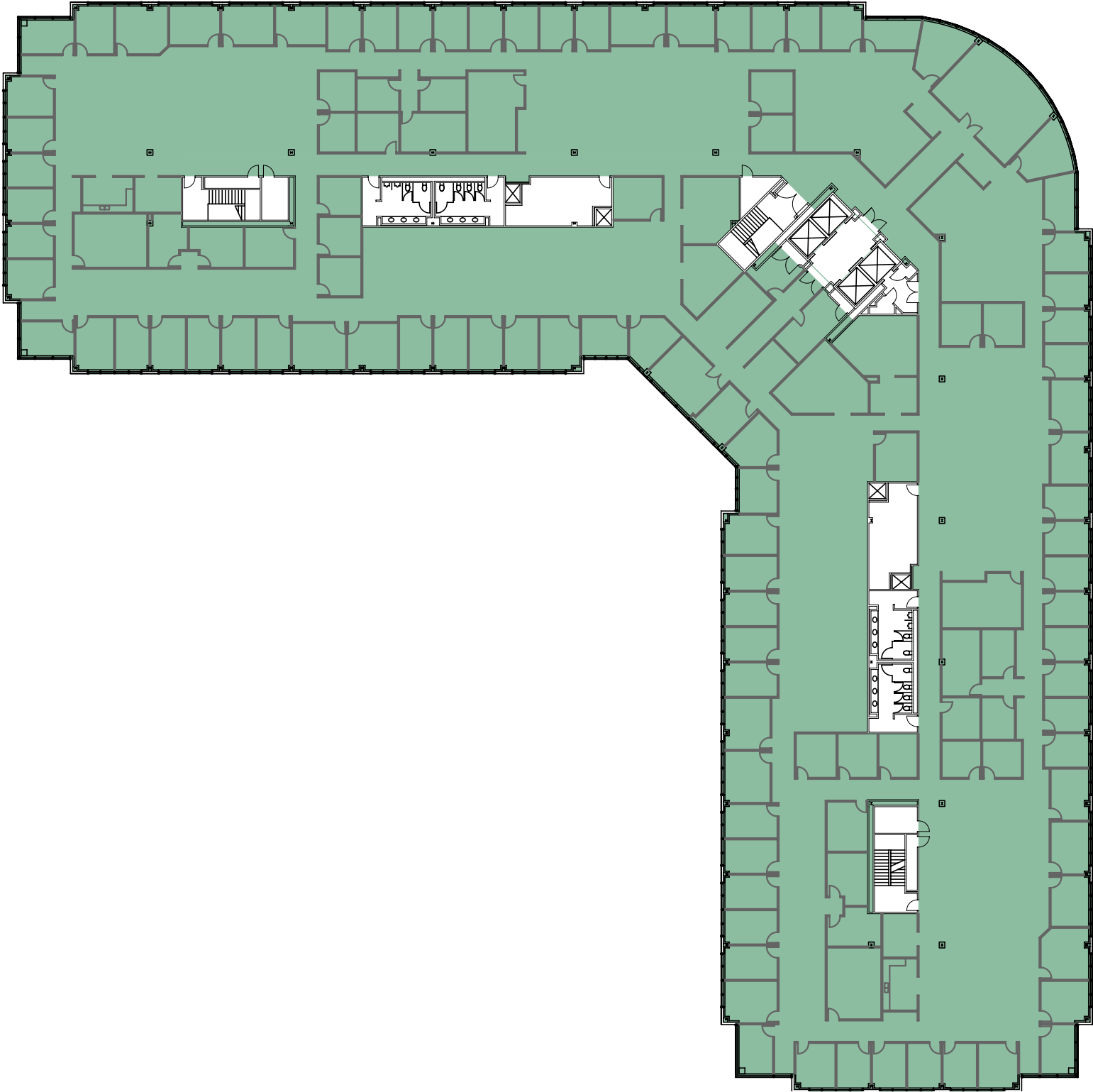
LEVEL 4 | 52,313 SF



FLOOR PLAN

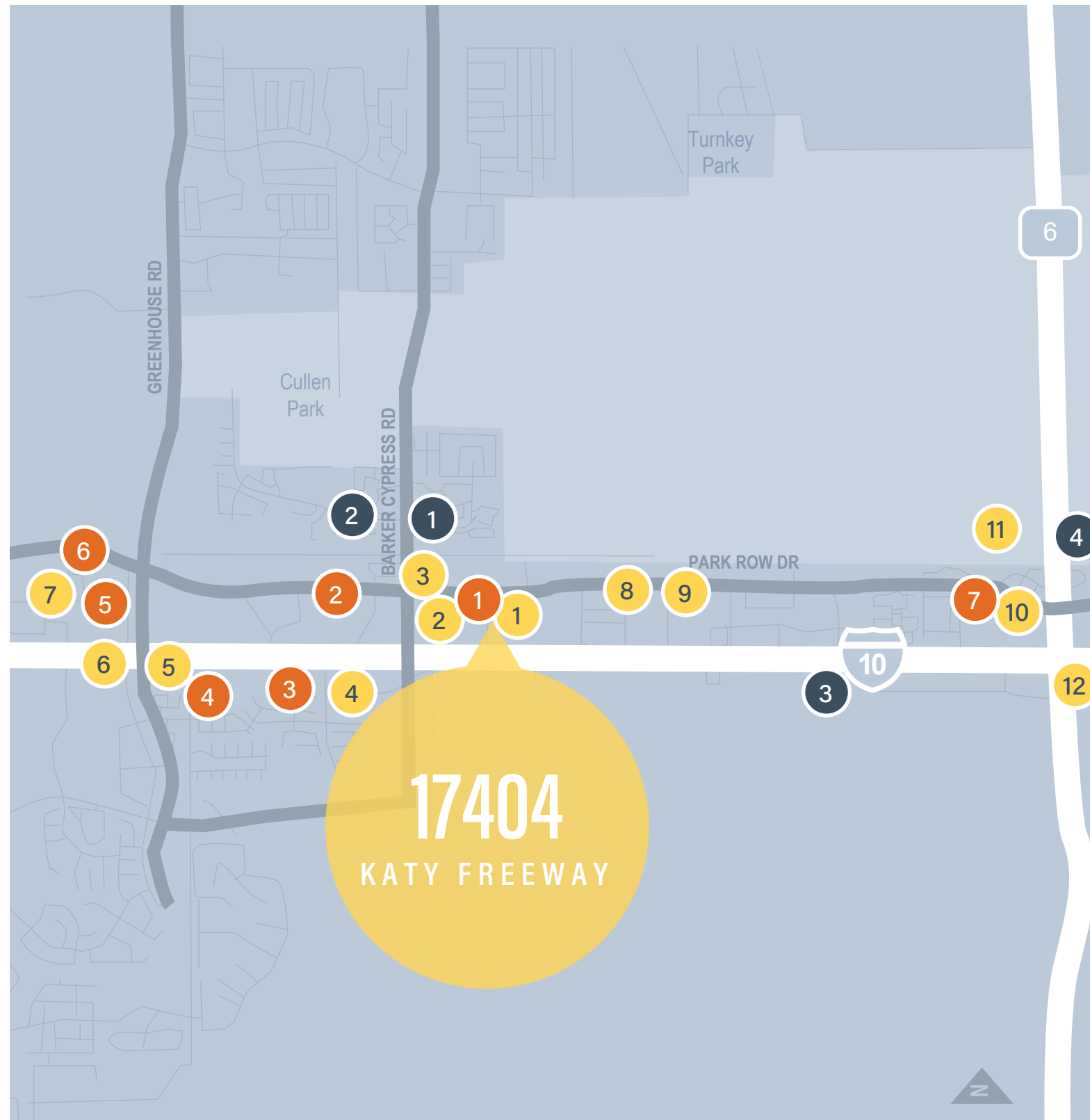
17404 KATY FREEWAY | HOUSTON, TX | 77094

LEVEL 5 | 52,243 SF



AMENITIES

17404 KATY FREEWAY | HOUSTON, TX | 77094



Restaurants

- 1
 - Pho Tan An
 - Tony's Mexican
- 2
 - El Rancho Mexican
 - Burger Tex Grill
 - Firehouse Subs
- 3
 - Kimchi Korean Cafe
 - Popeyes Louisiana Kitchen
 - Subway
- 4
 - Cracker Barrel Old Country Store
- 5
 - Starbucks
 - Potbelly
 - Smashburger
- 6
 - Chick-fil-A
- 7
 - Applebee's
 - Panera Bread
 - Thai Cottage Katy
- 8
 - Blue Bell Creameries
 - Salata
- 9
 - Murphy's Deli
- 10
 - Waffle House
- 11
 - Hyderabad House
- 12
 - Lupe Tortilla

Retail

- 1
 - Dynamic Fitness
- 2
 - Bank of America
- 3
 - Members Choice Credit Union
- 4
 - United States Postal Service
- 5
 - At Home
- 6
 - LA Fitness
- 7
 - Topgolf

Hotels

- 1
 - Residence Inn by Marriott
- 2
 - Courtyard by Marriott
- 3
 - Hyatt House Houston
- 4
 - Wyndham Houston

FOR LEASING INFORMATION

PARKER BURKETT

Senior Vice President

713.407.8716

Parker.Burkett@transwestern.com

ERIC ANDERSON

Executive Managing Director

713.407.8704

Eric.Anderson@transwestern.com

DOUG LITTLE

Executive Managing Director

713.272.1284

Doug.Little@transwestern.com

