

Hedwig Square Office Park

9219 Katy Fwy, Houston, TX 77024



AVAILABLE SPACES

**Multiple Suites
200 SF - 1,000 SF**

200	1,069 SF
211	2,060 SF
250	1,072 SF
273	1,981 SF

PROPERTY HIGHLIGHTS

- Property manager on-site
- High visibility frontage on I-10
- Located in the heart of Memorial Villages
- Ample surface and visitor parking
- Small spaces available
- Easy access to shopping, restaurants and prestigious
- Residential neighborhood

PROPERTY INFORMATION

Total Building SF:	65,000
Floors:	2
Class:	B
Submarket:	Katy Fwy East
Rental Rate:	\$24.00/SF
Parking Ratio:	3.5/1000 SF

FOR MORE INFORMATION

Terri Torregrossa

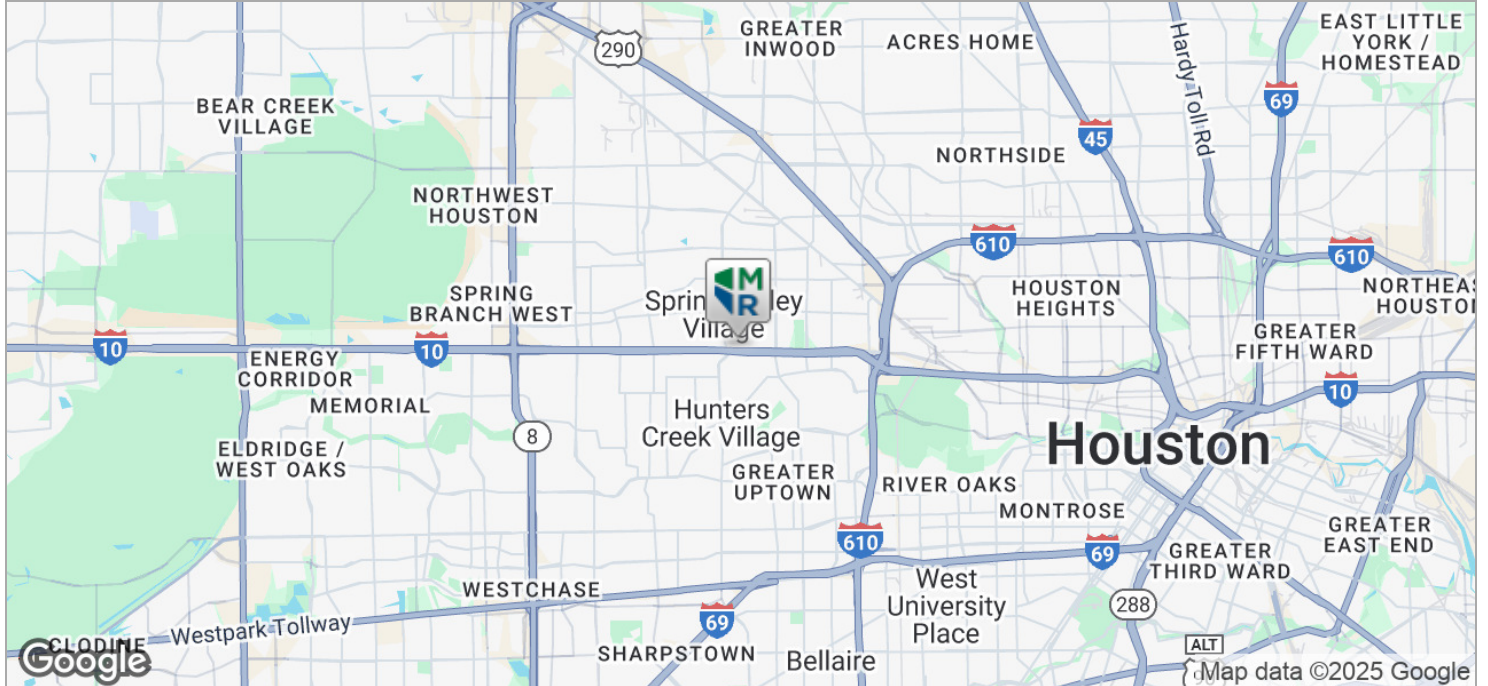
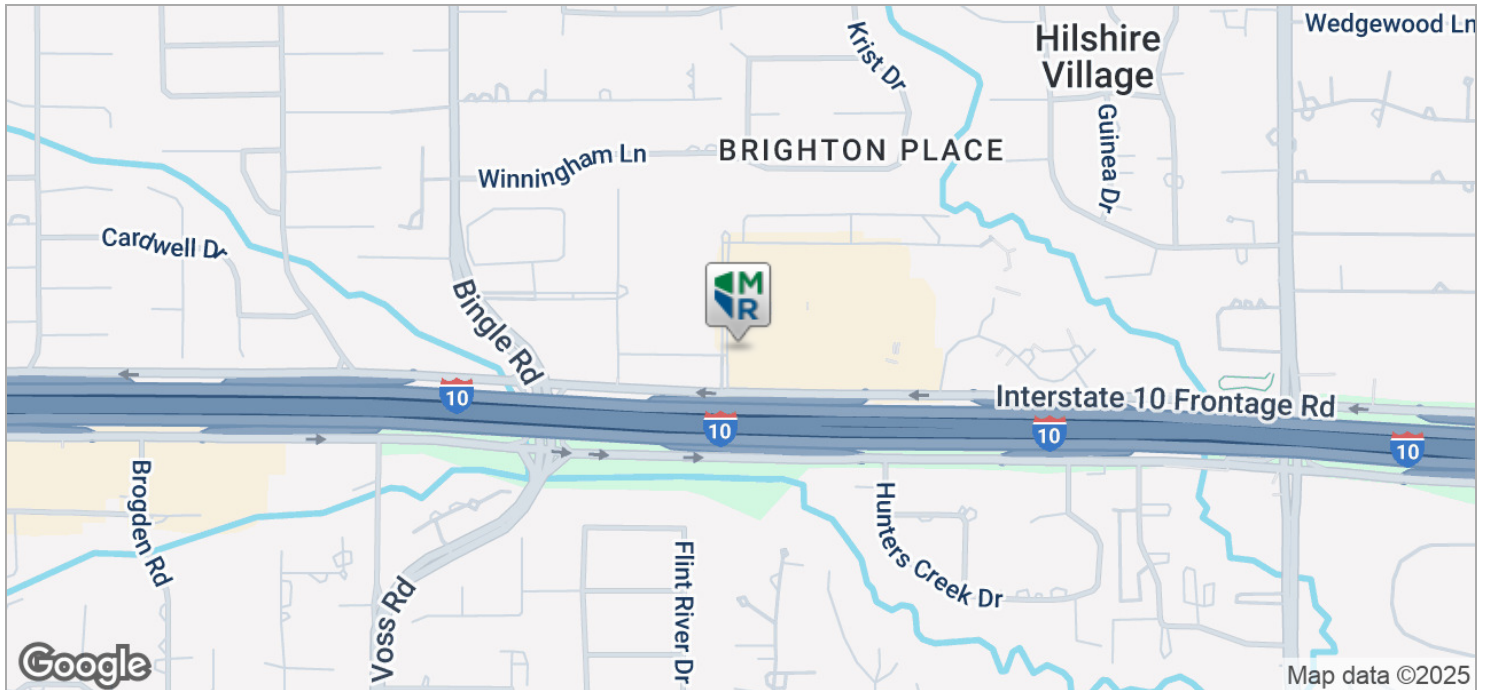
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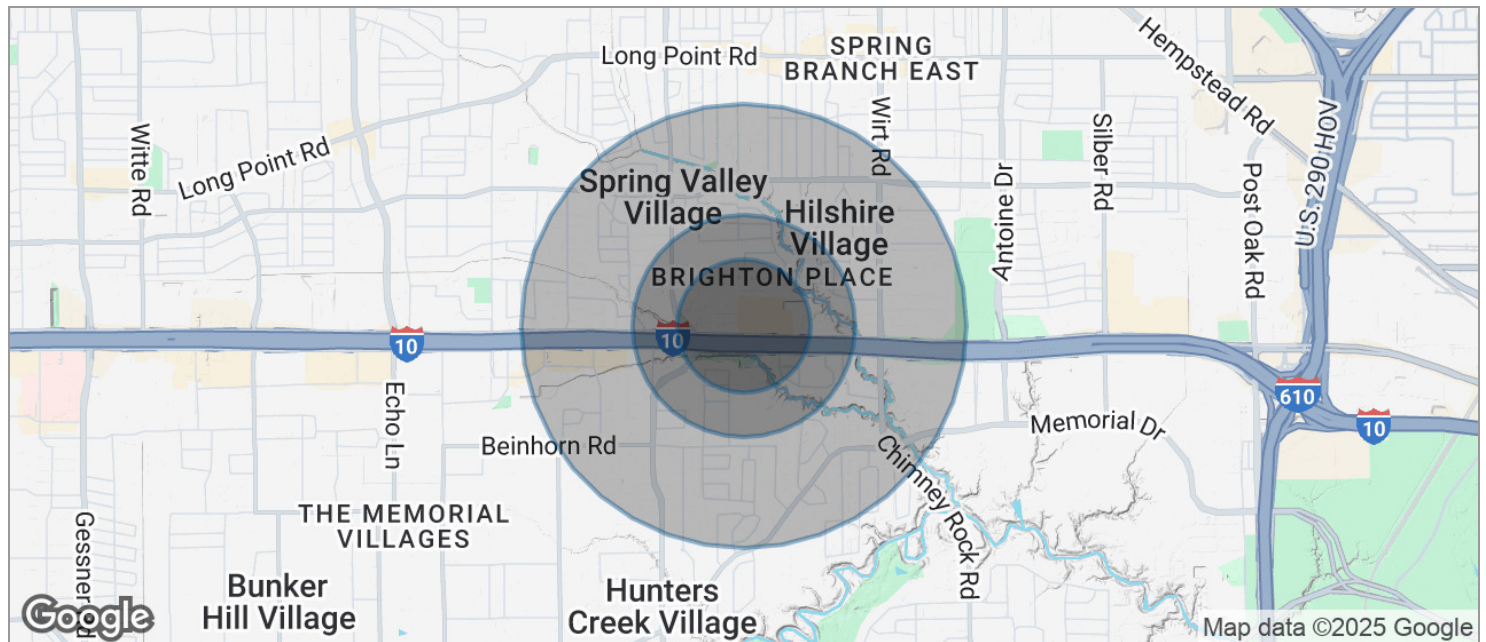
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
TOTAL POPULATION	574	2,114	11,284
MEDIAN AGE	41	41	41
MEDIAN AGE (MALE)	42	41	40
MEDIAN AGE (FEMALE)	41	41	41
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	197	725	4,198
# OF PERSONS PER HH	2.9	2.9	2.7
AVERAGE HH INCOME	\$271,581	\$271,493	\$237,288
AVERAGE HOUSE VALUE	\$1,404,962	\$1,409,544	\$1,314,685
RACE			
% WHITE	81.2%	79.1%	71.8%
% BLACK	0.2%	0.6%	2.2%
% ASIAN	7.0%	7.4%	9.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.9%	0.7%	0.7%
% OTHER	1.4%	1.6%	3.5%
ETHNICITY			
% HISPANIC	8.9%	10.2%	16.1%

* Demographic data derived from 2020 ACS - US Census

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