

FACT SHEET

BUILDING

11451 Katy Freeway
Houston, Texas 77079

LANDLORD

Mission Westchester Investors, LP

LEASING COMPANY

Aspire Commerical

PROPERTY MANAGEMENT

Mission Companies

ARCHITECT

Ziegler Cooper Architects

YEAR BUILT/RENOVATED

1999/2024

PRIMARY BUILDING SITE

2.00 Acres

PARKING RATIO

4.0 per 1,000 RSF

Tenant may convert up to one (1) space per 1,000 RSF to reserved parking at a rate of \$85.00/space/month plus all applicable taxes

STORIES

6

STANDARD FLOORPLATE

16,203 SF

COMMON AREA FACTOR

16%

BUILDING HOURS

Monday - Friday: 7:00am - 6:00pm
Saturday: 8:00am - 2:00pm

AMENITIES

On-site deli
Direct access to I-10 & Beltway 8
Building conference room for tenants
Fully landscaped private courtyard with putting green for tenants

FIBER

AT&T, Comcast & Logix

OPERATING EXPENSES (2024)

\$13.77

FOR LEASING INFORMATION

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