

HEDWIG PLAZA

9601 Katy Freeway ▪ Houston, TX 77024



Exceptional Value Convenient Location



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FOR LEASING

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Best Value

Great Location

Pride in Ownership

DESCRIPTION

- The architectural treatment of the trapezoid shaped building is a terracotta cement plaster panel construction with a window glazing system and an anodized aluminum frame system.
- Entries can be found on the northeast and southeast sides of the building.
- Two centrally located hydraulic elevators serve the building.
- The building has been under the same, proactive ownership since 1999 with a constant emphasis on producing a modern office environment backed by a quality and responsive management.

TYPE

- Class "B" office building

ADDRESS

- 9601 Katy Freeway
Houston, Texas 77024

LOCATION

- Hedwig Village (Harris County)
- South side of Interstate 10
- Between Bunker Hill & Echo Lane

YEAR BUILT

- 1980

NET RENTABLE SF

- 45,400

NUMBER OF FLOORS

- Four (4)

PARKING

- Ratio - 3/1,000
- Carport - 1/1,000

BUILDING HOURS

- 6:30 a.m.-6:30 p.m.....Monday-Friday
- 9:00 a.m.-2:00 p.m..... Saturday

HVAC

- Consists of two rooftop Carrier package units for a total building capacity of 150 tons.
- The system is controlled by a computerized energy management system, which optimizes temperature control.

SECURITY

- Card-key access for entry after normal building hours. Electromagnetic locks on all exterior doors.
- Alarm system connected to outside security service in direct contact with both fire and law enforcement agencies.
- Cameras are installed at both entrances to the building as well as the first floor elevator lobby.

MAJOR BENEFITS

- The property is located on the south side of Interstate 10 (the "Katy Freeway") in the City of Hedwig Village. This location is approximately one mile east of the Sam Houston Tollway and seven miles west of Houston's Central Business District.
- Properties adjacent to the development include small commercial office buildings, retail shopping centers, and a hotel.

BUILDING AMENITIES

- Private Non-Institutional Ownership
- On-Site Maintenance
- Mail/Vending Room
- Assigned Carport Parking
- On-Site Banking
- UPS/FedEx/USPS Drop Boxes On-Site



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