

HEDWIG PLAZA

9575 Katy Freeway ▪ Houston, TX 77024



Exceptional Value
Convenient Location



FOR LEASING

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Best
Value

Great
Location

Pride in
Ownership

DESCRIPTION

- The rectangular shaped building includes white concrete panel construction and bronze tinted windows in an anodized aluminum frame system.
- Entries can be found on the north and south sides of the building.
- Travertine stone wall coverings accent the elevator lobbies.
- Two hydraulic elevators serve the building's four levels.
- 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

YEAR BUILT

- 1979

ADDRESS

- 9575 Katy Freeway
Houston, Texas 77024

LOCATION

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

NET RENTABLE SF

- 52,890

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 condensing units. These two primary 75 ton cooling units create a total building HVAC 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 business hours. Electromagnetic locks on all exterior doors.
- Alarm system connected to outside security service in direct contact with law enforcement agencies.
- Cameras are installed at both entrances to the building.

MAJOR BENEFITS

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

BUILDING AMENITIES

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



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