

18211 KATY FREEWAY



BUILDING OVERVIEW

- » Prime four story Class A office building with direct access to I-10
- » Well-appointed two story lobby with a rich material palette
- » Ample parking - 4/1000 parking ratio with covered, reserved parking available
- » In suite balcony access available
- » Efficient rectangular 20,000 RSF floor plates that are divisible for smaller users
- » Multi-tenant monument signage opportunities available for larger users
- » Electric Vehicle charging station





CONVENIENCE

Restaurants, shopping and hotels at your doorstep...

- A** Tony's Mexican
Pho Tan An
The Oil Derrick
El Rancho Mexican
Burger Tex Grill
T-Mobile
Firehouse Subs
Smoothie Factory
Dynamic Fitness Barker Cypress
Kimchi Korean Cafe
Popeyes
Shell Gas Station



- F** Lowe's
Pearle Vision
Lenny's Subs
Signarama
SportClips

- G Green Tree Center**
Willie's Grill & Icehouse
PetSmart
Target
AT&T
Famous Footwear
Shish Kabob Cafe
Bath & Body Works
TJMaxx
Party City
Five Below
- Ulta
UPS Store
TGF Hair Salon
Randall's
Shell
Fazoli's
McDonald's
BBVA Compass Bank
Wendy's
IHOP
Eyedoc Vision

- H** Bank of America
Katy Pharmacy
Orient Express
Shipley Do-Nuts
Texas Mesquite Grill
NTB - National Tire & Battery

- I** At Home
Panera Bread
Applebee's
Thai Cottage
Vitamin Shoppe
Soft Touch Nails
Amazing Lash Studio
LA Fitness
Ashley HomeStore
Massage Envy
The Joint
- Pier 1 Imports
Five Guys
Scottrade
Verizon
Chase Bank
Kohl's
OfficeMax
Jimmy John's
Chipotle Mexican Grill
Smoothie King
H-E-B

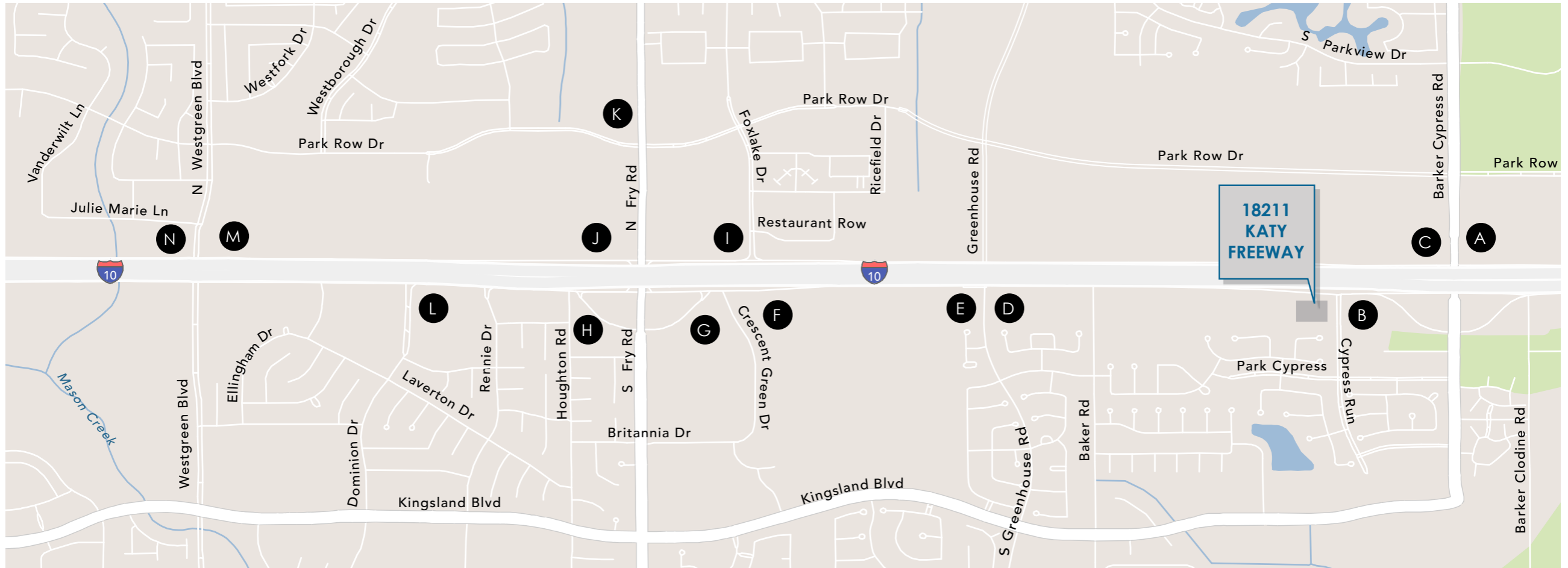
- J** Home Depot
Subway
Whataburger
Arby's
Sprint
Ross Dress for Less
- Babies"R"Us
Best Buy
Sam's
Walmart
Denny's
Panda Express

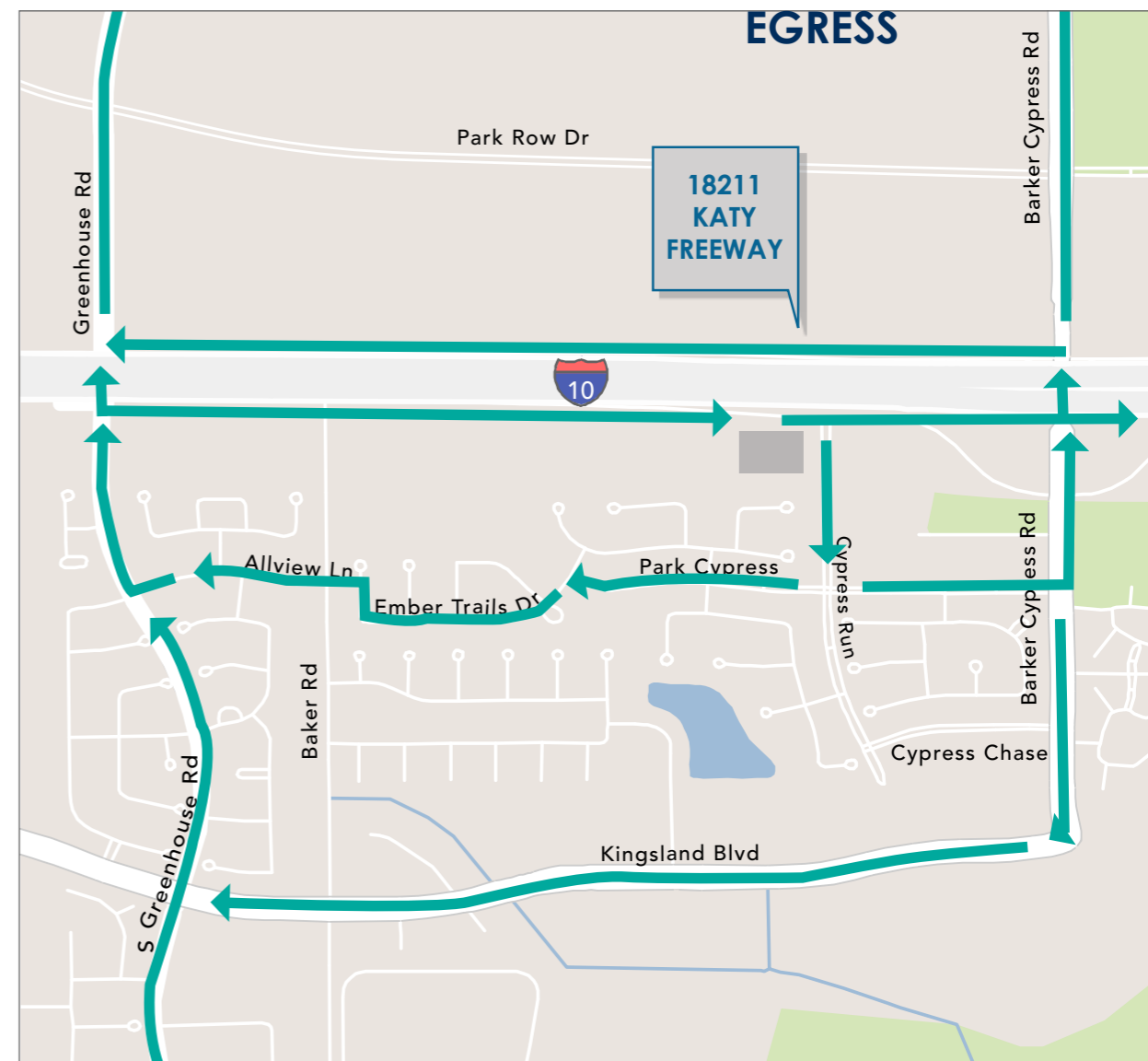
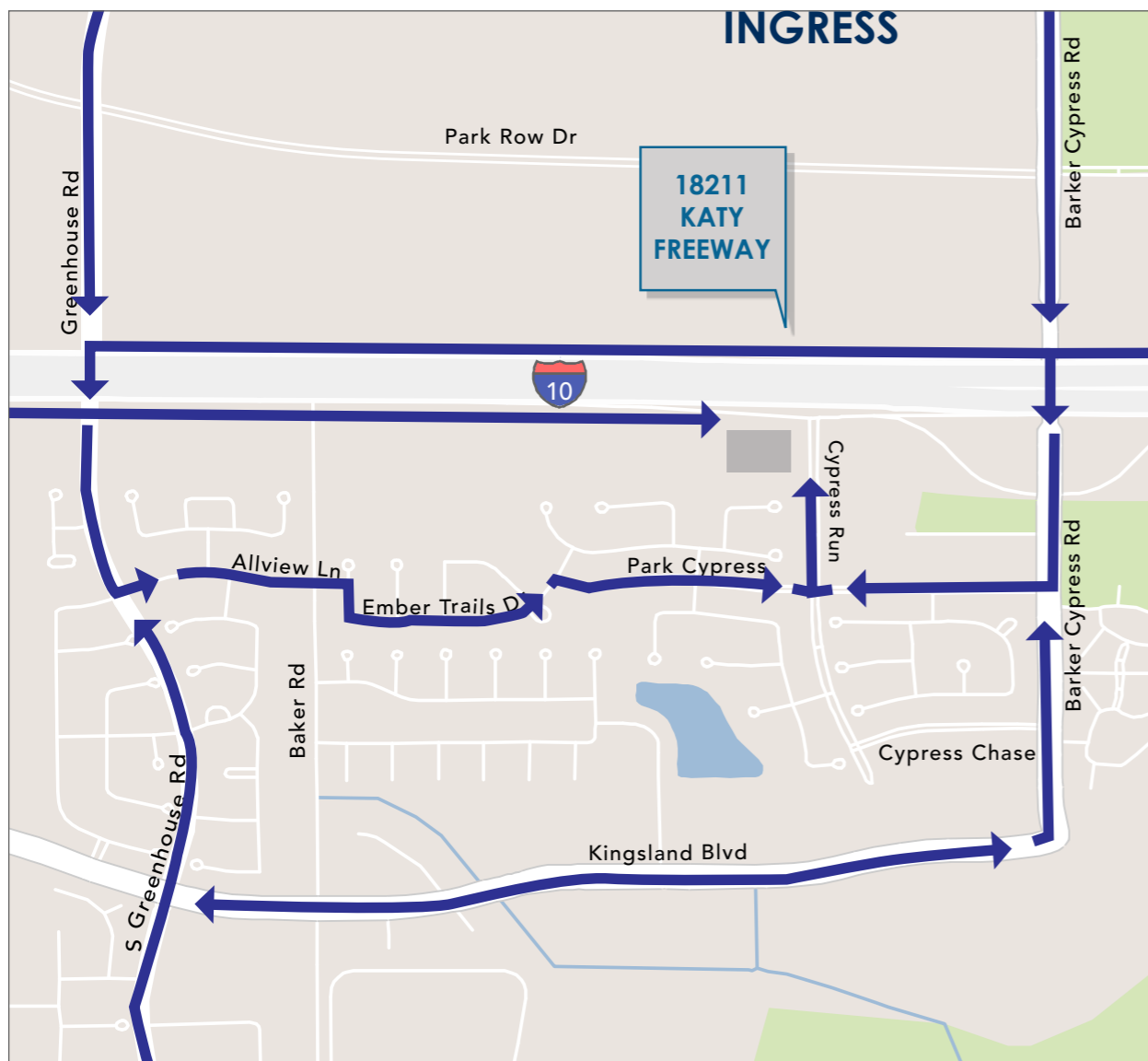
- K Crossing at Fry Road**
Walgreens
Taco Bell
Shell
Buffalo Wild Wings
Starbucks
Kroger
Palais Royal
- Spec's
Burger King
Hobby Lobby
The UPS Store
Tropicals
McDonald's
Sonic Drive-In
Pizza Hut



- L** Uncle Julios
BJ's Restaurant & Brewhouse
Longhorn Steakhouse
Newk's Eatery
Texas Roadhouse
Steak n' Shake
Firehouse Subs
- M** Slick Willie's
Stadia Sports Grill
Chang's Chinese
Russo's New York Pizzeria
Texas Borders Grill
Brewskis Pub
Orleans Seafood Kitchen

- N** Spring Creek BBQ
Holiday Inn
Cheddar's
Olive Garden
Chuy's
McAlister's Deli







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