

1,927 SF Office For Lease | Houston, TX



5301 Katy Freeway | Houston, TX | 77007

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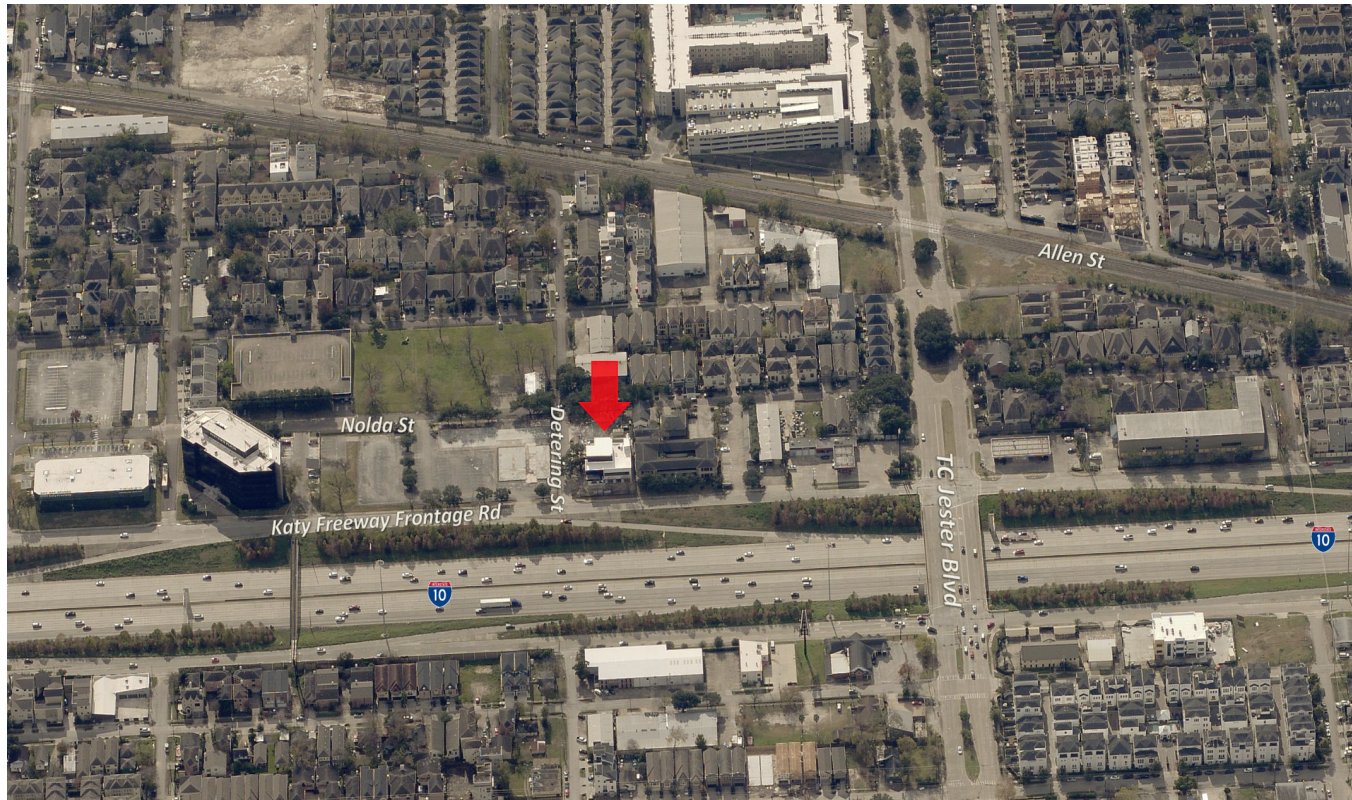
5301 Katy Freeway



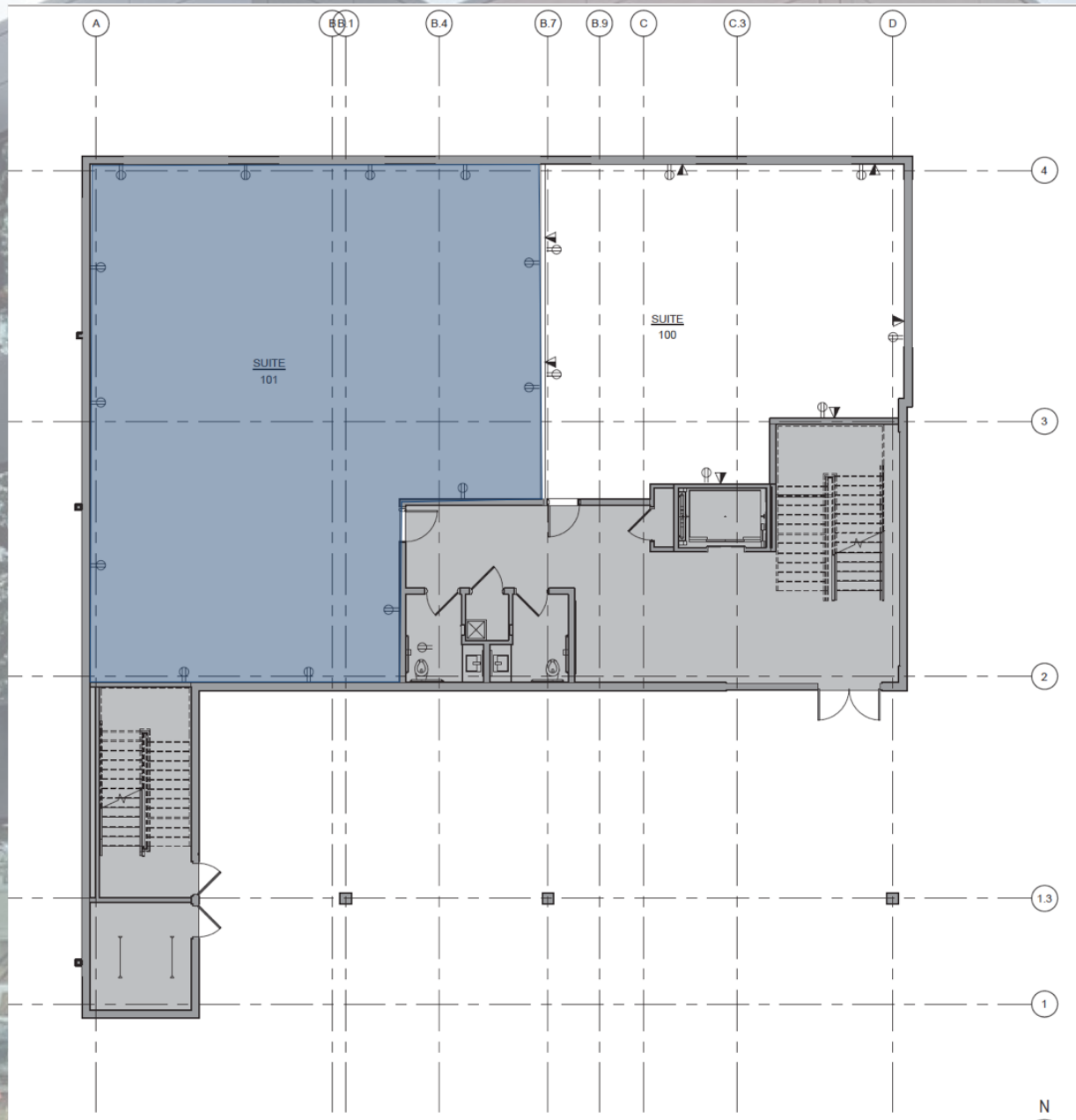
- 1,927 SF new shell space
- Minimalist, modern building
- Located Along Interstate 10 At TC Jester on the Katy Freeway Frontage Road
- In the heart of the Washington Corridor
- Minutes from Downtown and the Heights sub-markets
- Boasts An Impressive 3rd Floor Common Area offering state of the art kitchen, lounge and conference Room
- Built in 2018
- Good access on and off Interstate 10
- Tremendous activity in the area including offices, retail, and restaurants

LEASE TERMS

Rental rate	\$30/SF NNN
NNN Expenses	~\$13.10/SF/YR
Term	Negotiable



Floor Plan



Third Floor Common Area



Demographics



DEMOGRAPHIC SUMMARY

5301 Katy Fwy, Houston, Texas, 77007



Ring of 1 mile

KEY FACTS

26,656

Population



12,560

Households



Median Age

\$93,785

Median Disposable Income

EDUCATION



No High School Diploma



6%

High School Graduate



12%

Some College



77%

Bachelor's/Grad/Prof Degree

INCOME



\$116,816

Median Household Income



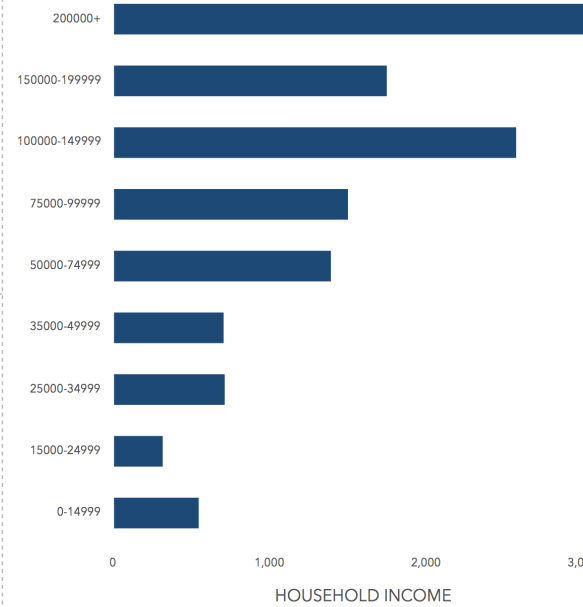
\$78,523

Per Capita Income



\$205,374

Median Net Worth



Traffic Data

Street name	Traffic volume	Direction	Distance
I-10	9,760	NW	0.1
I-10	6,000	NW	0.1
I-10	171,300	NE	0.1
Nolda St	1,450	SW	0.1
T C Jester Blvd	12,150	SW	0.1
I-10	7,123	NE	0.2
T C Jester Blvd	9,950	SW	0.2
T C Jester Blvd	21,850	NW	0.2
I-10	181,060	NW	0.2

Closest 10 locations

EMPLOYMENT

88%

White Collar



6%

Blue Collar



6%

Services

2.2%

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2019, 2024.

