

**AVISON
YOUNG**



24275 Katy Fwy | Katy, TX 77494
150,920 SF Class A Office Building



Property Overview

24275 Katy Freeway is a six story, 150,920 SF, Class A office building located along Interstate 10 near Grand Parkway in Katy, Texas. The utilization of sunshades and advanced Energy Management Systems to control utility costs has aided in its certification of LEED Silver by the U.S. Green Building Council. The beautiful ground floor lobby and common areas that are accentuated by stone walls and floors with trendy wood accents throughout. The expansive glass lobby is accessed through a closed-in air conditioned corridor from the parking garage.



24275 Katy Fwy

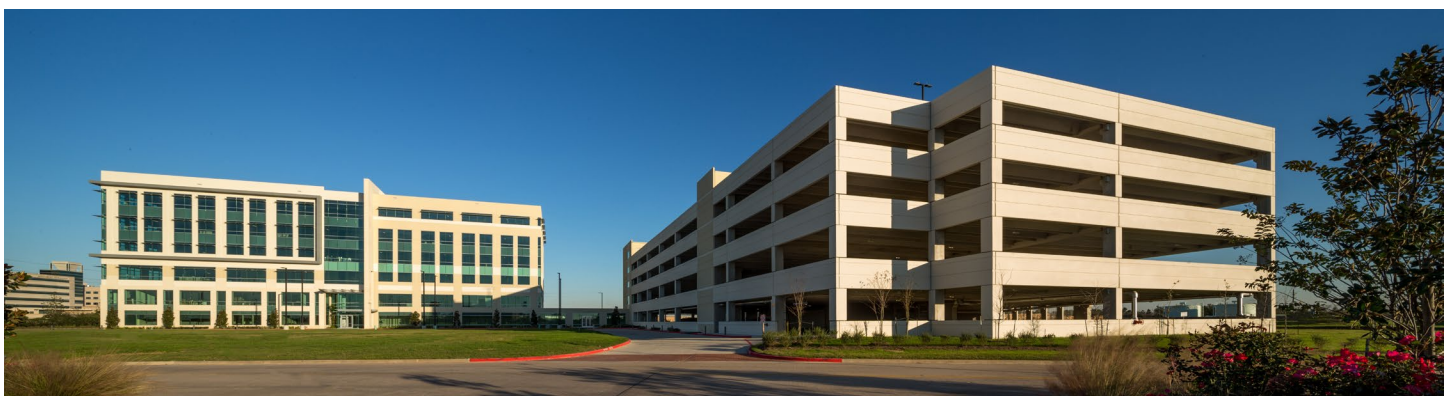


Available
suites
ranging
from
6,200 -
17,283 SF

BEST-IN-CLASS RETAIL
AMAZING TENANTS
EXCELLENT LOCATION

Property Features

- LEED Silver designation
- 42' Bay depths without columns - ideal for open and closed plans
- High-tech camera system and perimeter building locking controls
- 4 parking spaces per 1,000 SF in structured garage with connecting glass front, air-conditioned walkway
- Circular drop-off area and ample surface parking
- High-speed fiber technology backbone with a back-up ring and generator
- Class A lobby finishes include stone, glass, and wood accents





OVER 50 RETAILERS WITHIN WALKING DISTANCE

- 22 retail stores including Boot Barn, Dollar Tree, Guitar Center, Spec's, and Tuesday Morning.
- 17 restaurants with flavors ranging from Brazilian to Vietnamese and everything in between.
- 6 entertainment/sporting venues including Altitude Trampoline Park, Main Event Entertainment, and Planet Fitness.
- 5 health service centers including dental, optical and emergency services.
- 3 salons/spas to unwind and take some "me-time"

Quick drive to Katy Mills, Katy's premium indoor shopping mall with over 175 stores



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