

**PHASE 1 - 99% LEASED**  
**PHASE 2 - DELIVERING FALL 2019**



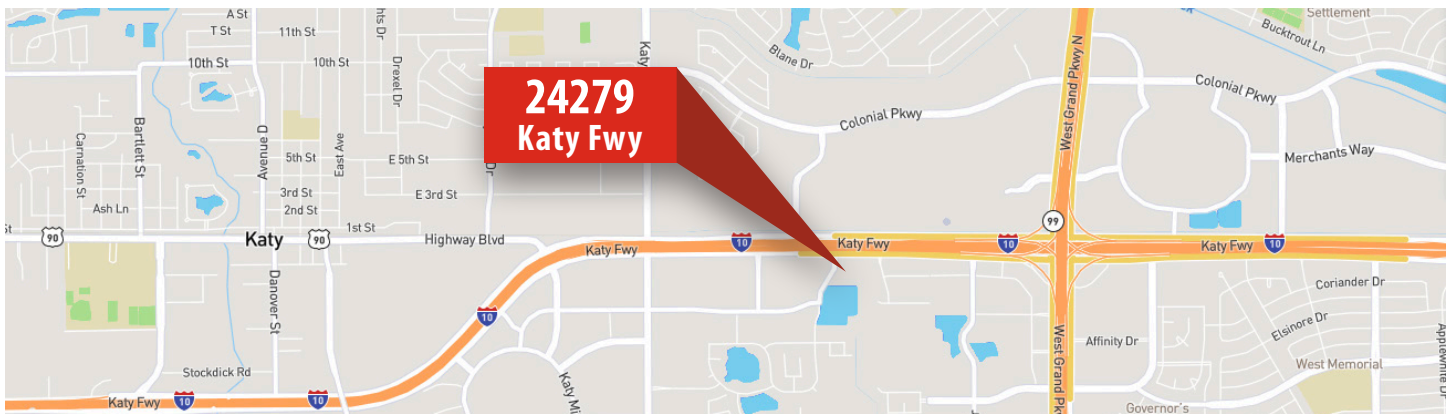
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## PROPERTY OVERVIEW

24279 Katy Freeway will be a six story, 150,920 SF, Class A office building located along Interstate 10 near Grand Parkway in Katy, Texas. Expected to deliver Fall 2019, 24279 Katy Freeway will feature radiant high-end lobby and common area finishes and energy efficient spaces.

## BUILDING FEATURES

- Class A lobby finishes to include stone, glass, and wood accents
- High-speed fiber technology backbone with a back-up ring and generator
- 4/1,000 SF parking in structured garage with connecting air-conditioned skyway
- High-tech camera system and perimeter building locking controls
- 42' bay depths without columns - ideal for open and closed plans



# A DISTINCT LOCATION

## ACCESS

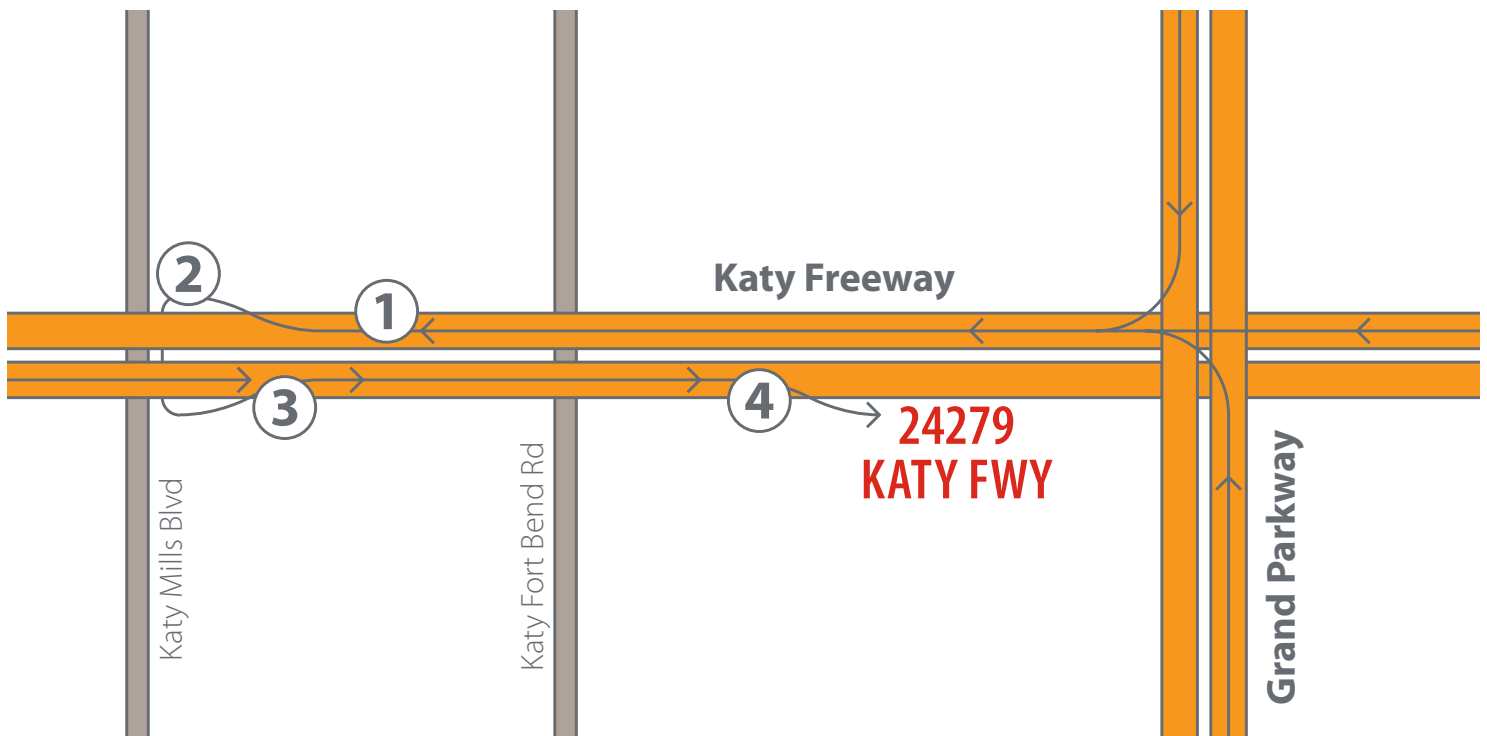
Zero traffic lights coming from any direction.

## ADDRESS

A Katy Freeway address means your company is easy to find.

## VISIBILITY

Seen by 150,000 vehicles daily with naming rights as well as monument signage are available for larger tenants.



## ZERO TRAFFIC LIGHTS

Thanks to conveniently placed freeway ramps, the only traffic lights you'll wait at are the ones between your home and the freeway.

### FROM THE EAST

1. Exit 741
2. U-Turn at Katy Mills Blvd
3. Re-Enter Freeway
4. Exit 743 to dedicated slowdown lane

### FROM THE WEST

- Exit 743 to dedicated slowdown lane



# 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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