

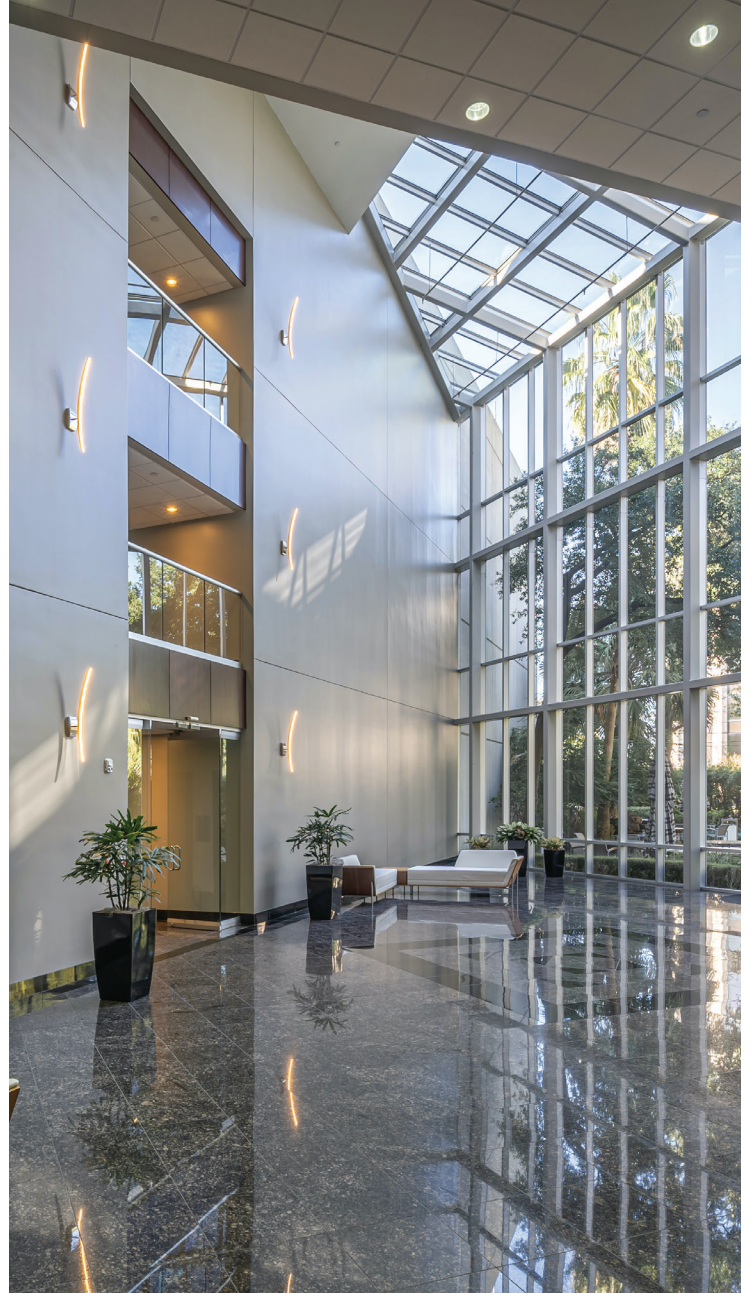
W THE WESTCHESTER

11451 KATY FREEWAY | HOUSTON, TEXAS 77079



117,261 RSF | 6 STORIES | CLASS A

- I-10 Frontage in the Energy Corridor
- Monument signage available
- Direct access to I-10 & Beltway 8
- Floor-to-ceiling glass
- On-site management & leasing office
- Building conference room for tenants
- On-site deli
- Abundant covered parking with easy access to the building
- Fully landscaped private courtyard with putting green for tenants
- Intermingled with high-end residential neighborhoods, premier retail centers, popular restaurants, and an abundance of green space & trails

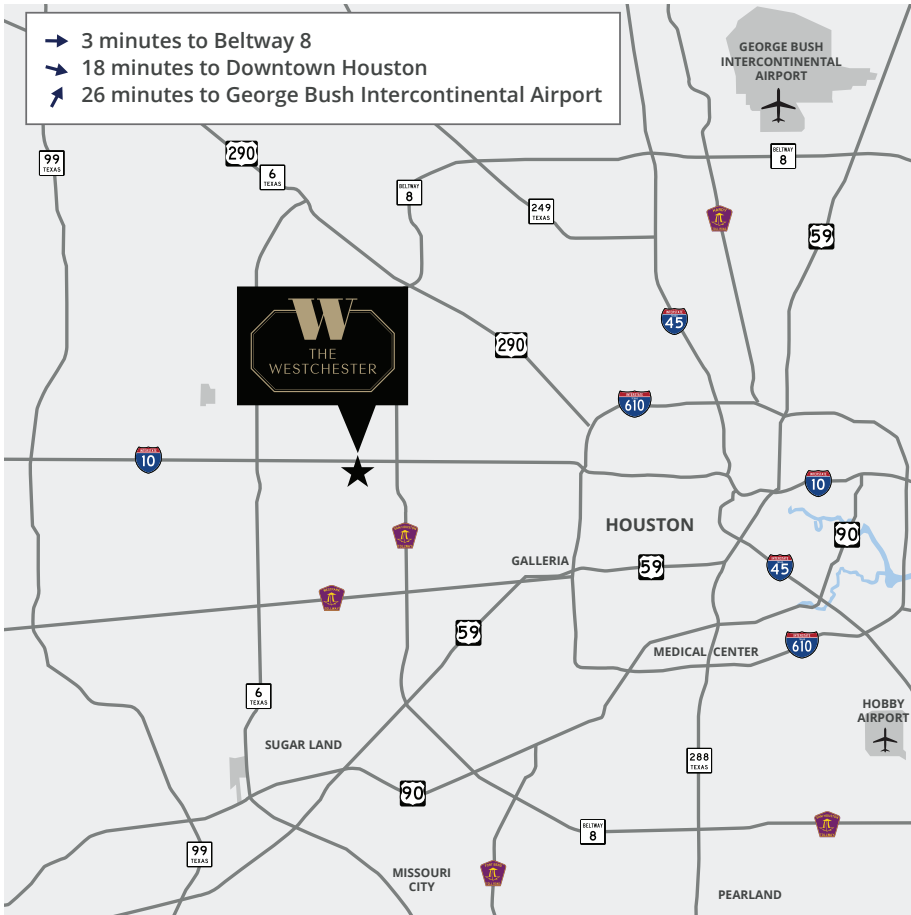


FOR LEASING CONTACT
 **HOLT LUNSFORD**
COMMERCIAL
Brad Segreto
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photos by CoStar

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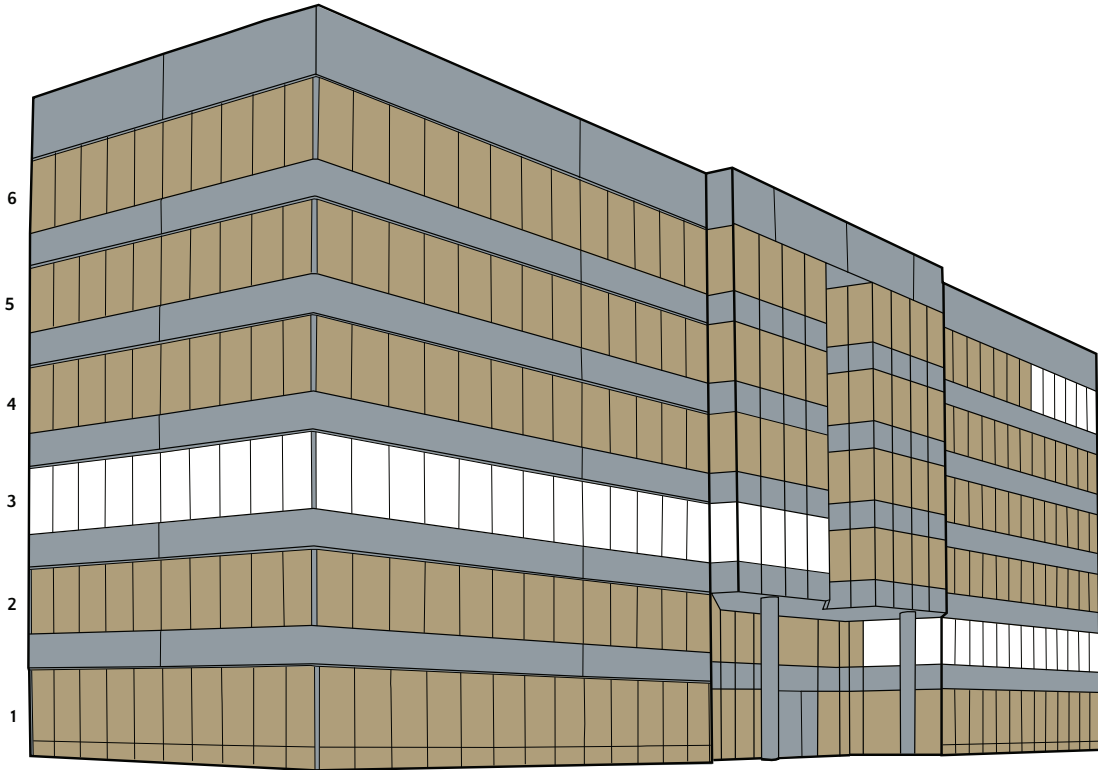


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6 Available: Suite 625 | 2,585 RSF **VIRTUAL TOUR**

5

4

3 Available: Suite 300 | 6,065 RSF
Available: Suite 320 | 3,265 RSF **VIRTUAL TOUR**
Available: Suite 300/320 | 9,330 RSF

2 Available: Suite 200 | 3,467 RSF
Available: Suite 211 | 2,511 RSF
Available: Suite 215 | 3,184 RSF

1 Available: Suite 200/211/215 | 9,162 RSF



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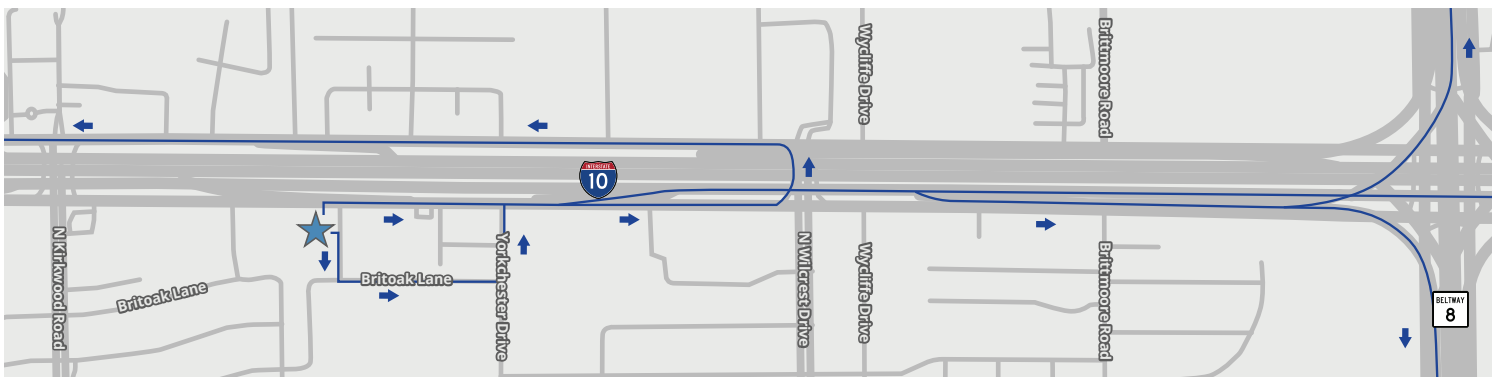
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From I-10 or Beltway 8, there are a variety of ways to enter and exit the building conveniently and quickly.

INGRESS



EGRESS



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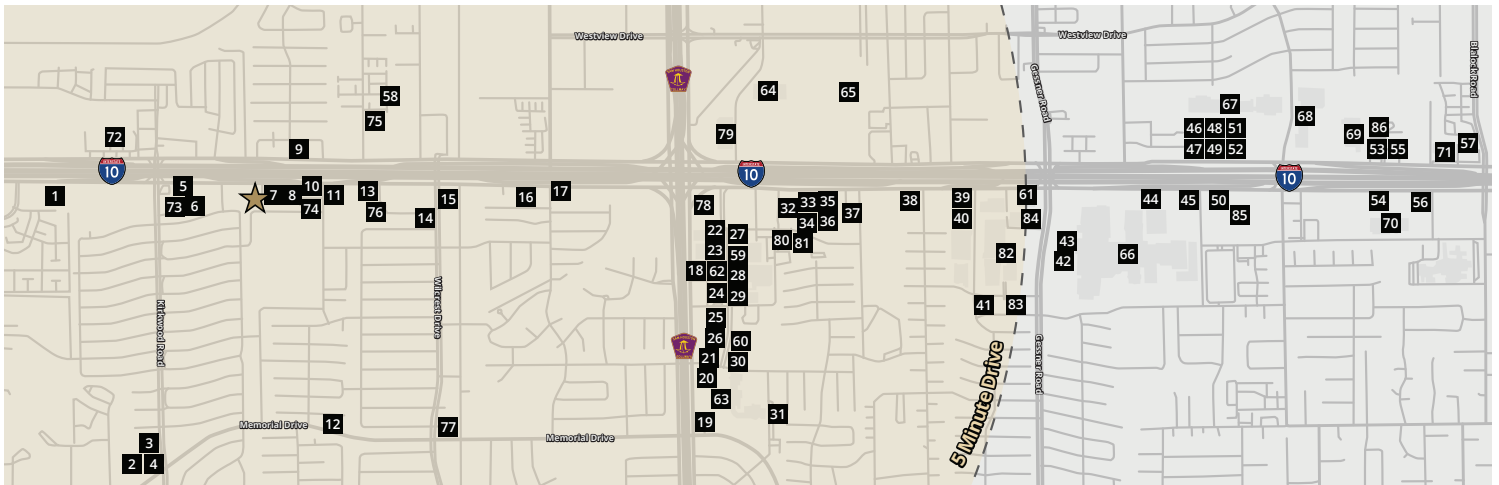
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Six minute drive from a wide variety of restaurants, hotels, parks, and shopping.
Close proximity to I-10 and the Beltway offers easy access to all parts of Houston.



FOOD

1. Coo-Wee Seafood House
2. Urban American Kitchen
3. Los Tios Mexican Restaurant
4. Pei Wei
5. Avalon Diner
6. La Fiesta Restaurant
7. Taco Cabana
8. Carrabba's Italian Grill
9. Bahama Buck's
10. Gyu-Kaku Japanese BBQ
11. IHOP
12. Bistro Provence
13. Pizaro's Pizza Napoletana I
14. Denny's
15. McDonald's
16. Brenner's Steakhouse
17. Nikki's Irish Pub
18. Seasons 52
19. Starbucks
20. Einstein Bros. Bagels
21. la Madeleine French Bakery & Cafe
22. Texas de Brazil
23. bellagreen
24. SWEET
25. Fellini Gelato & Caffè
26. Eddie V's Prime Seafood
27. Sal & Pimienta Kitchen
28. Cyclone Anaya's Mexican Kitchen
29. BRIO Tuscan Grille
30. Nori Sushi Bistro
31. Quiznos

FOOD

32. Taste of Texas
33. Pappadeaux Seafood Kitchen
34. Fuddruckers
35. Pluckers Wing Bar
36. Pappasito's Cantina
37. Grub Burger Bar
38. Jason's Deli
39. Smoothie King
40. Goode Company Seafood
41. Three Brothers Bakery
42. Maggiano's Little Italy
43. The Cheesecake Factory
44. Perry's Steakhouse & Grille
45. Le Peep
46. Freebirds World Burrito
47. SushiPop
48. Olive Garden
49. Genghis Grill
50. Guadalajara Hacienda
51. El Ray Taqueria
52. Five Guys
53. Newk's Eatery
54. Buffalo Wild Wings
55. PDQ
56. LongHorn Steakhouse
57. Pho I-10

FITNESS

58. CrossFit Memorial Houston
59. Life Time Athletic
60. Orangetheory Fitness Town & Country
61. Burn Boot Camp

SHOPPING

62. Citycentre Plaza
63. Town & Country Village
64. The Home Depot
65. Sam's Club
66. Memorial City Mall
67. Village Plaza at Bunker Hill
68. Centre at Bunker Hill
69. Lowe's Home Improvement
70. Hedwig Village Shopping Center
71. 99 Ranch Market

OTHER SERVICES

72. Embassy Suites
73. Enterprise Rent-A-Car
74. Hampton Inn
75. Home2 Suites
76. Extended Stay America
77. Memorial Conoco Car Care
78. Four Points
79. Houston Community College
80. United States Postal Service
81. Candlewood Suites
82. Memorial Hermann Memorial City Medical Center
83. The UPS Store
84. The Westin
85. Hotel ZaZa
86. Homewood Suites

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FACT SHEET

Building

11451 Katy Freeway
Houston, TX 77079

Landlord

Katy Freeway Investors, LP

Leasing Company

Holt Lunsford Commercial

Tod Harrison

713.602.3766

tharrison@hlhouston.com

Brad Segreto

713.602.3758

bsegreto@hlhouston.com

Property Management

Holt Lunsford Commercial

Architect

Billy D. Tippit Architects, Inc.

Year Built

1999

Primary Building Site

2.00 Acres

Parking Ratio

4.0 per 1,000 RSF

Stories

6

Standard Floorplate

16,203 SF, 17,858 SF, 20,800 SF

Common Area Factor

16%

Building Hours

Monday to Friday: 7:00am – 7:00pm

Saturday: 8:00am – 2:00pm

Amenities

On-site deli

Direct access to I-10 & Beltway 8

Building conference room for tenants


Fully landscaped private courtyard with putting green for tenants

Fiber

Logix, AT&T, Comcast

Operating Expenses

\$13.08

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photos by CoStar



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Holt Lunsford Commercial, Inc.	439776	hlunsford@holtlunsford.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@holtlunsford.com	972-241-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date