

KIRKWOOD TOWERS

11757 Katy Freeway, Houston, TX 77079



OFFERING SUMMARY

AVAILABLE SF:	6,500 SF
LEASE RATE:	\$20.00 SF/yr (NNN)
LOT SIZE:	2.58 Acres
YEAR BUILT:	1984
BUILDING SIZE:	285,682
MARKET:	West Houston
SUBMARKET:	Energy Corridor

PROPERTY OVERVIEW

Excellent opportunity to lease space in the Kirkwood Tower, a Class "A" fifteen story office tower with updated modern 10-story atrium lobby and public spaces. Space is completely built out and turnkey ready with reception area, multiple meeting rooms, individual and shared offices, kitchen, and shared workspace. The property is located in the Heart of Houston's Energy Corridor with immediate access to I-10 and Beltway 8. The location is minutes from City Centre, thus providing tenants with a range of dining and shopping options.

PROPERTY HIGHLIGHTS

- Located in Heart of the Energy Corridor with immediate access I-10 and Beltway 8
- Class "A" fifteen-story office tower with updated modern 10-story atrium lobby and public spaces
- Fully built-out space that is turnkey ready
- Suite 950 includes: reception, multiple meeting rooms, individual and shared offices, kitchen, and shared workspace
- The building has a fitness center, rooftop track, Deli, full-service bank, and onsite deli

KW COMMERCIAL
950 Corbindale Road, Ste. 100
Houston, TX 77024

ADA WANG
Associate
O: 713.461.9393
C: 713.859.2598
adawang@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

KIRKWOOD TOWERS

11757 Katy Freeway, Houston, TX 77079



Lobby



Elevator



Entrance



Reception

KW COMMERCIAL
950 Corbindale Road, Ste. 100
Houston, TX 77024

ADA WANG
Associate
O: 713.461.9393
C: 713.859.2598
adawang@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

KIRKWOOD TOWERS

11757 Katy Freeway, Houston, TX 77079



Town Square



Breakout Area



Copy Room



Meeting Room

KW COMMERCIAL
950 Corbindale Road, Ste. 100
Houston, TX 77024

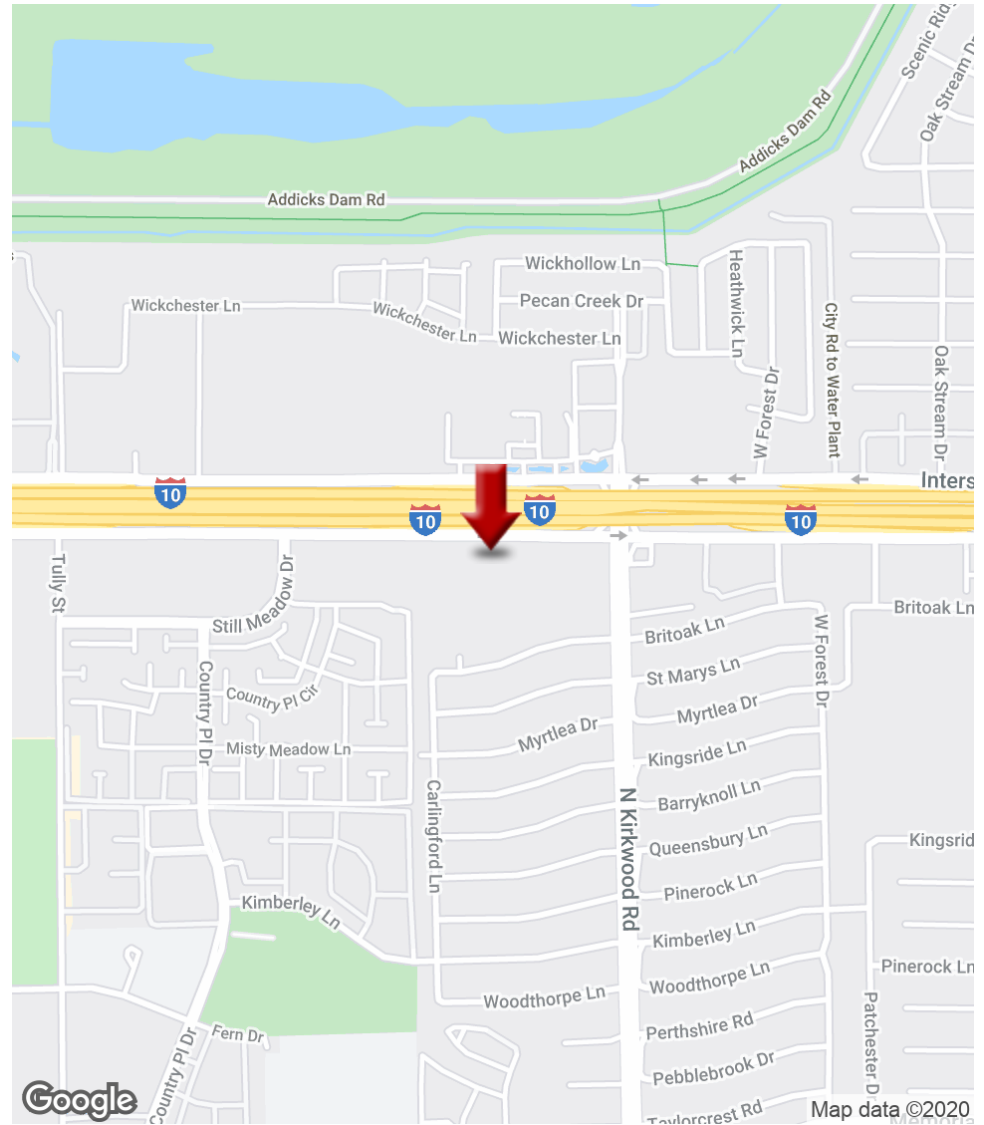
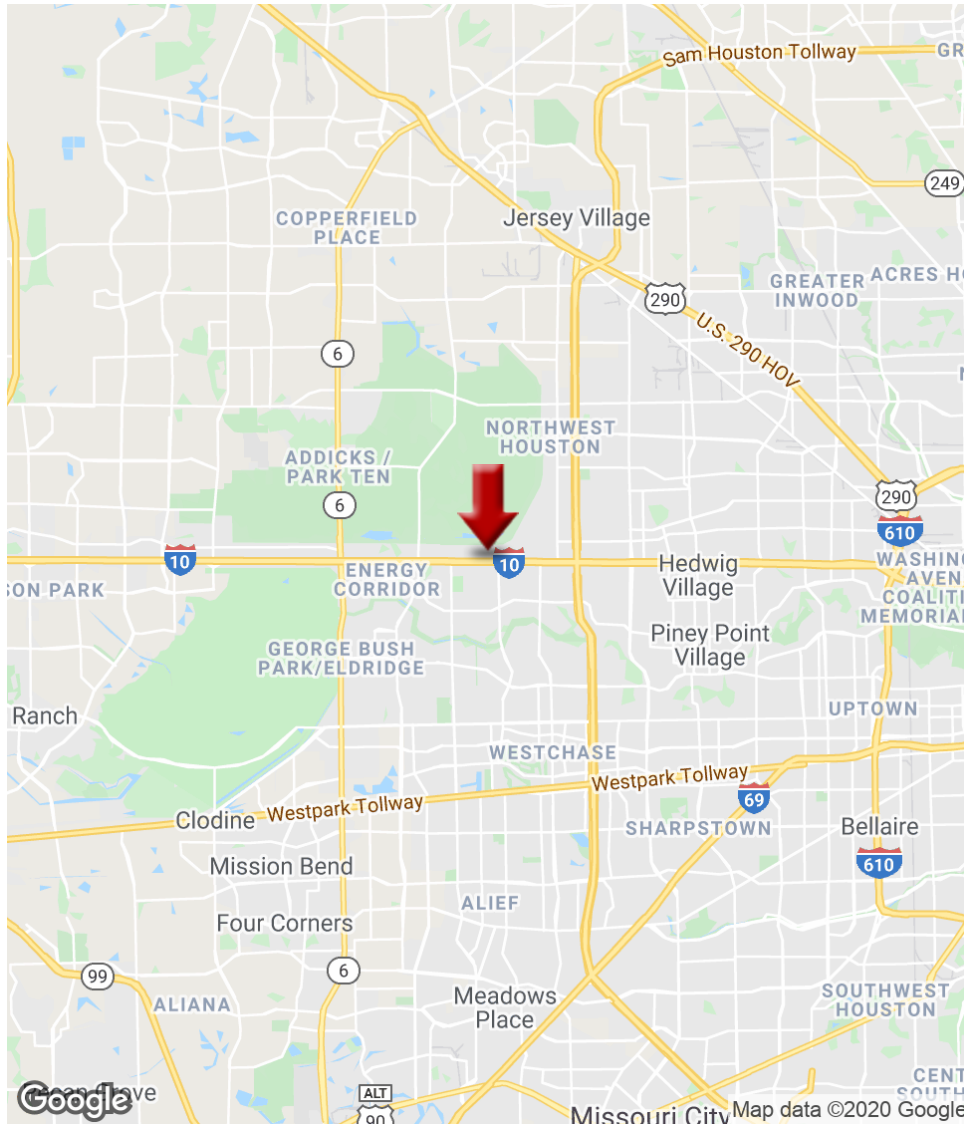
ADA WANG
Associate
O: 713.461.9393
C: 713.859.2598
adawang@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

KIRKWOOD TOWERS

11757 Katy Freeway, Houston, TX 77079



KW COMMERCIAL
950 Corbindale Road, Ste. 100
Houston, TX 77024

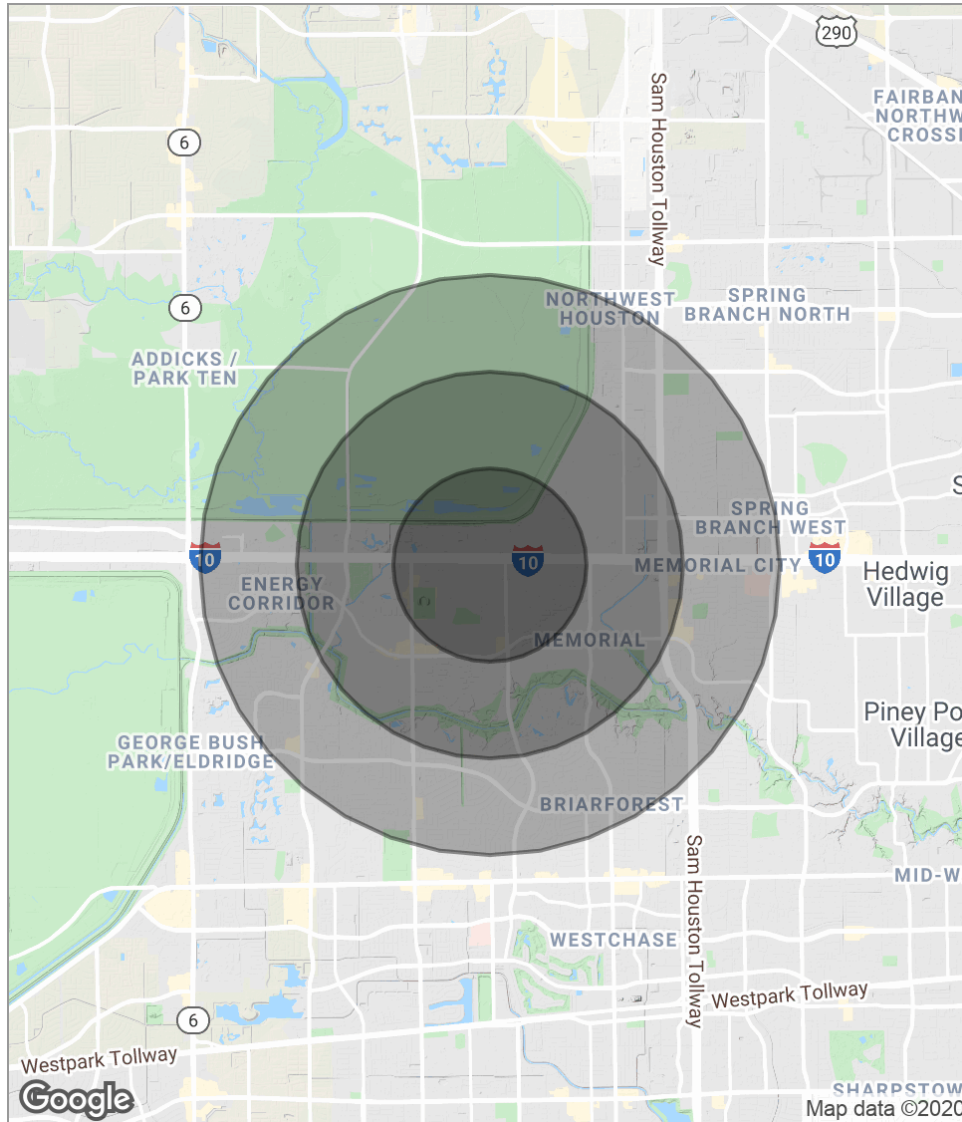
ADA WANG
Associate
O: 713.461.9393
C: 713.859.2598
adawang@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

KIRKWOOD TOWERS

11757 Katy Freeway, Houston, TX 77079



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,685	36,402	87,944
Median Age	36.7	38.9	38.3
Median Age (Male)	35.6	38.9	38.5
Median Age (Female)	37.1	39.0	38.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,183	14,239	36,703
# Of Persons Per HH	2.8	2.6	2.4
Average HH Income	\$102,518	\$118,801	\$103,500
Average House Value	\$236,531	\$311,564	\$292,473

* Demographic data derived from 2010 US Census

KW COMMERCIAL
950 Corbindale Road, Ste. 100
Houston, TX 77024

ADA WANG
Associate
O: 713.461.9393
C: 713.859.2598
adawang@kw.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.