

13501 KATY FREEWAY | HOUSTON, TX 77079

BUILDING INFORMATION

Building Size: 324,546 SF
Number of Floors: Three
Rental Rate: \$26.00 PSF (NNN)
*\$ 26.50 PSF (Executive Suites)
Opex: \$13.41 PSF (2026)
Renovated: 2023: New 115+ person conference facility;
2021: New lobby, fitness center,
& conference room

Available Suites and Square Footages:

Suite 1400 - 100 - 2,000 SF*
Suite 1500 - 100 - 1,000 SF*
Suite 2025/2050 - 5,000 - 39,737 SF
Suite 3160 - 6,127 SF
Suite 3225 - 1,853 SF
Suite 3405 - 1,900 - 4,924 SF
*Executive Suites



Virtual Tour



REPUBLIC SQUARE

BROCHURE

LOBBY
VIRTUAL TOUR

FITNESS CENTER
VIRTUAL TOUR

CONFERENCE FACILITY
VIRTUAL TOUR

LEASING INFORMATION

Bill Insull | *Principal*

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Blake Virgilio | *Principal*

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Parking: Free Visitor Parking
3.5/1,000 SF leased,
Unreserved: \$25/space/month
Reserved: \$50/space/month
Structured podium style garage

Building Architect: AMB Architects

Telecom Providers: Logix, PS Lightwave, AT&T, Phonoscope, & Zayo

New Amenities:

- Enhanced conference facility with sit-down meal seating capability of 100-150 people

Amenities:

- Magnificent multi-million-dollar lobby renovation
- Adjacent to Terry Hershey Park: Walk, hike, or bike 21 miles of trails
- New state-of-the-art fitness center with high-end lockers, showers & towel service
- New conference facility
- 24/7 self-serve grab-n-go Park's Pantry
- Large common areas for events, break out meetings, after-hours groups
- Lush landscape to enjoy the panoramic park and lake views
- Responsive security & management
- 35-acre master planned mixed use development with future retail, hotel, office, & multifamily

PROPERTY MANAGEMENT

NAI Hiffman

Megan Hutson | *Property Assistant*

832.699.9410