

# 68/69

OLD KATY ROAD

DOWNTOWN HOUSTON

GREENWAY PLAZA

RIVER OAKS

MEMORIAL PARK

OLD KATY RD



# PREMIER CORPORATE HQ OPPORTUNITY

±140,000 SF OFFICE/SHOWROOM/WAREHOUSE SPACE AVAILABLE



THE GALLERIA

I-10  
WEST

LOOP 610

MEMORIAL PARK

OLD KATY RD

# 60,000 SF TWO-STORY CORPORATE OFFICE



# LOBBY



# TENANT COMMON AREA



# TENANT COMMON AREA



# OFFICE



# CONFERENCE ROOM



# CORPORATE HQ OPPORTUNITY

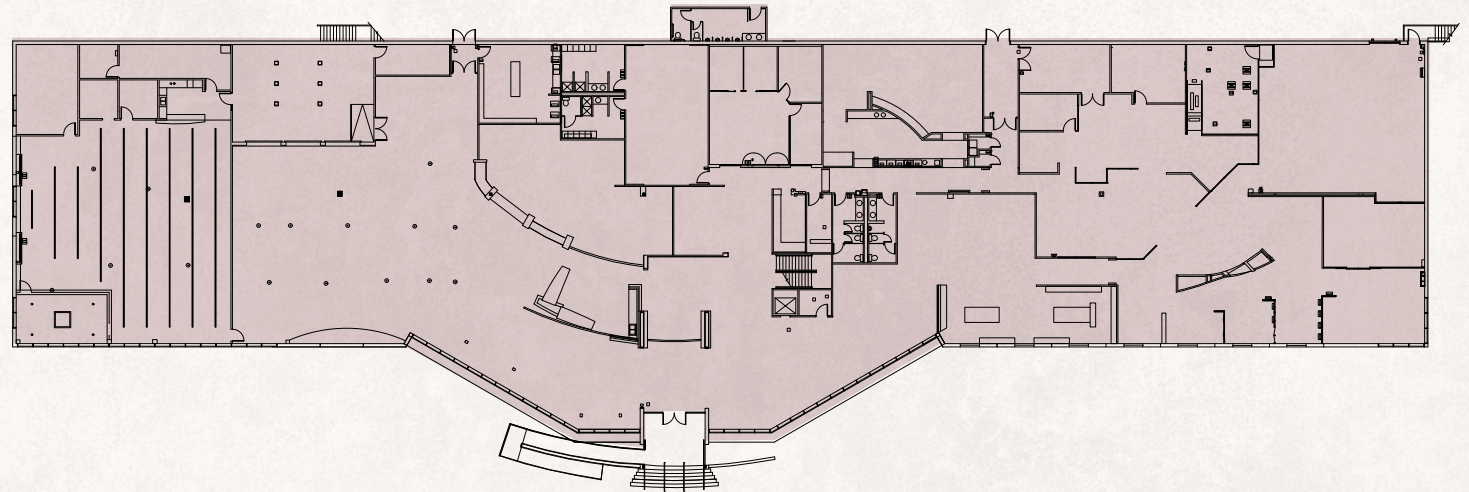
## OFFICE LAYOUT

50–100 daily occupants | Up to 150–225 for events

### LEVEL ONE OFFICE | 30,000 SF

Workspace with offices, workstations, and collaboration areas for 15–20 people.

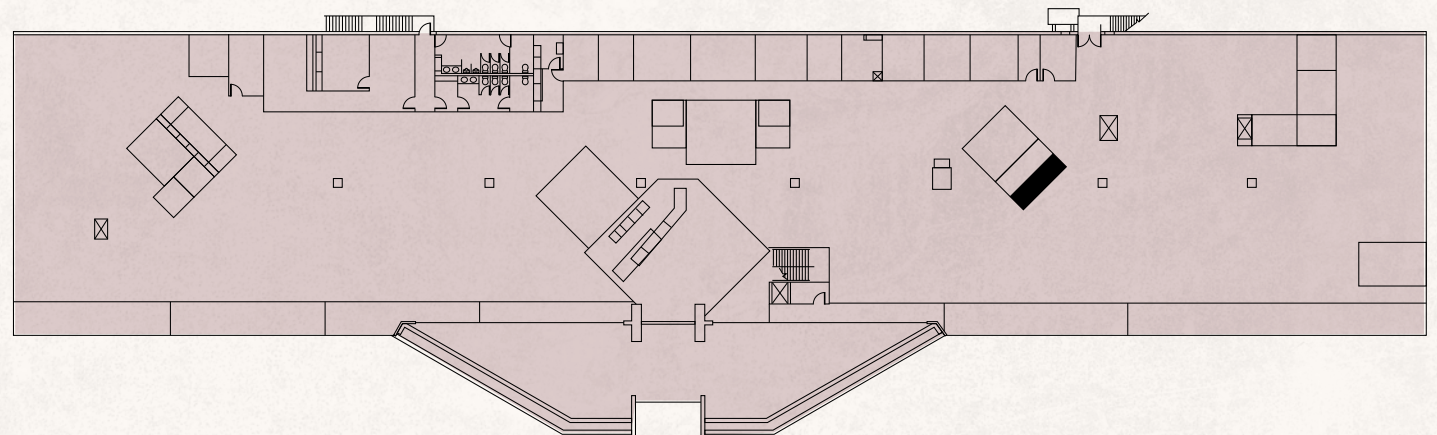
Large conference room seats up to 150 (theater-style) or 50–70 (training setup).



### LEVEL TWO OFFICE | 30,000 SF

Current layout accommodates 80–85 people, with some areas dedicated to showroom use. Previously configured to support 100–125 people when utilizing open showroom space.

Note: No fixed maximum capacity due to flexible space use.



# PROPERTY OVERVIEW

**Address:** 6869 Old Katy Rd

**Property:** ±140,000 SF

Office: 60,000 SF

Warehouse: 80,000 SF

**Land Acreage:** 9.51 Acres

6869 Old Katy Rd: 7.21 Acres

CNP Easement: 2.30 Acres

**Parking:** 284 Spaces

6869 Old Katy Rd: 174 Spaces

CNP Easement: 110 Spaces

## FEATURES

Located inside 610 Loop within one of Houston's most affluent and desirable commercial and residential areas

Attractive, move-in ready office buildout designed for functionality and flow

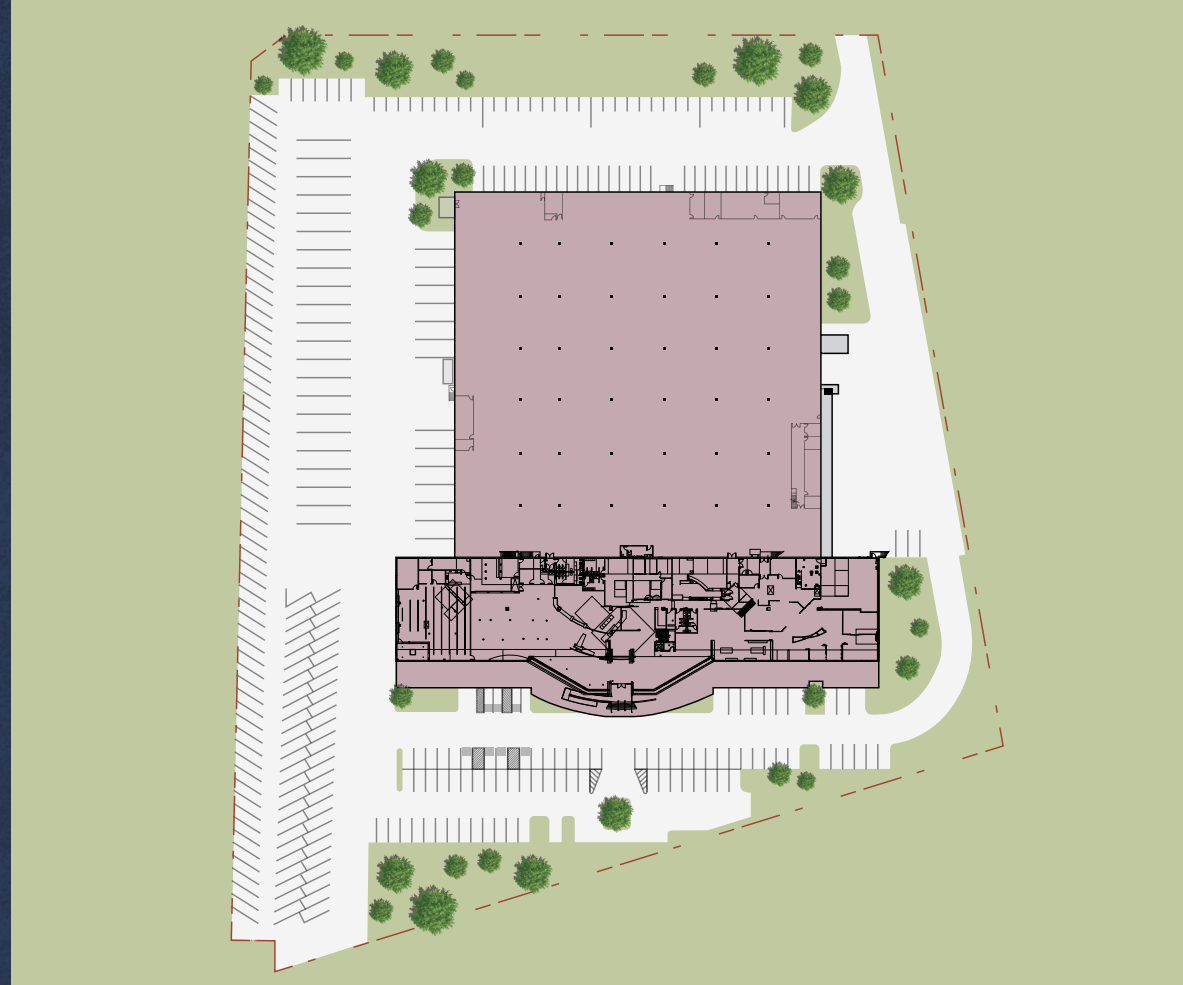
Interstate Billboard - fronting on I-10, exclusive Tenant/User signage

Preferably located with easy access to local, regional and interstate transportation infrastructure

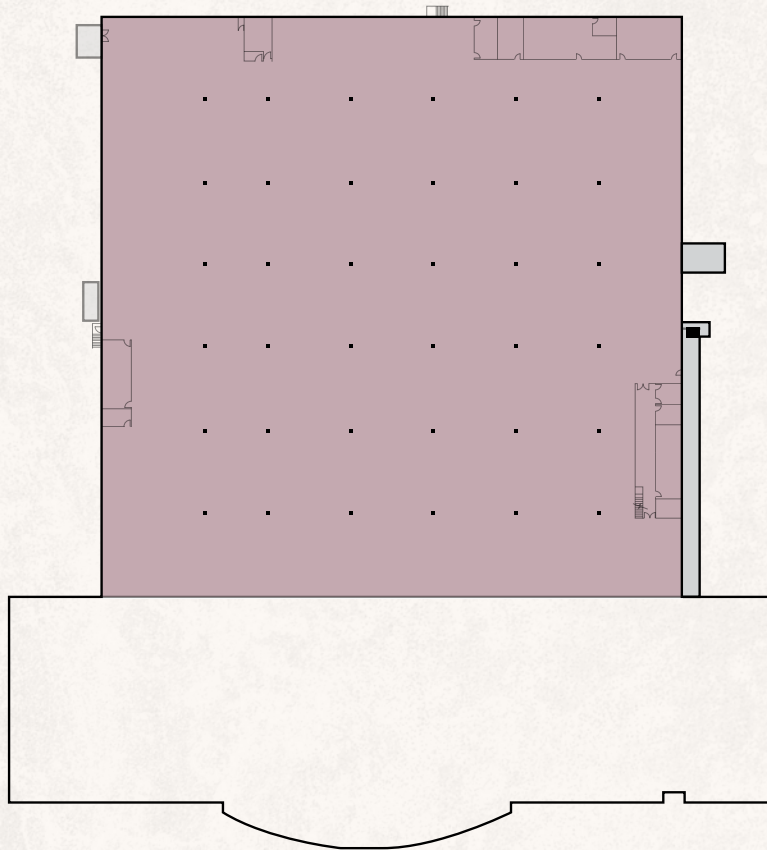
Best-in-class demographics within a 5-mile radius

Efficient warehouse featuring 26' clear height

Minutes from Houston's Memorial Park, the city's premier public park with an extensive trails system and home of PGA Houston Open, planned access to Park from north of I-10



# WAREHOUSE



**CLEAR HEIGHT**  
26'

**BAY SPACING**  
Speed Bay: 50'x40'  
Typical Bays: 40'x40'

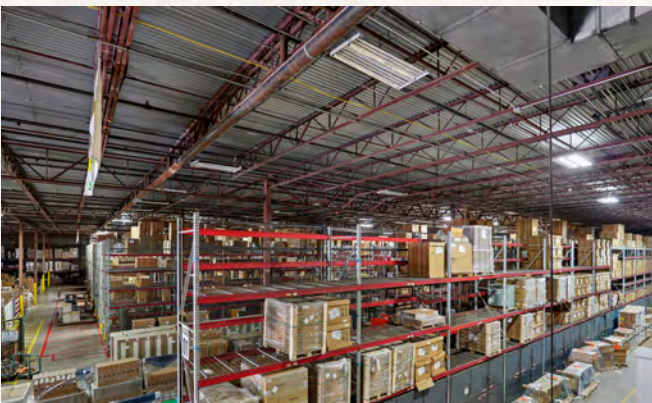
**LOADING**  
Cross Dock  
(13) Dock High Doors  
(2) Semi-Dock Doors  
(1) Ramp Door

**POWER**  
3 Phase, 480 Volt, 1,600 Amps

**LIGHTING**  
Metal halide with motion sensors

**SLAB THICKNESS**  
6"

**TRAILER PARKING**  
Adequate concrete area for  
trailer parking



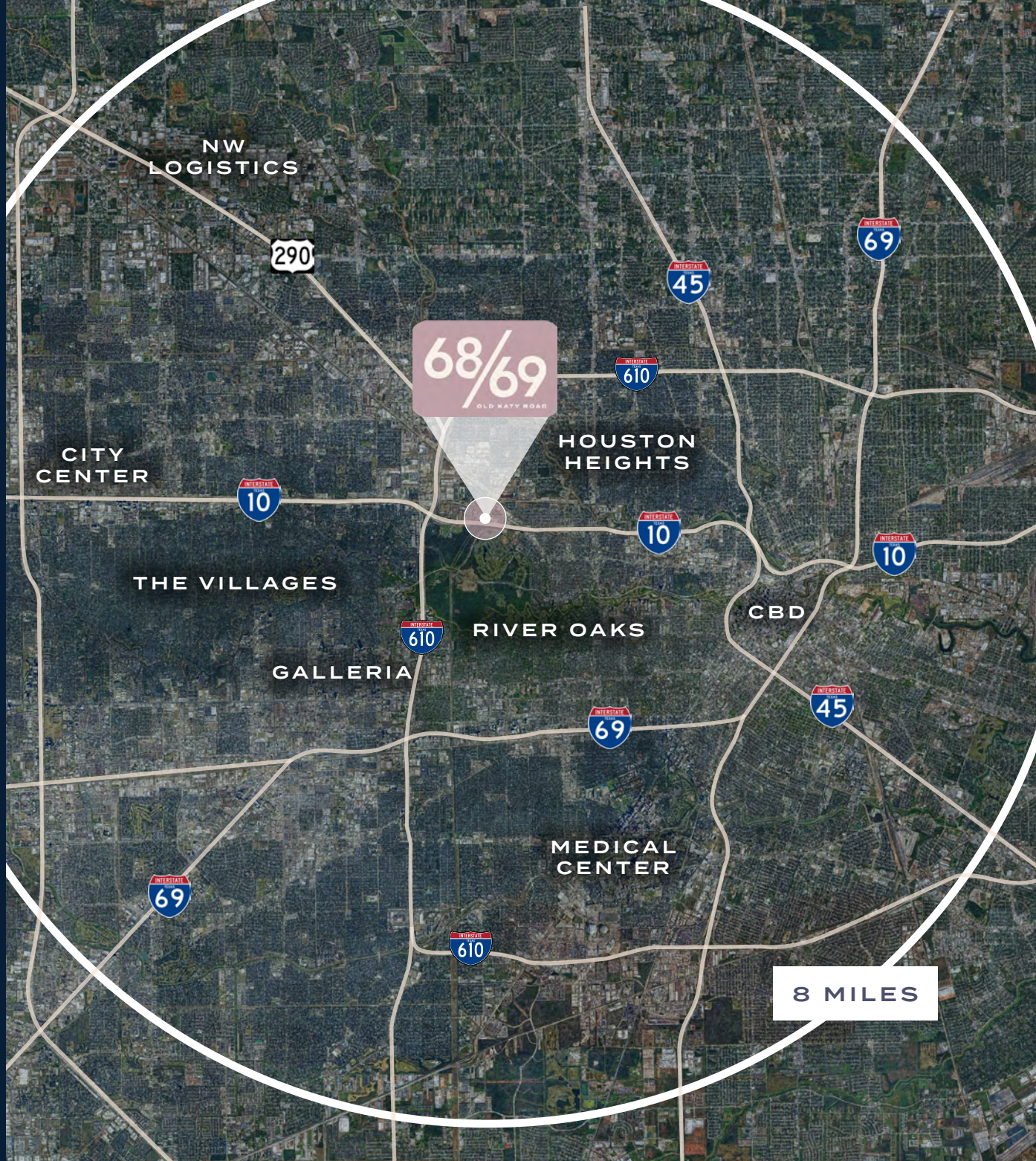
# WHY CHOOSE HOUSTON

Houston offers a pro-business environment with no state income tax and a comprehensive range of incentives—including tax abatements, workforce training grants, and economic development zones—that position the region as a strategic destination for business expansion and long-term investment.

From 2019 to 2024, the Houston MSA added 228,401 jobs, representing a 6.6% increase and bringing total employment to 3.7 million jobs. This growth outpaced the national rate of 3.9%, underscoring the region's strong labor market.

Houston provides a strategic advantage for businesses across industries, combining affordability, infrastructure, and opportunity. More than a gateway to the U.S., it is a global hub for growth, offering connectivity, cost efficiency, and a diverse business environment.

<b>#1</b> U.S. PORT IN FOREIGN WATERBORNE TONNAGE	<b>0%</b> STATE AND LOCAL INCOME TAX	
<b>#2</b> IN THE COUNTRY FOR YOY JOB GROWTH <small>Among largest U.S. metros</small>	<b>26.4%</b> ENERGY CAPITAL OF THE WORLD <small>26.4% of the nation's jobs in oil &amp; gas extraction are in Houston</small>	
<b>7.8M</b> TOTAL POPULATION	<b>3.5M</b> TOTAL EMPLOYED	<b>4.4%</b> UNEMPLOYMENT RATE
<b>35.3 YEARS</b> MEDIAN AGE	<b>\$80,458</b> MEDIAN HOUSEHOLD INCOME	



RIVER  
OAKS

MEMORIAL  
PARK

THE GALLERIA





FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL FOREMAN**

Managing Director

Direct: +1 713 963 2850

Mobile: +1 713 818 6217

michael.foreman@cushwake.com

**JIM FOREMAN**

Vice Chairman

Direct: +1 713 963 2824

jim.foreman@cushwake.com

**JP HUTCHESON**

Executive Director

Direct: +1 713 260 0234

Mobile: +1 713 703 9219

jp.hutcheson@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. no warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.