

Nottingham Country Office

20501 Katy Freeway , Katy, TX 77450



AVAILABLE SPACES

Suite	SF Available
104	1,922
215 (Avail. 10/1/26)	2,166
220 (Avail. 5/1/26)	780
242	1,000

PROPERTY HIGHLIGHTS

- Atrium lobby with lush vegetation
- On-Site Management
- Card-Key Access
- Security Camera
- Close Proximity to Restaurant, Shopping, and more

PROPERTY INFORMATION

Total Building SF:	41,242
Floors:	2
Class:	B
Submarket:	Katy Fwy W
Rental Rate:	\$24/SF
Parking Ratio:	3.4/1000 SF

FOR MORE INFORMATION

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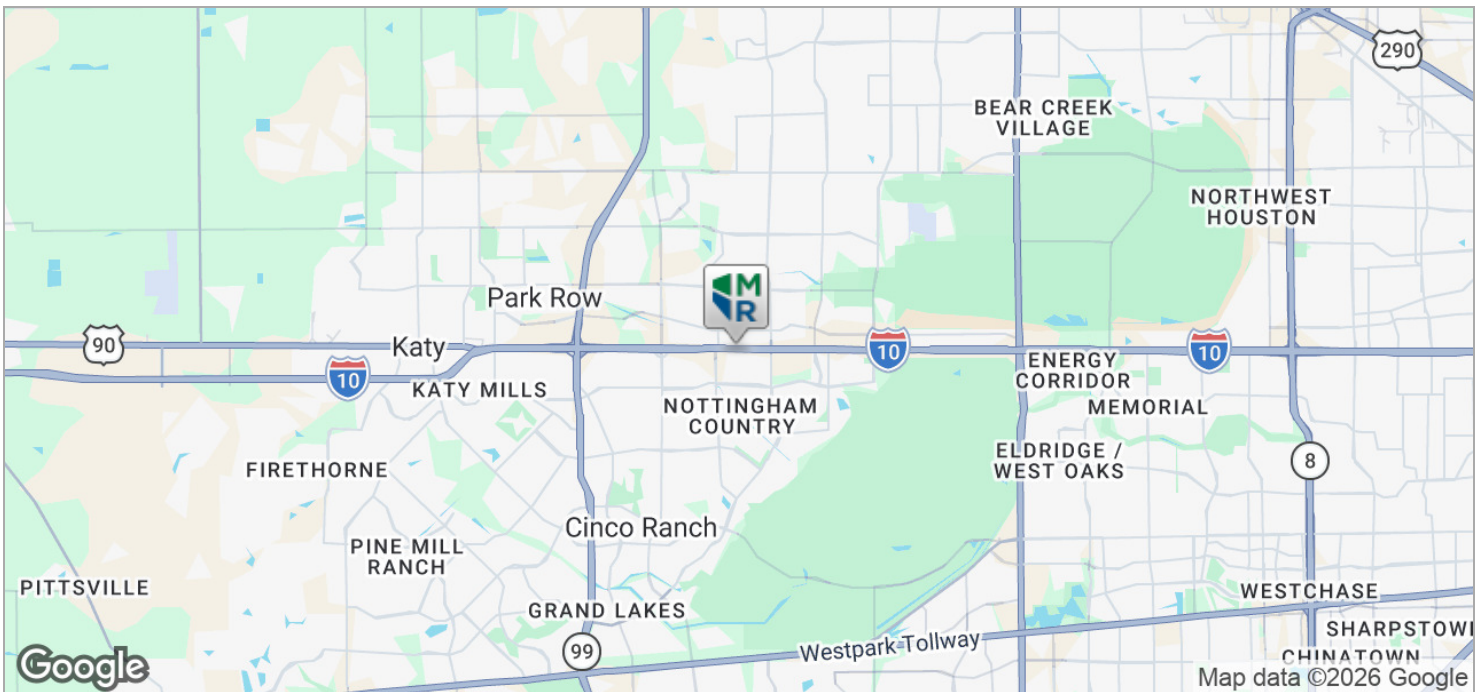
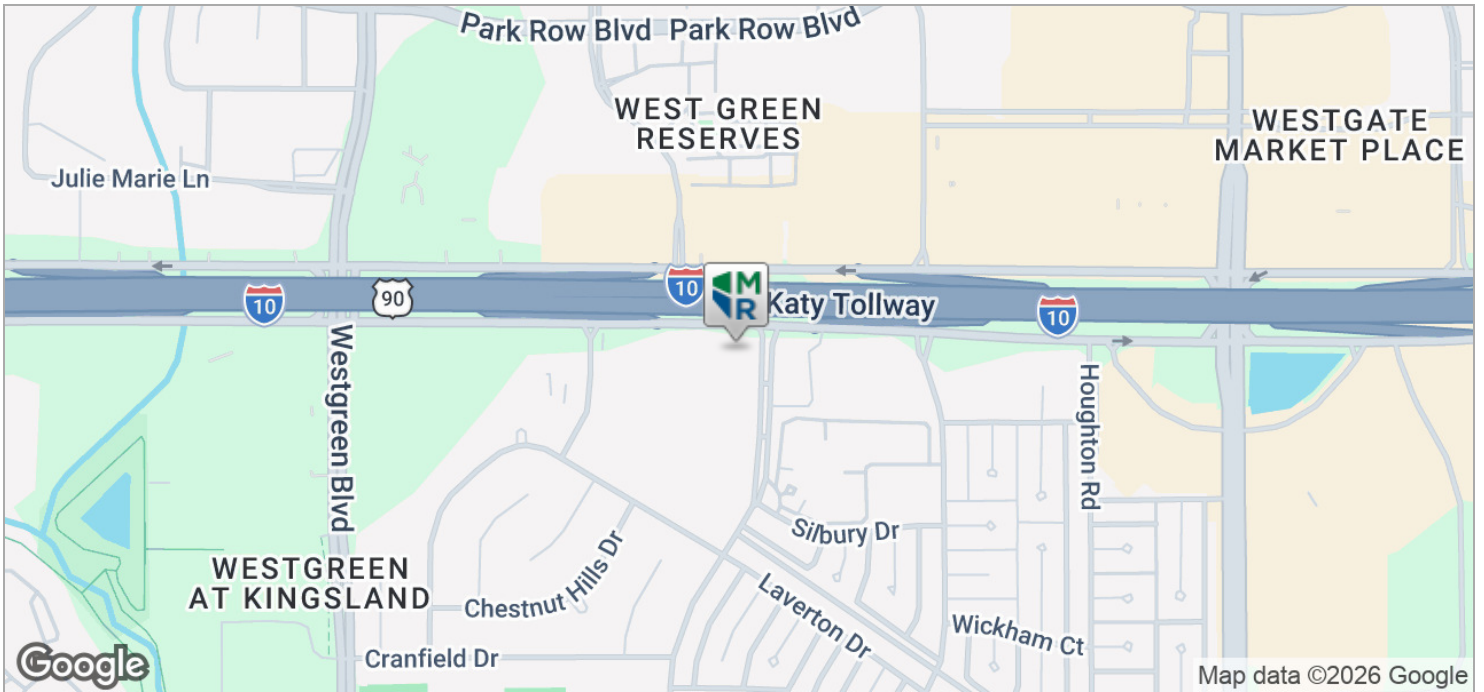
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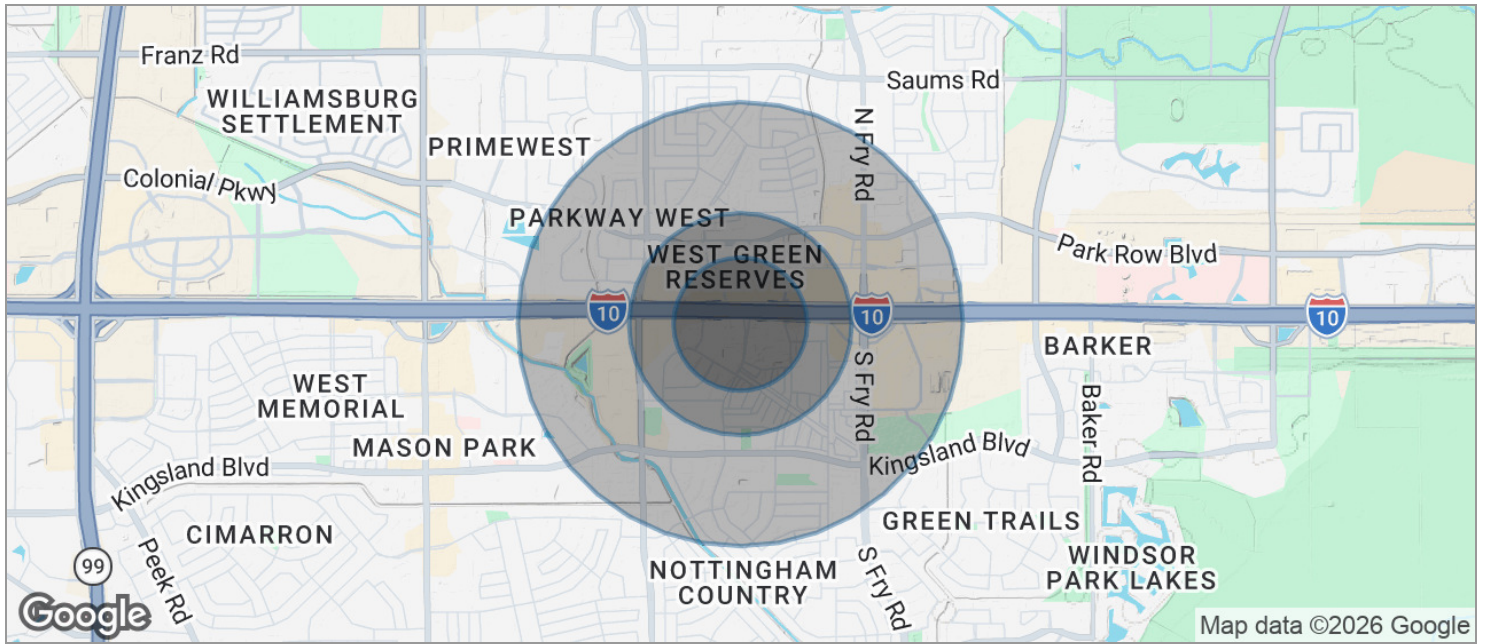
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
TOTAL POPULATION	1,173	2,446	15,340
MEDIAN AGE	38	38	37
MEDIAN AGE (MALE)	37	37	36
MEDIAN AGE (FEMALE)	39	39	38
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	415	849	5,556
# OF PERSONS PER HH	2.8	2.9	2.8
AVERAGE HH INCOME	\$99,395	\$96,954	\$82,187
AVERAGE HOUSE VALUE	\$375,091	\$364,966	\$305,522
RACE			
% WHITE	52.3%	50.0%	37.0%
% BLACK	10.5%	11.2%	16.0%
% ASIAN	4.9%	5.1%	5.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.8%	0.7%	1.2%
% OTHER	10.7%	12.1%	19.6%
ETHNICITY			
% HISPANIC	34.4%	35.9%	45.0%

* Demographic data derived from 2020 ACS - US Census

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