

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

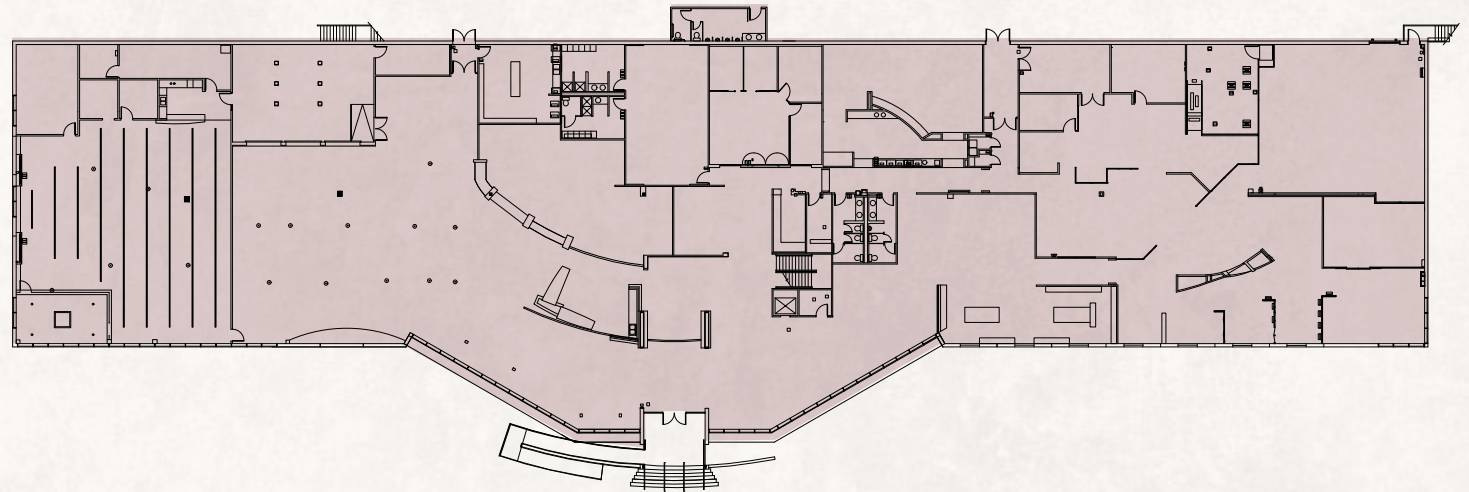
OFFICE LAYOUT

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.

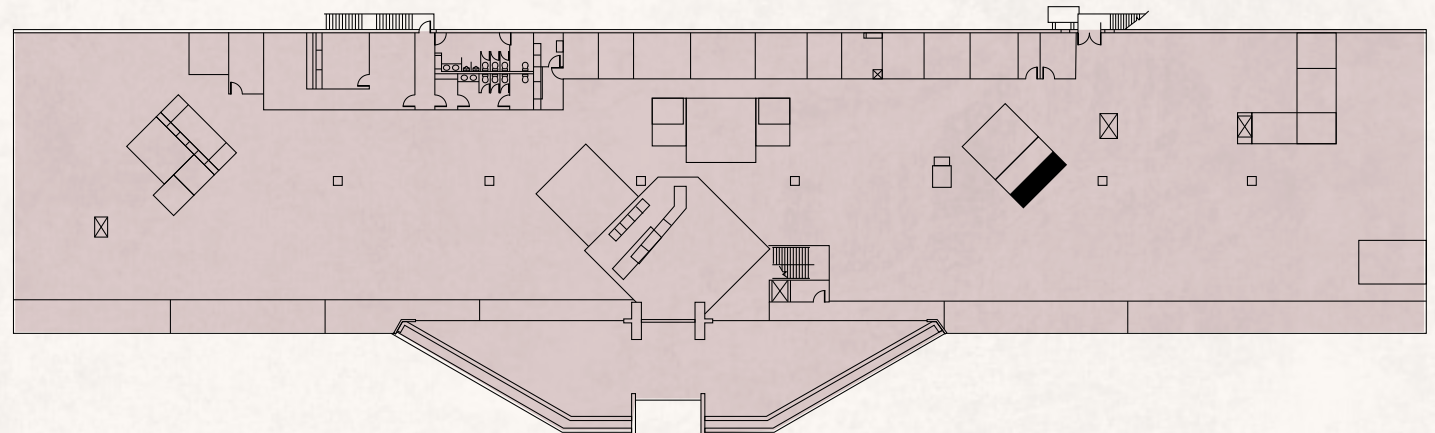
Large conference room seats up to 150 (theater-style) or 50–70 (training setup).



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

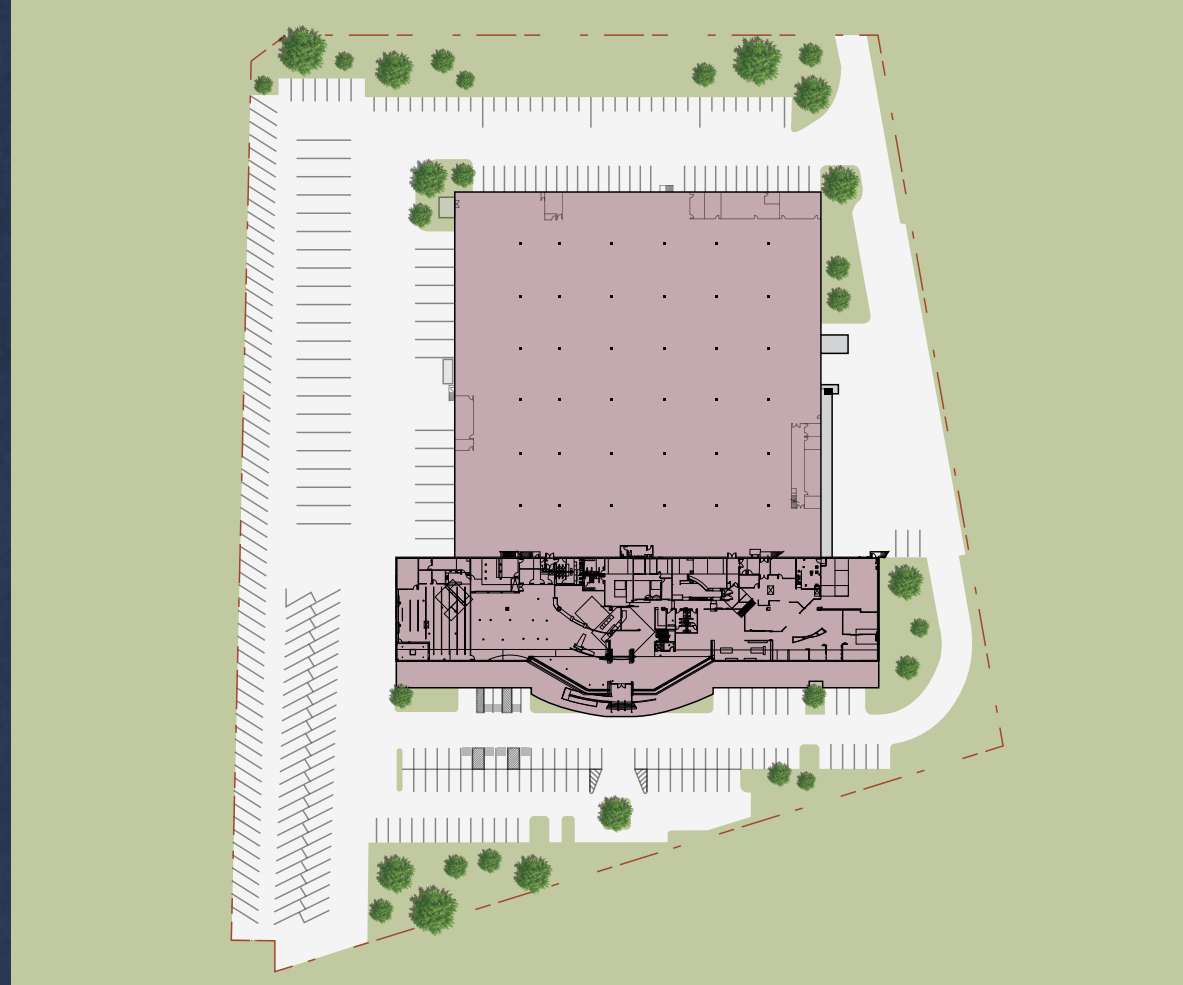
Interstate Billboard - fronting on I-10, exclusive Tenant/User signage

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

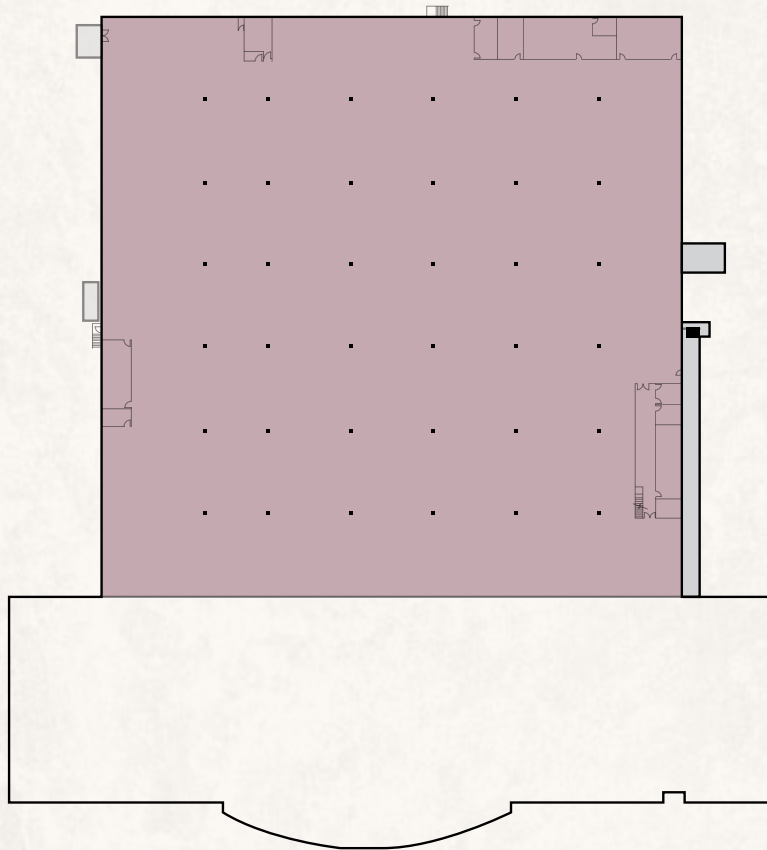
Best-in-class demographics within a 5-mile radius

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'

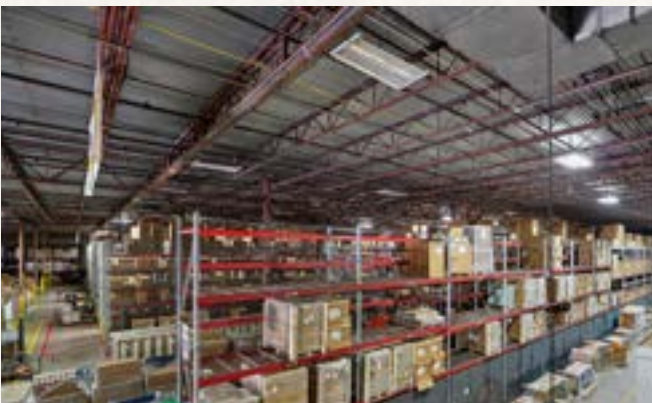
LOADING
Cross Dock
(13) Dock High Doors
(2) Semi-Dock Doors
(1) Ramp Door

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

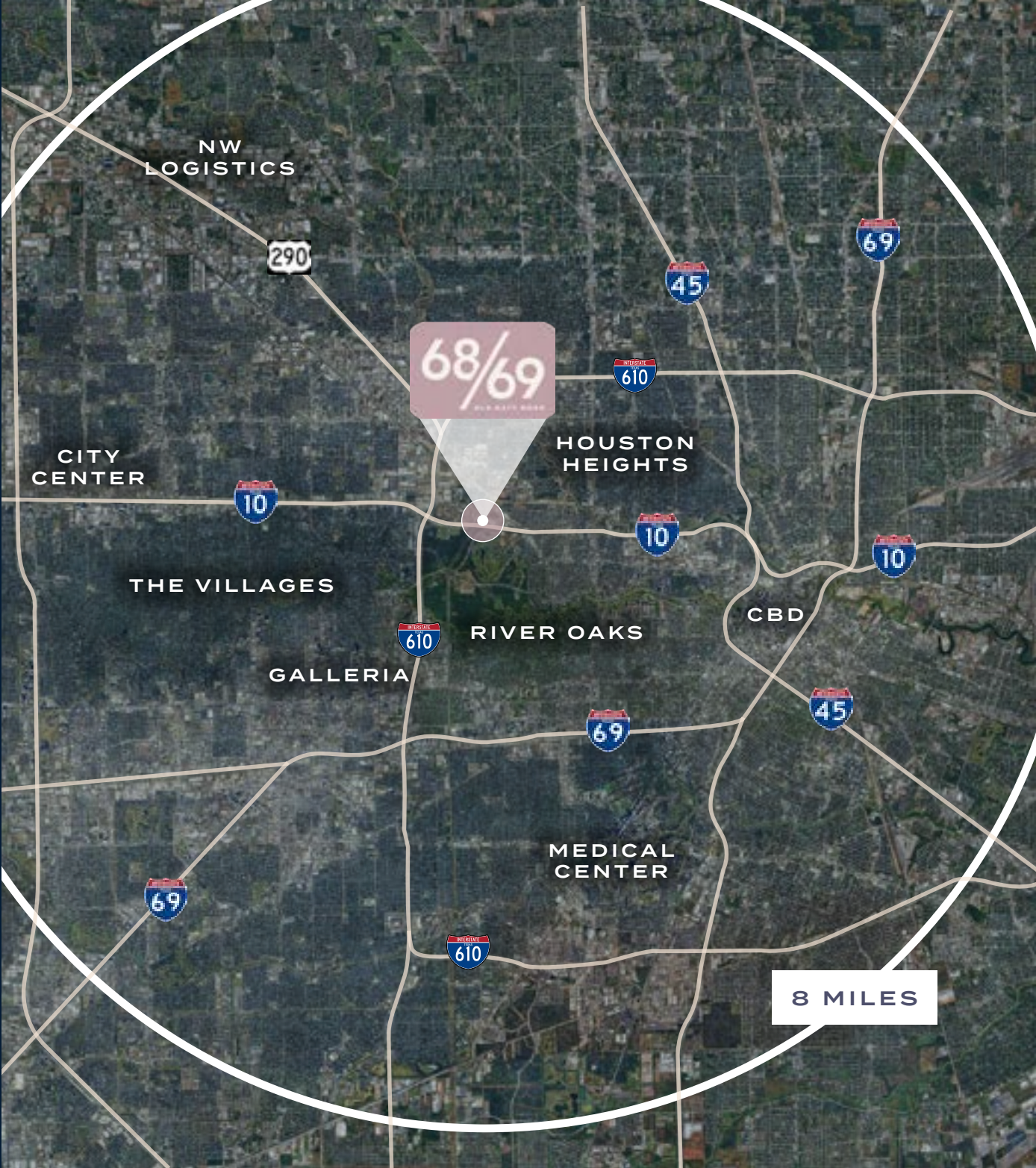


WHY CHOOSE HOUSTON

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.



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

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