

THE OFFICES AT HEDWIG

9135 KATY FREEWAY | HOUSTON, TEXAS 77024



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PROPERTY HIGHLIGHTS

- ▶ NEW CONSTRUCTION
- ▶ 1,000 TO 18,170 RSF AVAILABLE
- ▶ FLOOR-TO-CEILING GLASS THROUGHOUT
- ▶ BUILDING SIGNAGE AVAILABLE
- ▶ EXCELLENT BUILDING VISIBILITY ALONG KATY FREEWAY
- ▶ 3.00 : 1,000 PARKING RATIO
- ▶ EASY ACCESS TO BOTH LOOP 610 & BELTWAY 8
- ▶ NUMEROUS NEARBY AMENITIES INCLUDING MEMORIAL CITY, CITYCENTRE & THE GALLERIA
- ▶ ROOF-TOP DECK FOR TENANT USE



LANDLORD
CROWN PROPERTIES
HOUSTON

LEASING COMPANY
HOLT LUNSFORD
COMMERCIAL

YEAR BUILT
2020

PARKING RATIO
3.00/1,000 RSF

STORIES
3

TYPICAL FLOOR PLATE
7,353 SF

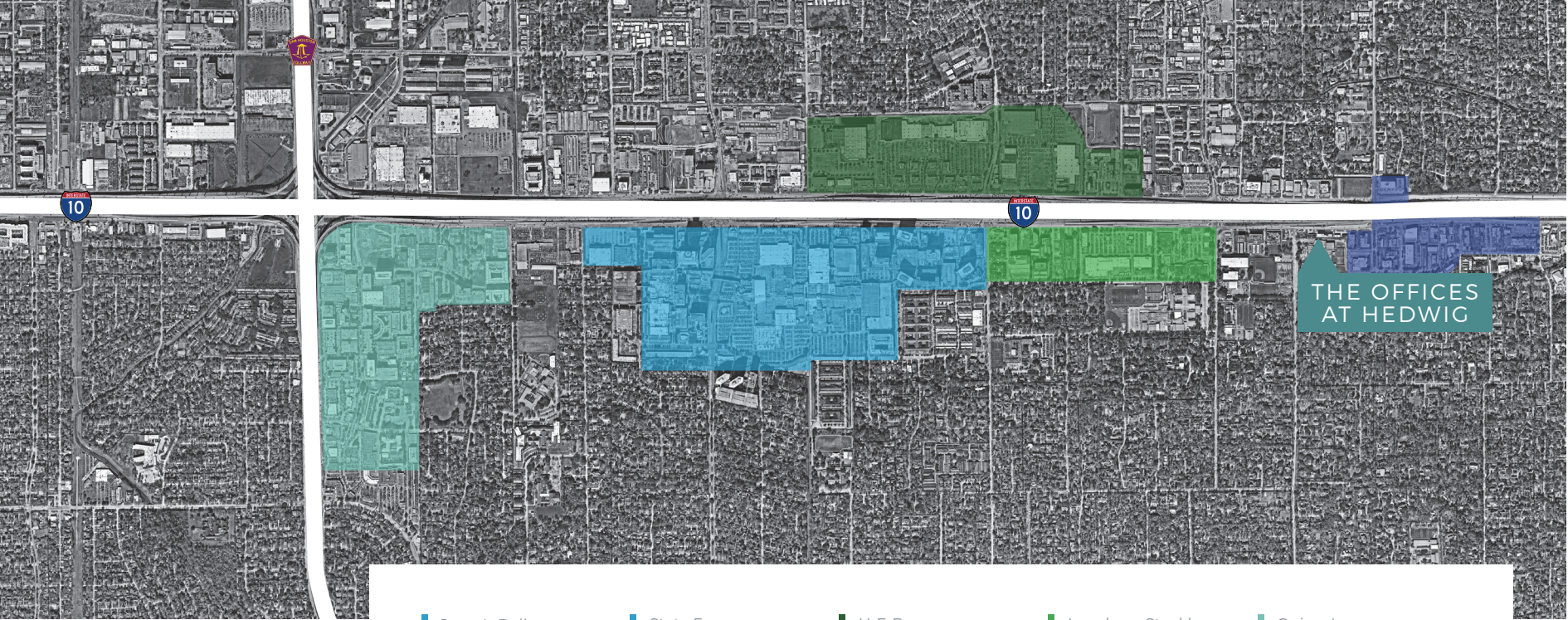
BUILDING RSF
18,170 RSF

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WHITEBOX SUITE

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THE OFFICES
AT HEDWIG

AMENITIES
THE WORKPLACE
EXPERIENCE

- Jason's Deli
- Goode Co. Seafood
- Kabob Korner
- Kolache Factory
- Smoothie King
- Cazadores Mexican Restaurant
- Eatfitters Memorial
- The Flying Biscuit Café
- Kim Son Café
- Orange Leaf Yogurt
- Pita Pit
- Subway
- Three Brothers Bakery
- Leibman's
- Kirby Ice House (coming soon)
- Mia's (coming soon)
- Torchy's Tacos (coming soon)
- Churrascos
- KUU Restaurant
- Potbelly

- State Fare
- Grille 024 Lounge
- Berryhill Baja Grill
- California Pizza Kitchen
- The Cheesecake Factory
- Snap Kitchen
- Le Peep
- Ciro's Italian Grill
- Guadalajara Hacienda
- Island Grill
- Shipley's Do-Nuts
- Liberty Kitchen
- Hotel ZaZa
- Westin - Memorial City
- Target
- Macy's
- Dillard's
- JC Penney

- H-E-B
- El Rey
- Olive Garden
- Chuy's
- Jimmy John's
- First Watch
- Freebirds
- Schlotzky's
- Marble Slab Creamery
- Sushi Pop
- Denny's
- Genghis Grill
- Five Guys
- Panda Express
- Which Wich
- Marshalls Home Goods
- Ross Dress For Less
- OfficeMax
- Memorial Bakery
- LaFiesta
- Southwell's

- Longhorn Steakhouse
- Wells Fargo Bank
- Hunan Chinese
- Subway
- Buffalo Wild Wings
- Texas de Brazil
- Fuddrucker's
- Pappadeaux's
- Pappasitos's
- Taste of Texas
- Life Time Athletic
- Cyclone Anaya's Tex-Mex Kitchen
- Eddie V's Prime Seafood
- Brio Tuscan Grill
- La Madeline French Bakery
- Snooze
- Escalante's Fine Tex-Mex
- Starbucks

- Quizno's
- James Coney Island
- Chase Bank
- Fleming's Prime Steakhouse
- Sweet Paris
- Grimaldi's Pizzeria
- The Tasting Room
- Peli Peli Kitchen
- Goode Company BBQ
- Goode Company Kitchen & Cantina
- Sweet Tomatoes
- Collina's Italian Café
- Saltgrass Steak House
- Jonathan's The Rub
- Starbucks
- Pizza Fino

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DRIVING DISTANCES

- ▶ MEMORIAL CITY
2.2 MILES
- ▶ CITYCENTRE
3.2 MILES
- ▶ GALLERIA/UPTOWN
7.6 MILES
- ▶ CBD
10.4 MILES
- ▶ HOBBY AIRPORT
21.2 MILES
- ▶ IAH
28.5 MILES

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