



**OFFICE BUILDING
FOR SALE/LEASE**

BOUTIQUE STYLE OFFICE BUILDING

518 WESTGREEN BOULEVARD

KATY, TEXAS 77450

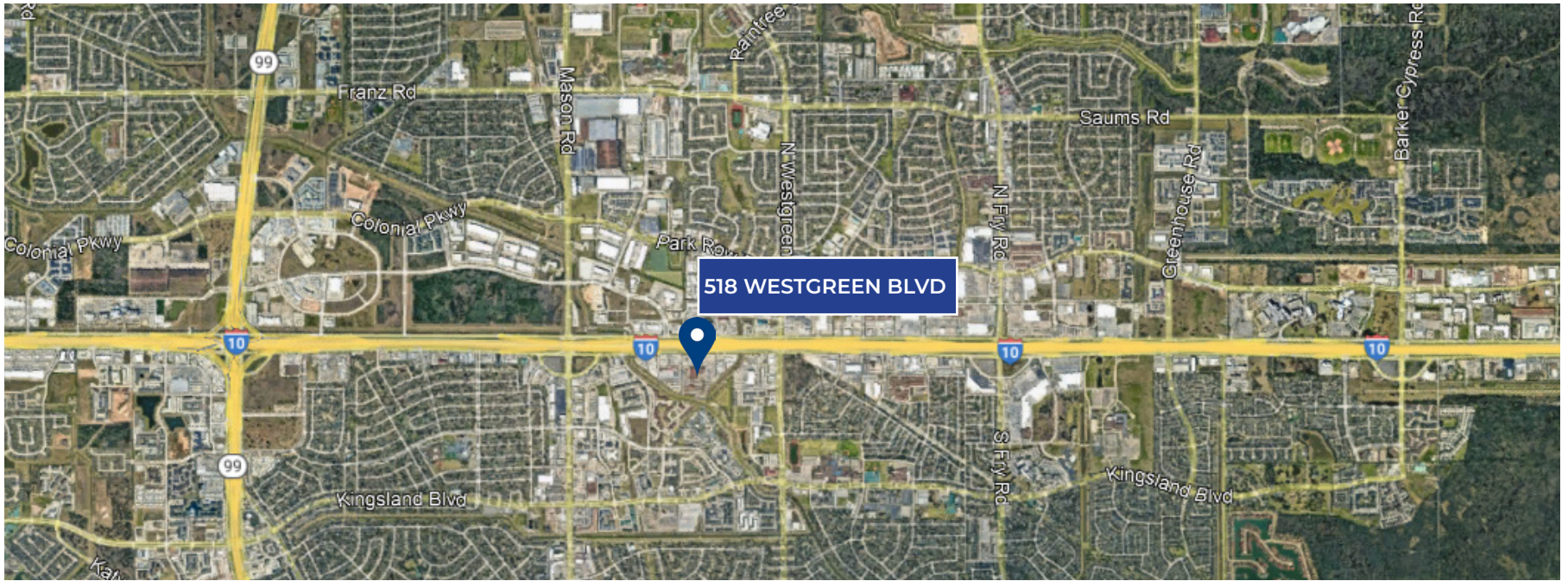


TRANSWESTERN

REAL ESTATE
SERVICES

TOTAL BUILDING SF: 5,733 SF on +/- 1 ACRE

518 WESTGREEN BOULEVARD | KATY, TX 77450



PROERTY INFORMATION:

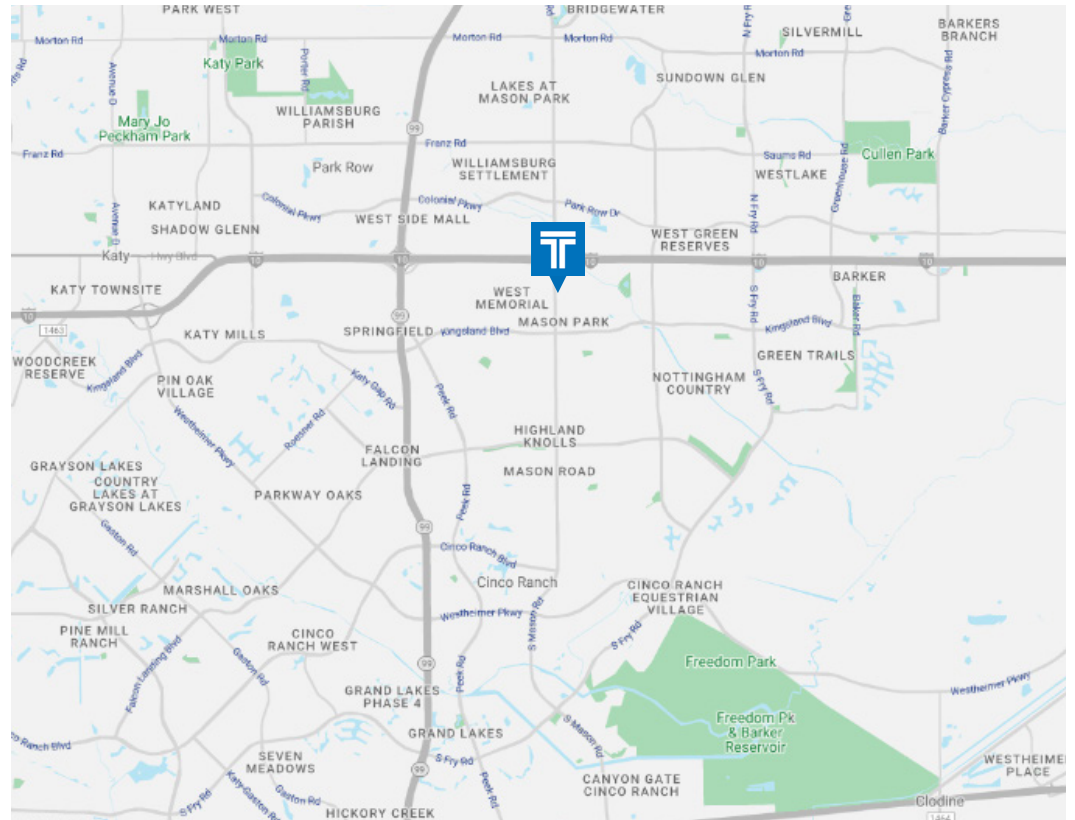
- Total Building SF - Approximately 5,733 SF on +/- 1 acre
- Approximately 3,822 SF available
- Shell Building Built-2011; Interior Buildout-2017
- Ample Surface Parking
- Signage Available on Westgreen
- Sale/Lease Price-Contact Broker

SPACE DETAIL:

- Upgraded Finishes Throughout
- Furniture Negotiable
- Stable Tenant Income on 1,911 SF

AREA AMENITIES:

- Walking Distance to Retail/Restaurants
- Walking Distance to Rice Park
- Close Proximity to Katy Freeway



FOR MORE INFORMATION

Bobbie Bozarth
713.272.1221
Bobbie.Bozarth@transwestern.com

[Click to View Building
Virtual Tour](#)



1900 West Loop South | Suite 1300
Houston, Texas 77027
P: 713.270.7700
www.transwestern.com

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LOBBY



CONFERENCE ROOM



RECEPTION



KITCHEN

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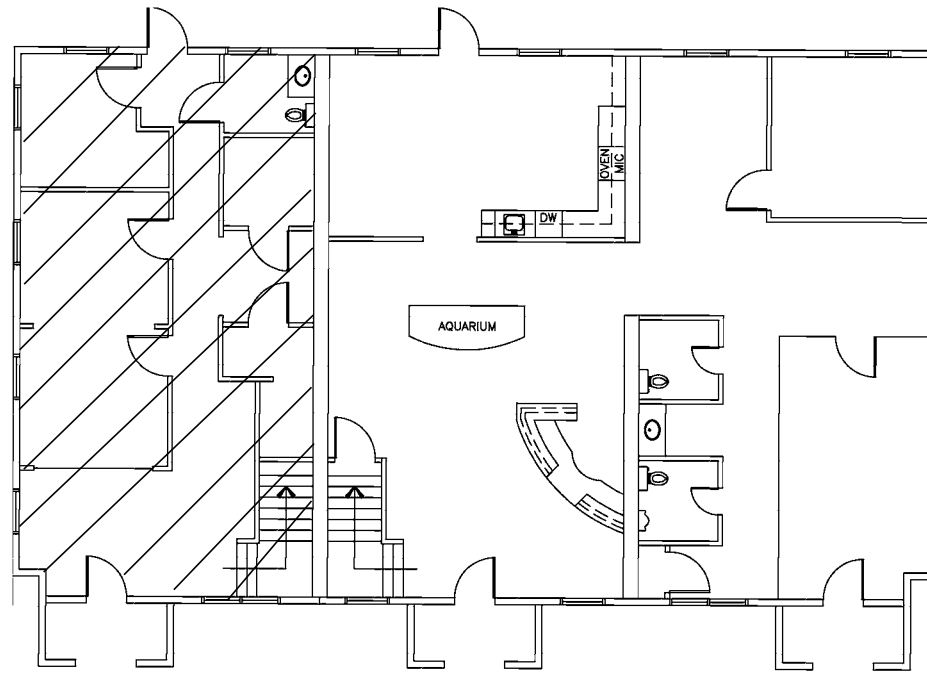


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FLOOR PLANS FIRST FLOOR & SECOND FLOOR

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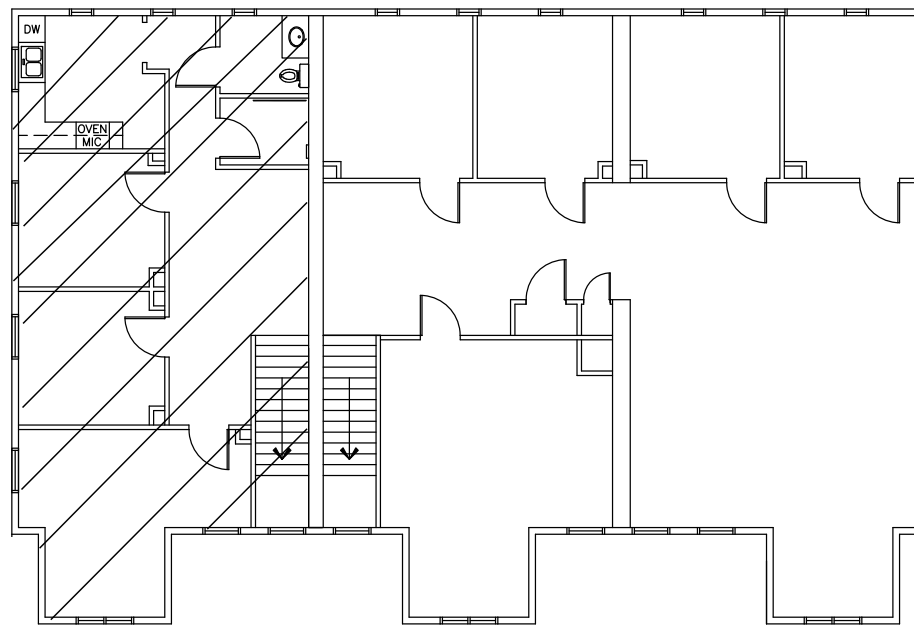
FIRST FLOOR



Unit B - 1,911 SF
LEASED

Unit A - 3,822 SF
AVAILABLE

SECOND FLOOR



Unit B

Unit A

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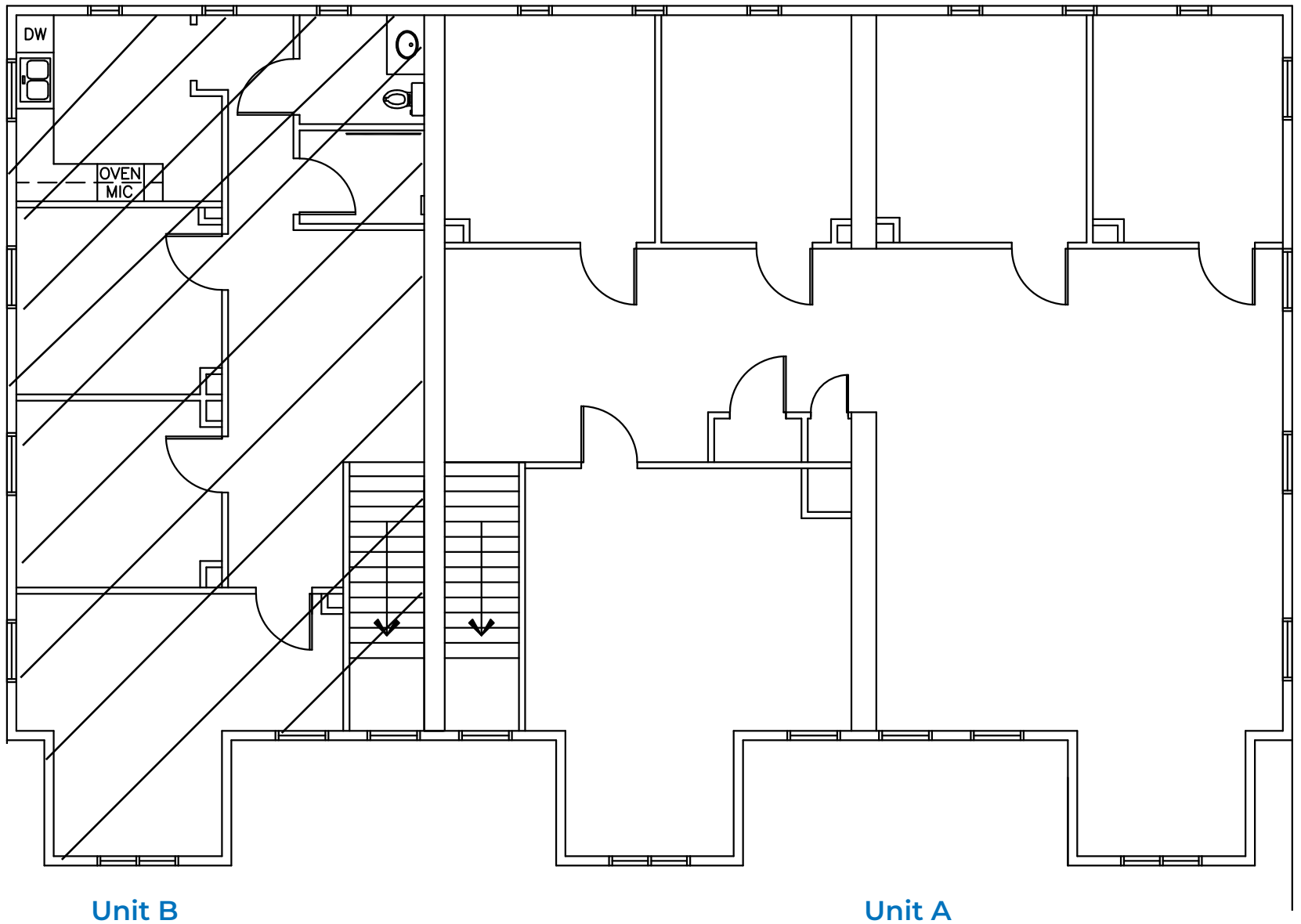


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FLOOR PLANS

SECOND FLOOR

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Unit B

Unit A

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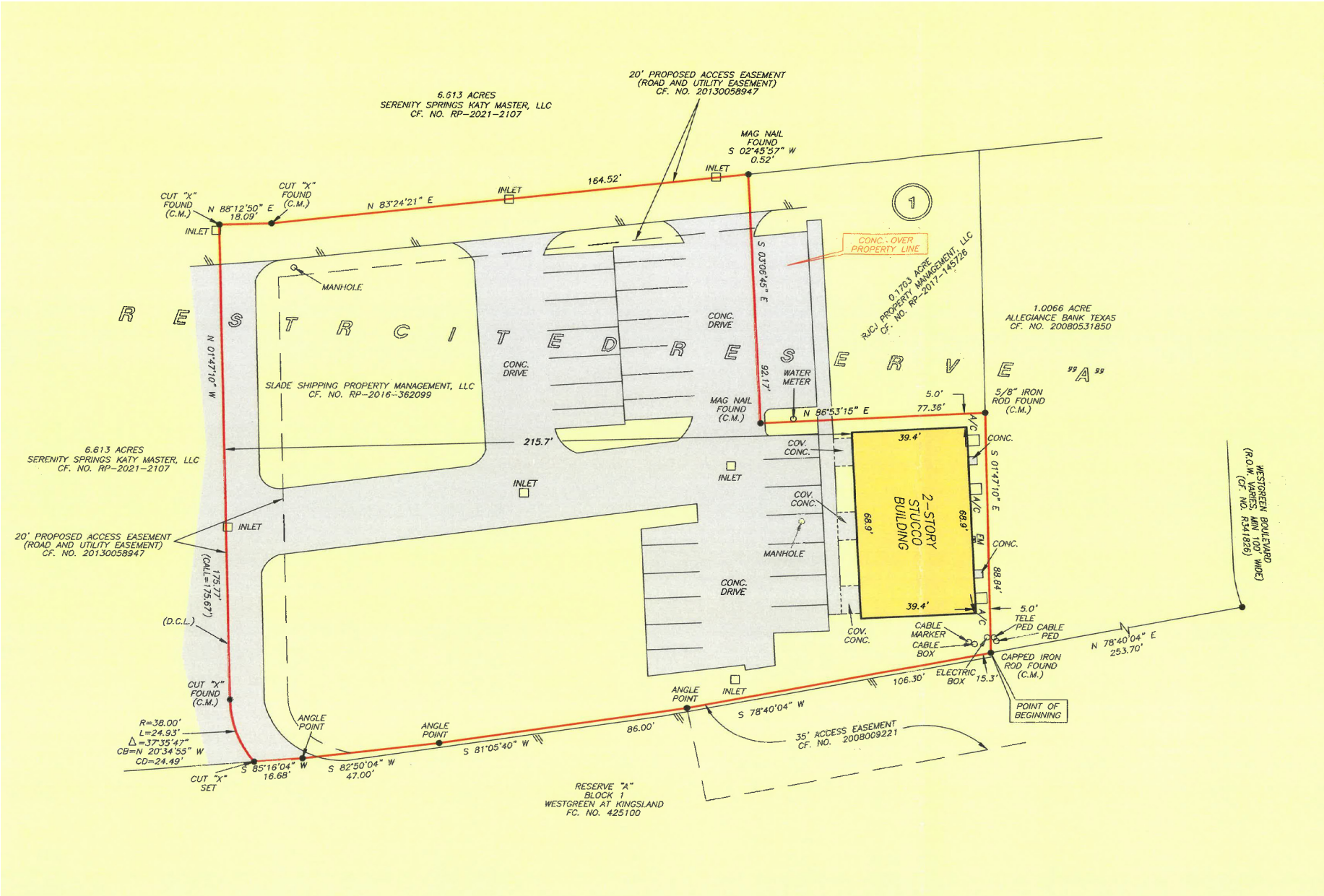
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PROPERTY SURVEY

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