

An aerial photograph of Memorial Executive Park in Houston, Texas. The image shows several large office buildings, including a prominent tall beige tower with 'TEAK' signage at the top. Other buildings are multi-story with large windows and flat roofs. Extensive parking lots are filled with cars and some larger vehicles like buses. The area is surrounded by greenery, trees, and a highway in the background under a clear blue sky.

# Memorial Executive Park

14511 & 14521 OLD KATY RD, HOUSTON, TX 77079  
OFFICE BUILDINGS IN ENERGY CORRIDOR

 Transwestern

# Property Overview

## PROPERTY AMENITIES

- Shared break area for tenants
- Tenant conference room

## PROPERTY FEATURES

- Surface parking with covered parking options available
- After-hours code for access
- Security system
- On-site property management
- Prominent, commuter-friendly location in the Energy Corridor near I-10 and Highway 6
- Built in 2008



### 14521 OLD KATY RD

2

Floors

25,190

Building SF

### 14511 OLD KATY RD

3

Floors

35,500

Building SF

East to  
Downtown  
Houston  
15 miles

Memorial City &  
CITYCENTRE

Terry Hershey Park

**METRO**

Addicks Park & Ride



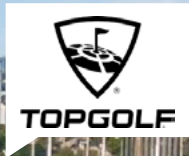
Katy Freeway

14511 Old Katy Rd

14521 Old Katy Rd

Old Katy Road

West to  
Katy Area  
9 miles



14521 Old Katy Rd

14511 Old Katy Rd

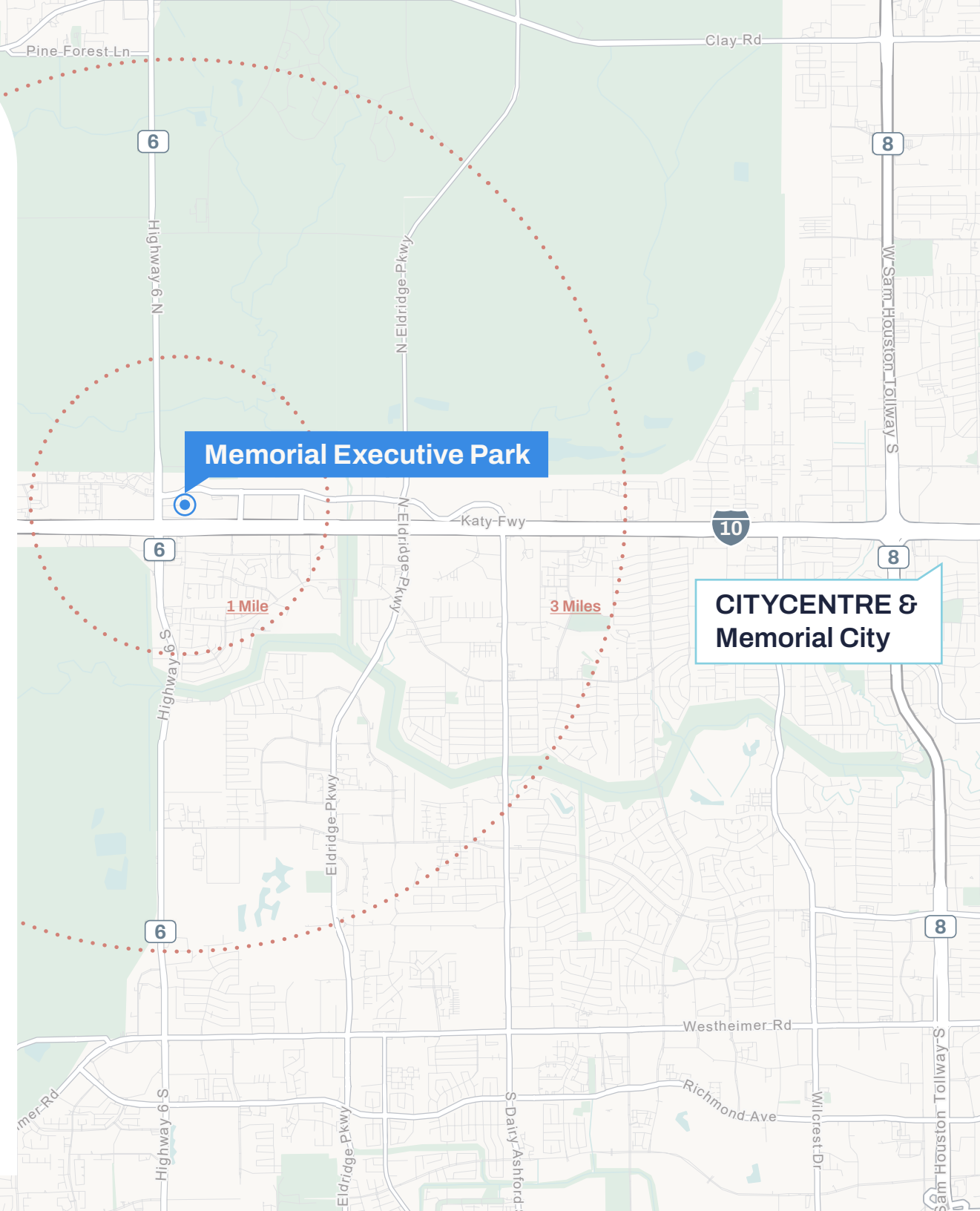
Old Katy Road

# Nearby Amenities

## 1 MILE RADIUS



## 3 MILE RADIUS



# Move-in Ready Office Space Available





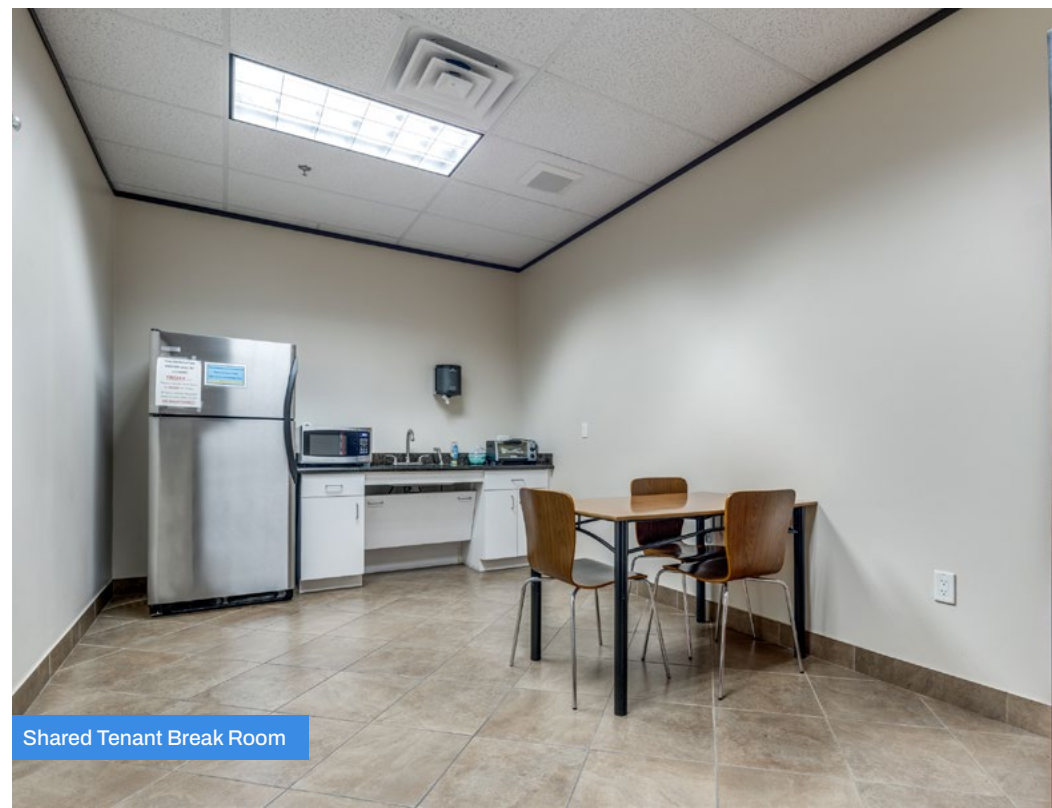
Welcoming Lobbies



On-site Refreshments



Tenant Conference Room



Shared Tenant Break Room



# Memorial Executive Park



## LEASING INQUIRIES

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# Memorial Executive Park

14511 & 14521 Old Katy Road, Houston, TX 77079

## Availabilities

14511 Old Katy Road:

| SUITE     | SIZE (RSF) | VIRTUAL TOUR | NOTES               |
|-----------|------------|--------------|---------------------|
| Suite 200 | 2,898 SF   |              |                     |
| Suite 232 | 364 SF     |              | Available 10/1/2026 |
| Suite 240 | 1,310 SF   |              |                     |
| Suite 364 | 600 SF     |              |                     |
| Suite 394 | 2,066 SF   |              |                     |

14521 Old Katy Road:

| SUITE     | SIZE (RSF) | VIRTUAL TOUR | NOTES |
|-----------|------------|--------------|-------|
| Suite 250 | 2,180 SF   |              |       |

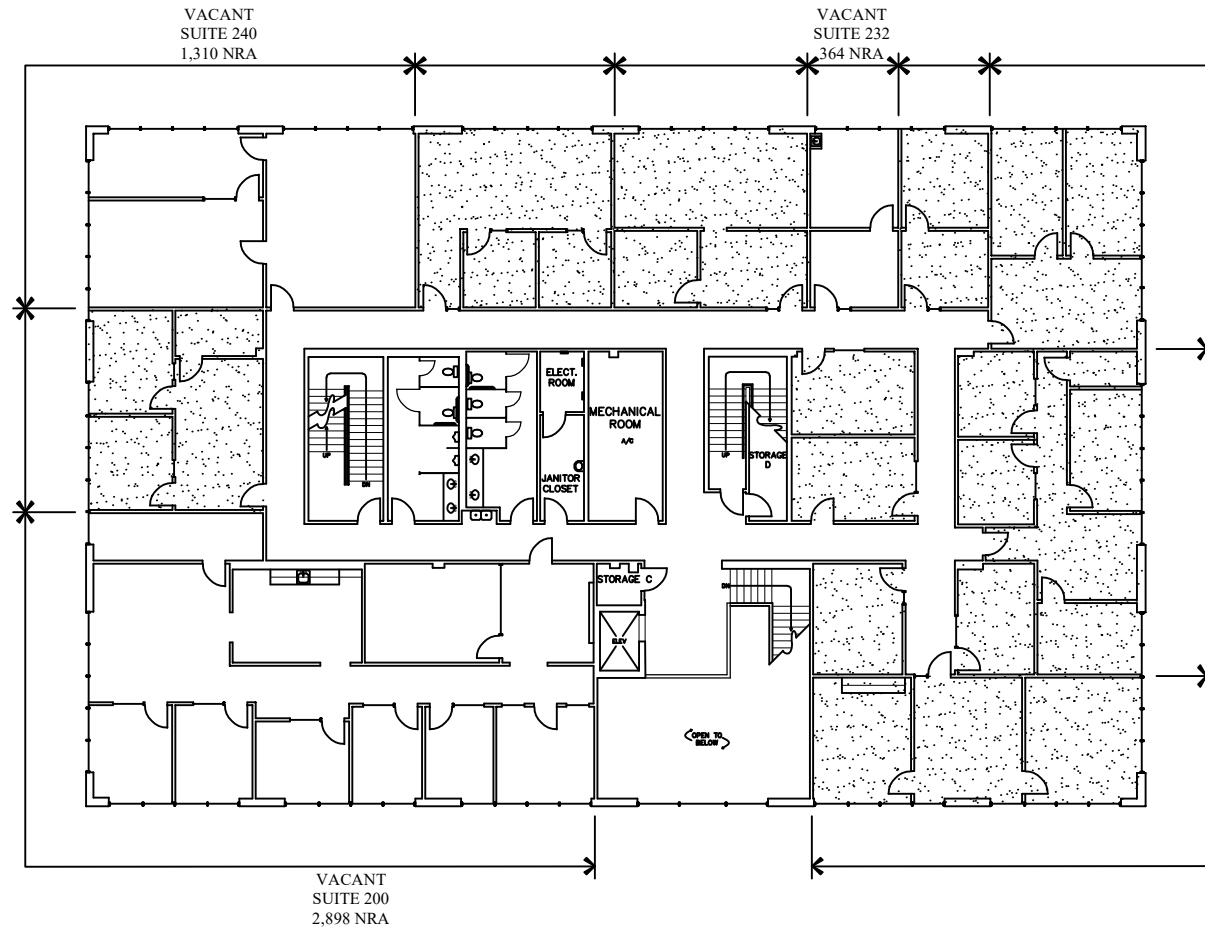
## Building Information

|                     |                                                                                                                                                                                                                                                                                                                                                            |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS             | 14511 & 14521 Old Katy Road<br>Houston, TX 77056                                                                                                                                                                                                                                                                                                           |
| OWNER               | Double Down Capital                                                                                                                                                                                                                                                                                                                                        |
| TOTAL NRA           | 25,190 & 36,000 RSF                                                                                                                                                                                                                                                                                                                                        |
| FLOORS & YEAR BUILT | 14511 - 3 floors / 14521 - 2 floors - 2008 YB                                                                                                                                                                                                                                                                                                              |
| SMALLEST CONTIGUOUS | 600 RSF, 3 <sup>rd</sup> Floor - 14511                                                                                                                                                                                                                                                                                                                     |
| LARGEST CONTIGUOUS  | 2,898 RSF, 2nd Floor - 14511                                                                                                                                                                                                                                                                                                                               |
| RENTAL RATES        | \$24.50 - \$26.00/RSF, FSG                                                                                                                                                                                                                                                                                                                                 |
| OPERATING EXPENSES  | Estimated 2026 - \$9.72/sf/yr                                                                                                                                                                                                                                                                                                                              |
| PARKING RATE        | 4.48/1000 Parking Ratio<br>Covered - Available - \$45.00 per space per month                                                                                                                                                                                                                                                                               |
| T.I. ALLOWANCE      | Negotiable                                                                                                                                                                                                                                                                                                                                                 |
| TELECOM PROVIDERS   | AT&T - Recommended<br>Xfinity                                                                                                                                                                                                                                                                                                                              |
| BUILDING HOURS      | Monday – Friday 8:00 a.m. to 5:00 p.m.<br>Closed Weekends<br>After-hours access code - available                                                                                                                                                                                                                                                           |
| AMENITIES           | <ul style="list-style-type: none"><li>• Modern Buildings</li><li>• Tenant Lounges in each building</li><li>• Large Conference Room, - 14511</li><li>• Prominent, commuter-friendly location in the Energy Corridor near I-10 and Highway 624/7 Security for peace of mind</li><li>• Dedicated Onsite Property Management for exceptional service</li></ul> |

[Virtual Tour](#)[Online Listing](#)[Brochure](#)

# 14511 OLD KATY ROAD

CONTROL BOOK - FLOOR 02



 OCCUPIED  AVAILABLE

 **TRANSWESTERN®**

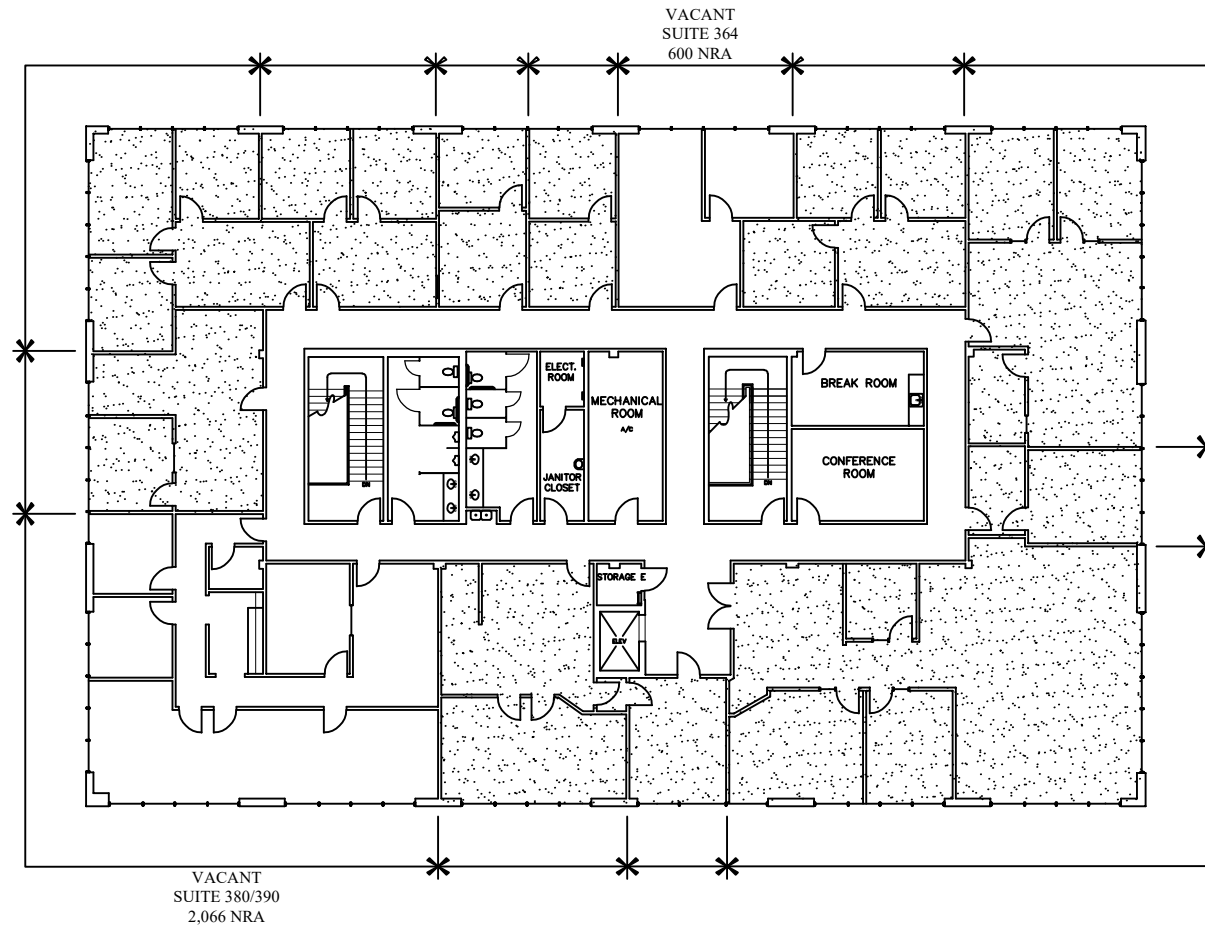
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PREPARED BY  
COLLINS DESIGN GROUP  
HOUSTON, TEXAS  
281-497-4700

09/16/26

# 14511 OLD KATY ROAD

CONTROL BOOK - FLOOR 03



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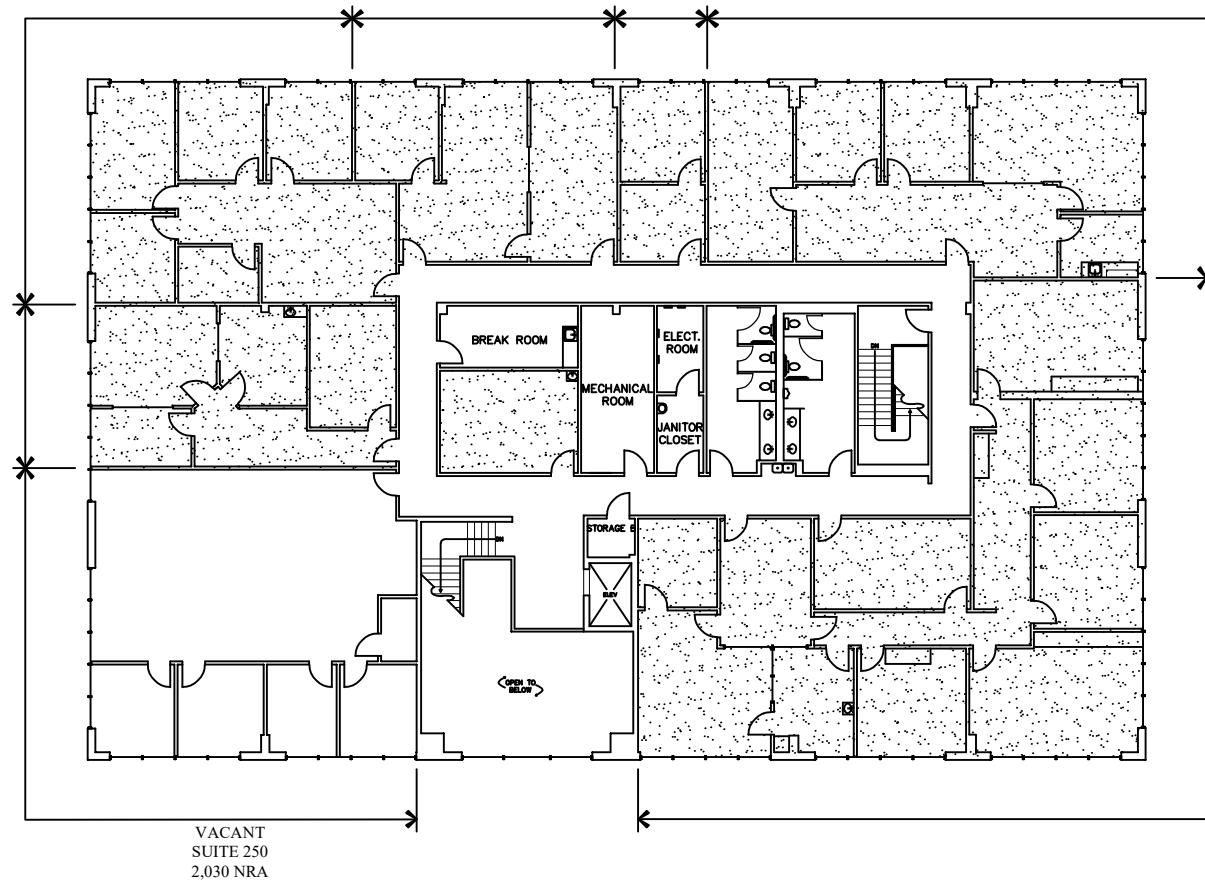
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