

OFFICE FOR LEASE

**5610
5th Street,
Katy, TX 77493**

Luxury & Commercial

BROKERED BY
exp
REALTY™





2ND FLOOR

5610 5th Street

01

Overview

Affordable Executive Private Office

Easy access to I-10 in the City of Katy

24-Hour Full Access



2ND FLOOR

5610 5th Street

02

Overview

Total Available Space: 1500 SF

Built: 1950

Parking: On Street

Building Size: 4,922 SF

Occupancy Type: Mutli-Tenant

Price: \$14.40 SF/yr



2ND FLOOR

5610 5th Street

03

Overview

Located in the quaint and prestigious City of Katy. A perfect place holding an office, retail or medical within minutes to Katy Mills Mall, Typhoon Texas Watermark, Federal Landmarks, Shopping and Churches. The space is situated on the 2nd floor which is ideal for Insurance company, Law office, or other professional services.



2ND FLOOR

5610 5th Street

04

Overview

A stand alone building set up as an office workplace with ambient lighting and open space. Easy access to I-10, making it ideal visibility for your business and within walking distance from schools, banks, institutions and major retailers. This is an excellent commercial space to establish start up business or stop working from home.

Come to visit and take a tour!

**OFFERING HIGHLIGHTS
PROPERTY**
5610 5th Street
AVAILABLE NOW!

Year Built # of Buildings

1950



1



Remarks

3 Executive Private Offices providing affordable office solutions for small business owners. Excellent location to establish a business or stop working from home, located in the City of Katy.

Gross Lease + share of Electric. \$1,800 .

Full access to the kitchen and conference room. 24 hour access.

UTILITIES INCLUDED IN LEASE:

- Trash, Water and Sewer
- Fixed Asset: Hot Water Heater Installed
- Dedicated A/C and Heat.
- Application Fee: \$100.00

HIGHLIGHTS:

- Affordable office solutions for small business
- Easy access to I-10 in the City of Katy
- Full 24 hour access
- Central HVAC





FLOOR PLAN



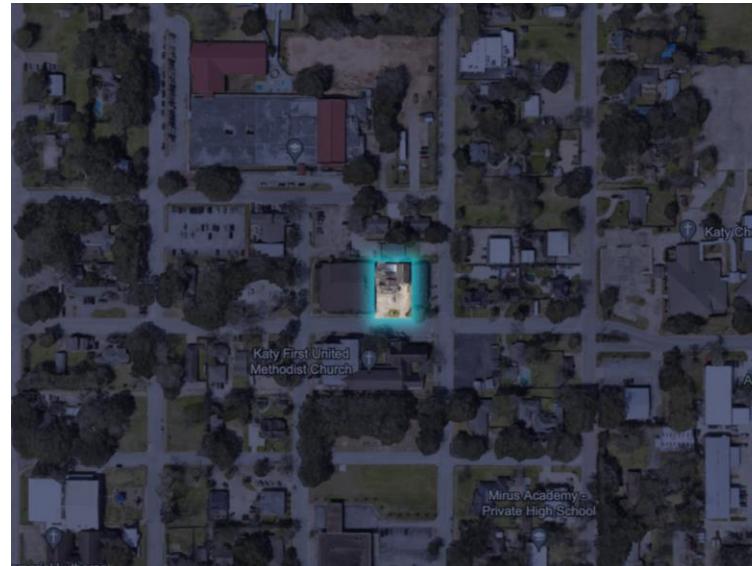
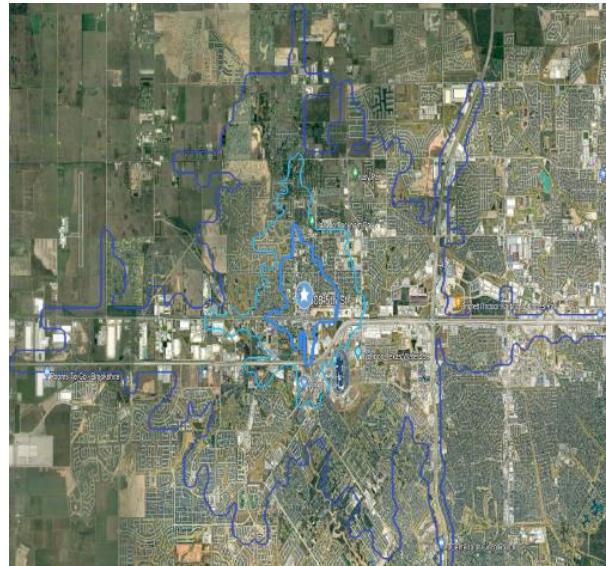


Demographics

3-10 MINUTE RADIUS

Population

Within a 3 to 10-minute radius, our property enjoys a diverse population, with a balanced mix of males and females. This varied demographic presents an opportunity for businesses to cater to a wide range of preferences, tapping into a rich consumer base and adapting offerings to meet the needs of both genders.



DISTANCE	MALE	FEMALE	TOTAL
3 MINUTE	2,696	2,766	5,463
5 MINUTE	7,000	7,148	14,148
10 MINUTE	30,274	30,746	61,019

Location facts & Demographics

City State

Katy, TX

Population

61,019

Avg. Hh Size

3.00

Median Hh Income

\$89,597

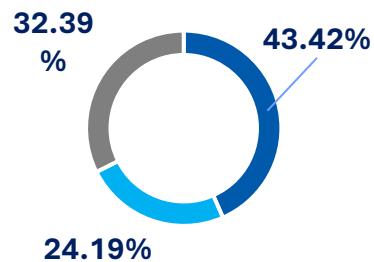
RENTERS

4,202

OWNERS

15,666

Employment



■ Blue Collar

■ White Collar

50.48%

Employed

1.50%

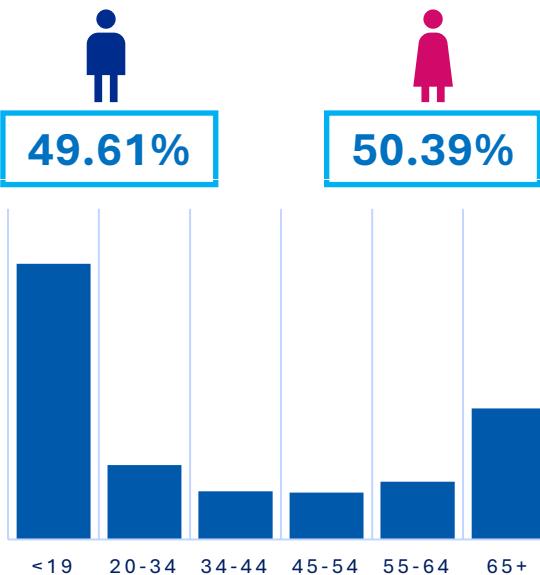
Unemployed

Education

High School Grad:	20.70%
Some College:	22.95%
Associates:	5.10%
Bachelors:	37.04%

Location facts & Demographics

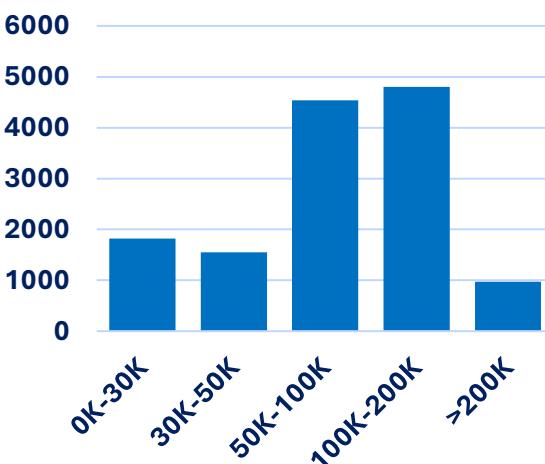
Gender & Age



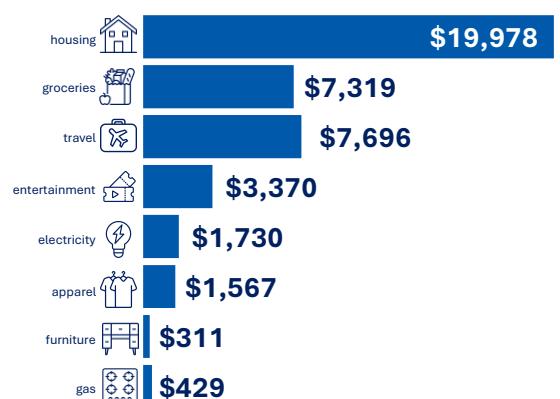
Race & Ethnicity

White:	60.49%
Asian:	4.83%
Native American:	0.06%
Pacific Islanders:	0.0%
African-American:	4.03%
Hispanic:	22.06%
Two or More Races:	8.53%

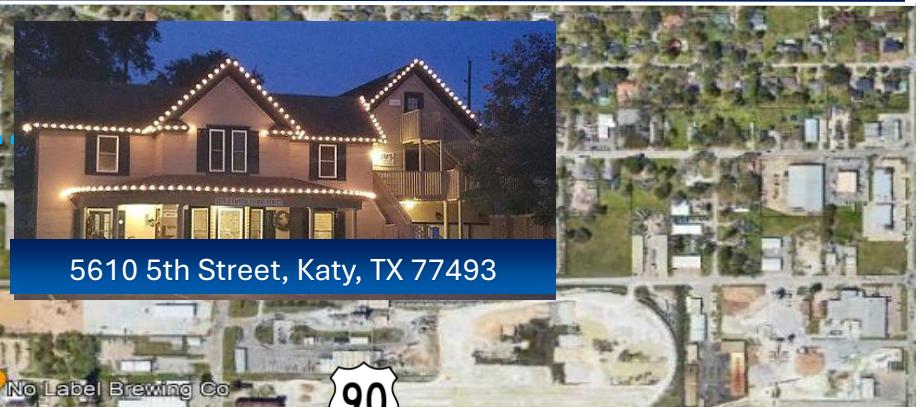
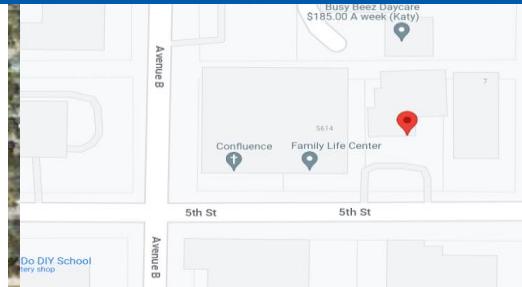
Income by Household



Household Spending



Nearby Retailers & Institutions



**Contact me
for your private tour!**

Rachel Gonzalez-Dunham, CCIM



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REAL ESTATE BUSINESS EXPERT

Let's Meet Our Broker Associate

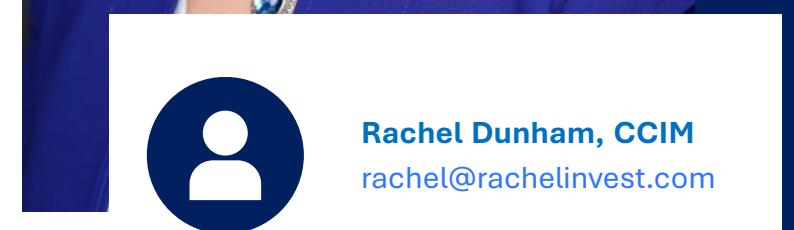
"As a dedicated professional in the dynamic world of real estate, I have cultivated a career grounded in continuous learning, goal setting, and active involvement in the real estate community. With over 30 years of experience, I am driven by a commitment to excellence, integrity, and hard work, consistently delivering positive results.

Understanding the profound trust clients place in me, my goal is not merely to close a sale but to build relationships for life. The majority of my business comes from repeat clients and referrals, a testament to the quality and personalized attention each client receives.

My 30 years of experience in the real estate industry have been marked by a relentless pursuit of knowledge, a commitment to ethical practices, and a passion for delivering exceptional results.

I look forward to leveraging my expertise to guide you through your real estate journey".

**The World of Real Estate
is a phone call away.**



Rachel Dunham, CCIM
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