

OFFICE SPACE FOR LEASE

5605 GEORGE BUSH DR, KATY, TX 77493

5605 GEORGE BUSH DRIVE, KATY, TX 77493



FOR LEASE
RENT : \$2,295/MO

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



PRESENTED BY:

RACHEL GONZALEZ-DUNHAM, CCIM rachel@rachelinvest.com
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PROPERTY SUMMARY

5605 GEORGE BUSH DRIVE | KATY, TX 77493



Property Summary

Lease Rate:	\$2,295/month
Lease Term:	Negotiable
Building SF:	2,006
Rentable SF:	
Available SF:	2,006
Year Built:	1940
Renovated:	
Building Class:	A
Floors:	
HVAC:	Central
Lighting:	
Parking:	Exposed, On Street
Parking Ratio:	
Zoning:	C1

Property Overview

The property at 5605 George Bush Dr is a ±2,006 SF single-story professional office building situated on approximately 0.46 acres in Old Katy, featuring four private offices, a reception area, conference room, kitchen, two restrooms, and multiple entrances, with ample on-site parking and yard space, making it ideal for professional, medical, or small business office use.

Location Overview

Situated in the historic Old Katy business district, the property benefits from strong accessibility and proximity to major retail and transportation corridors. The site is located just north of Katy Mills and minutes from Interstate 10 and the Grand Parkway, providing convenient connectivity to Houston and the surrounding metropolitan area.

The surrounding area includes established neighborhoods, local schools, retail centers, and restaurants that generate consistent daily traffic. The property is also located across from an elementary school, adding visibility and steady activity throughout the day.

Businesses benefit from proximity to major retail destinations, restaurants, banks, and service providers, making this location attractive for client-facing businesses and professional services. The site's central Katy location offers excellent convenience for employees and customers while maintaining the charm and accessibility of the historic downtown area.

PROPERTY DESCRIPTION

5605 GEORGE BUSH DRIVE | KATY, TX 77493



3 Flags Plaza | 45,000 SqFt Office Park

Located in the heart of Old Katy, this well-positioned office property offers a versatile workspace ideal for professional services, medical offices, or small business operations. The building features approximately 2,000 SF of office space with a functional layout that includes four private offices, a reception area, conference room, kitchen, and two restrooms.

The property also offers two separate entrances, providing flexibility for multiple users or client access. A large yard and ample on-site parking add convenience for employees and visitors. Fully furnished and move-in ready, this space is perfect for startups or established businesses looking for a centrally located office with easy access to major roadways and surrounding amenities.

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PROPERTY PHOTOS

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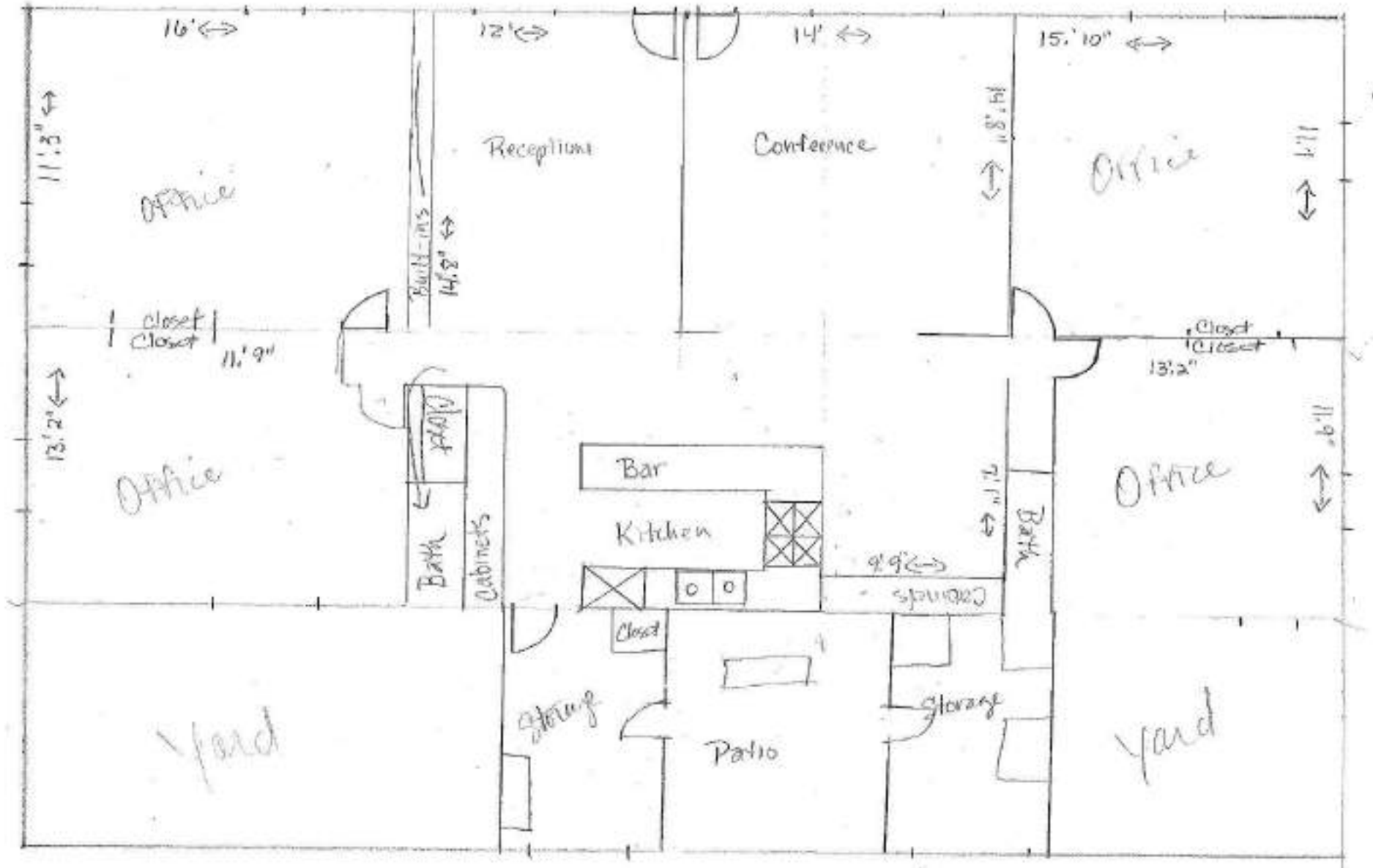
PROPERTY PHOTOS

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FLOOR PLAN

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
Bldg 1	2,006	Negotiable	\$2,295 /mo	Office	Average	Available Now

Highlights

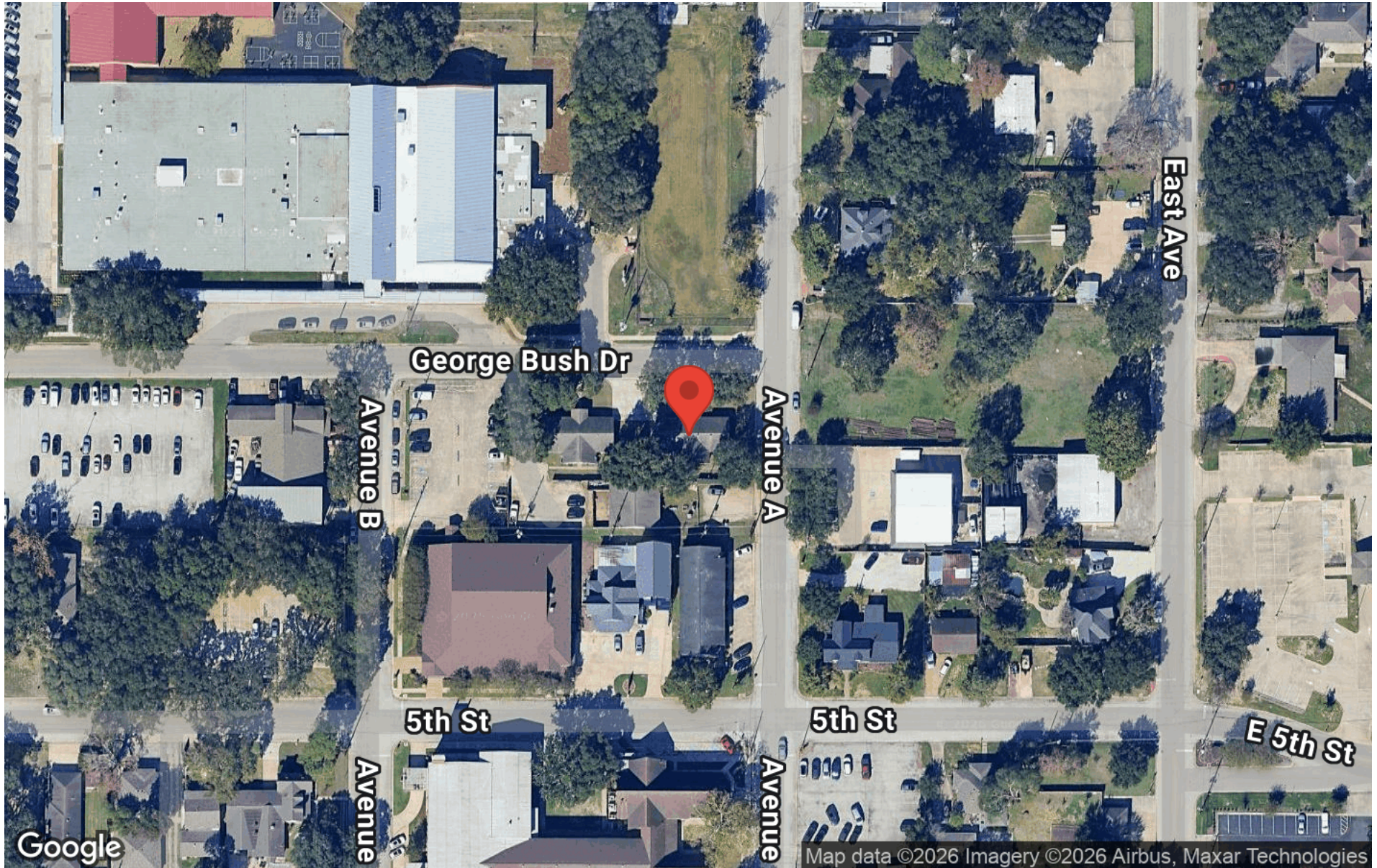
- 4 Office rooms, 1 Reception, 1 Conference Room, & 2 Bathrooms. Move-in Ready
- Professional Office Space Available
- Ideal for professional services, administrative offices, medical support, or consulting firms
- Convenient access to major corridors including Interstate 10
- Easy connectivity to Grand Parkway (State Highway 99)
- Close to neighborhood retail centers, restaurants, and daily services

Nearby Locations

- Katy Mills (≈1 mile).
- Marshalls (≈1 mile).
- Burlington (≈1 mile).
- Kohl's (≈2 miles).
- Katy City Hall (≈1 mile).
- Katy Heritage Park (≈1 mile).
- Memorial Hermann Katy Hospital (≈2 miles)
- Typhoon Texas Waterpark Houston (≈2 miles)

AERIAL MAP

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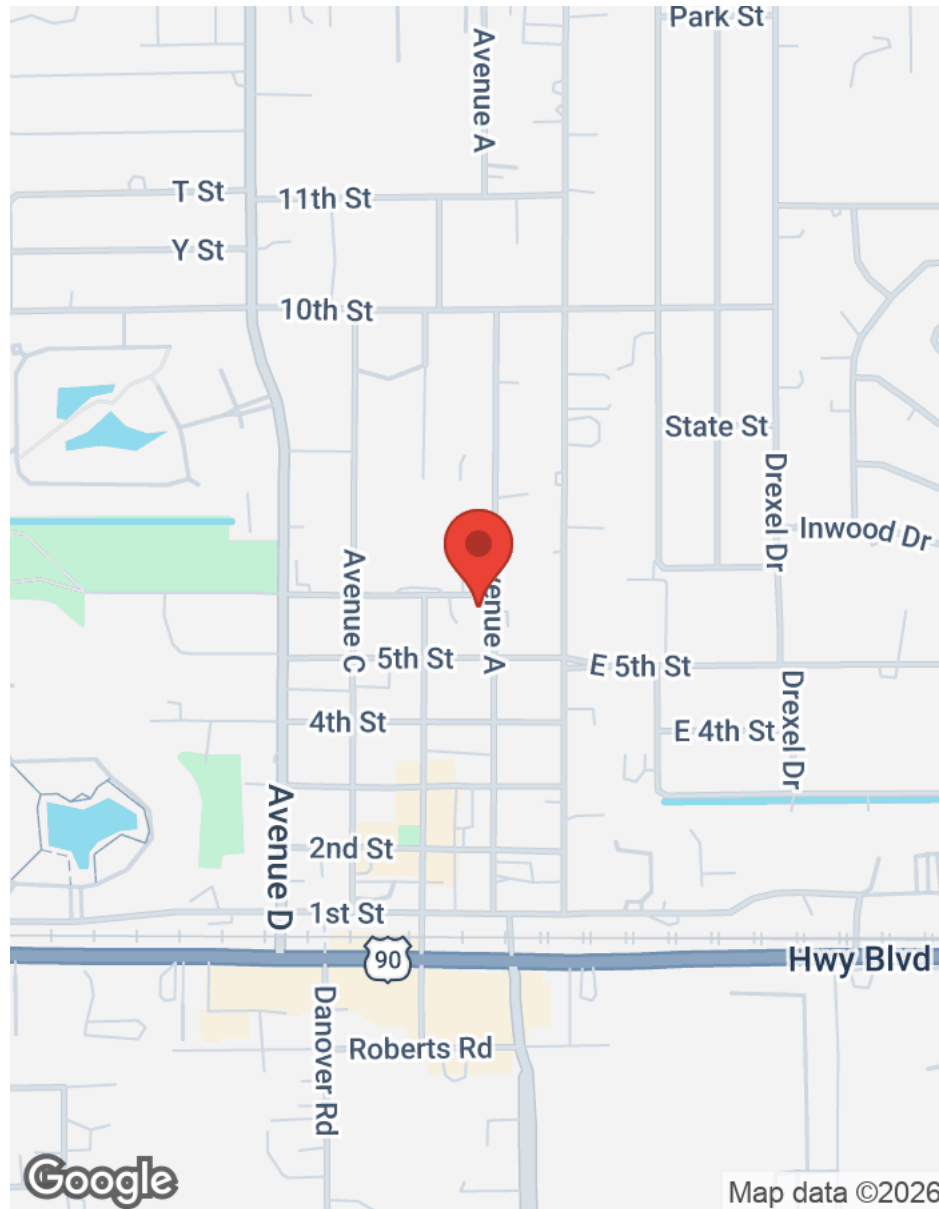


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LOCATION MAPS

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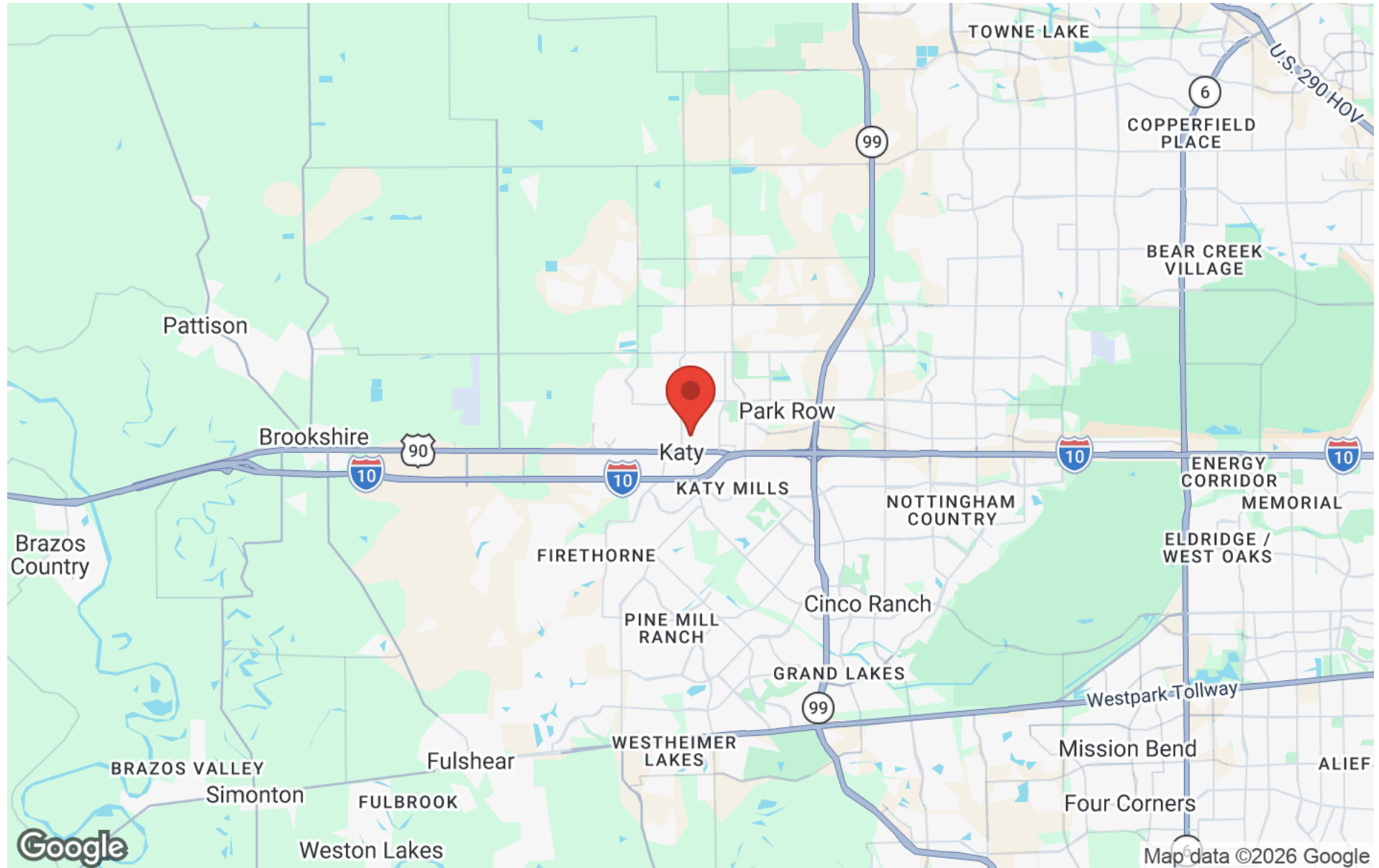
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REGIONAL MAP

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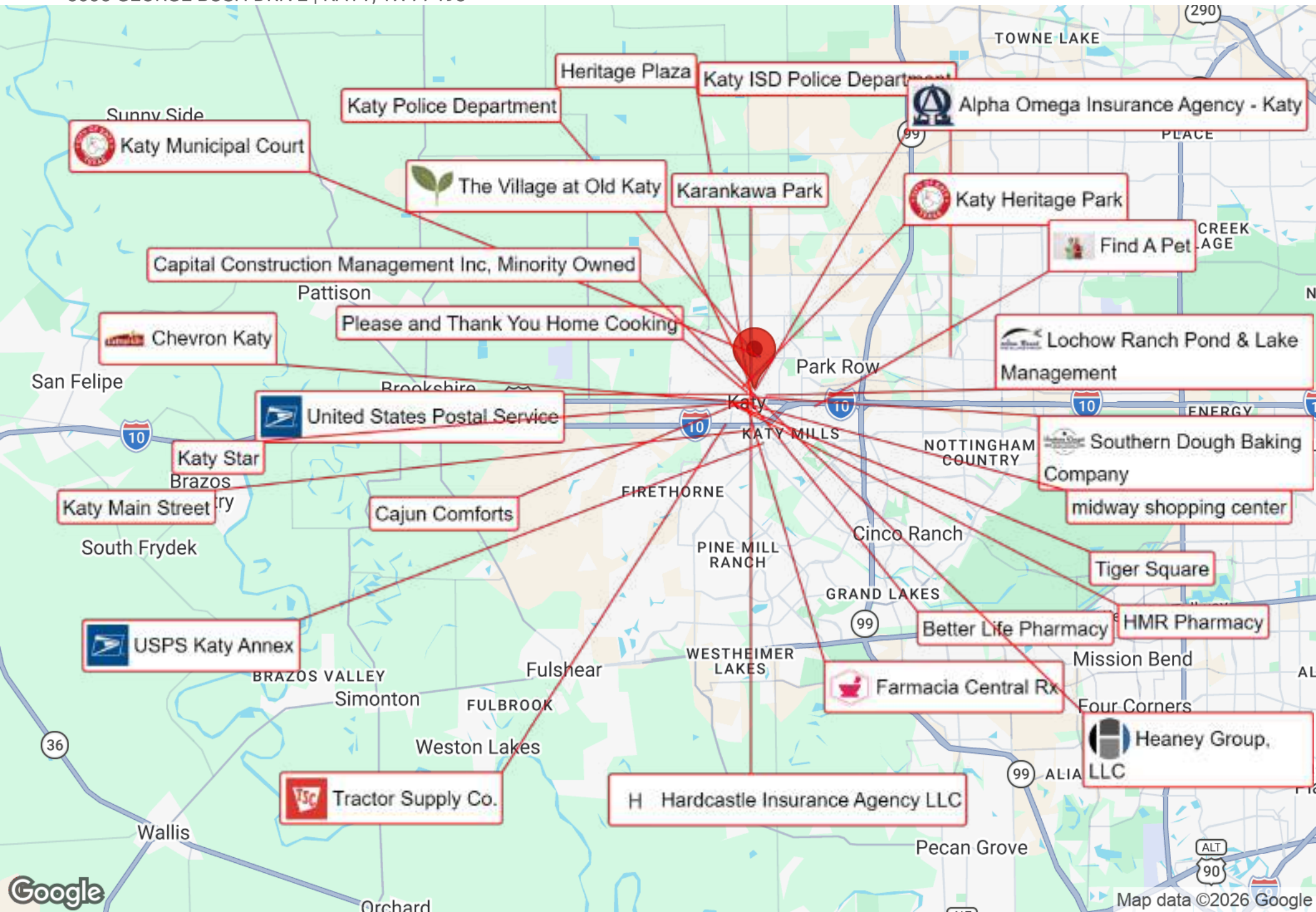
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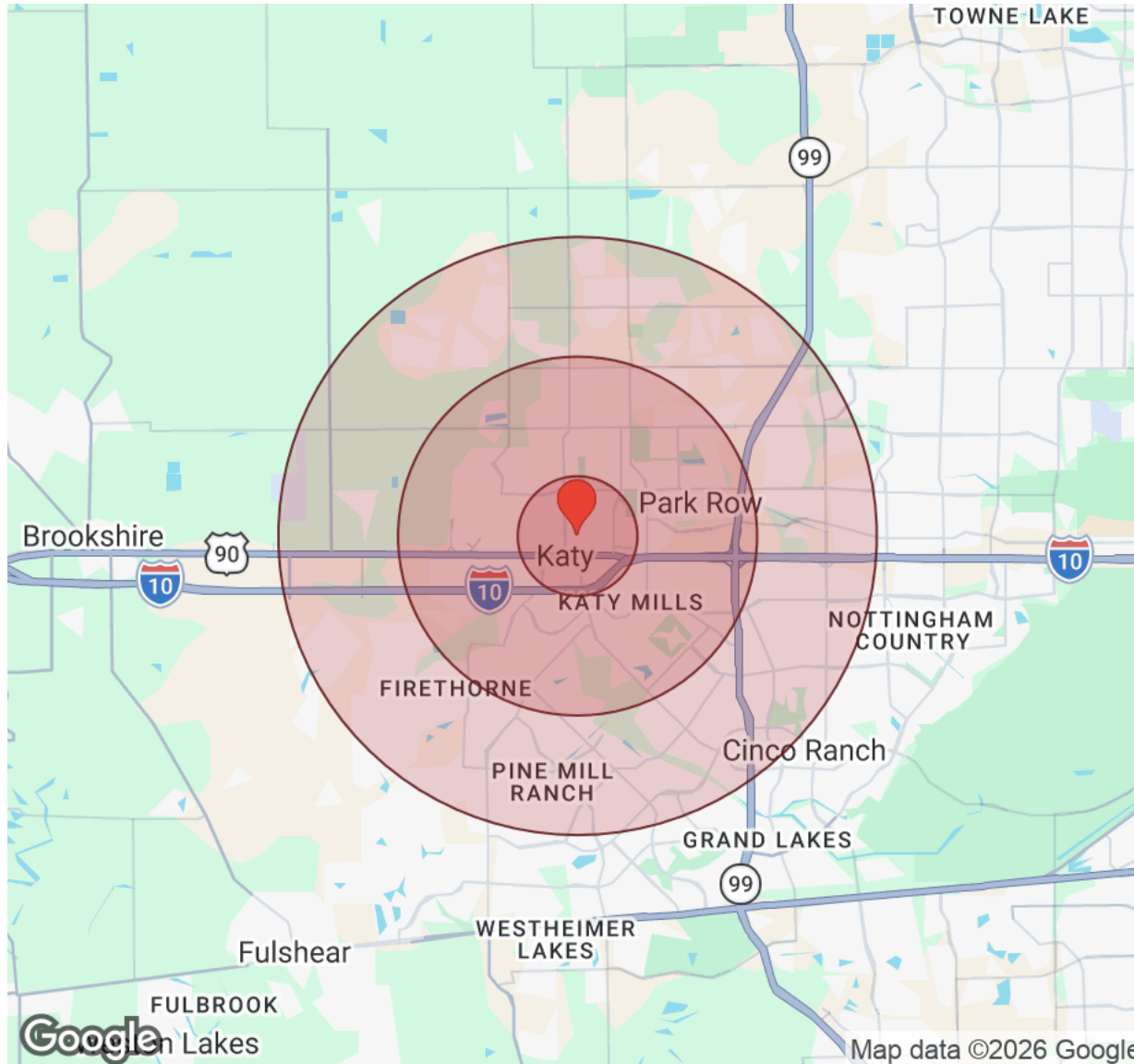
BUSINESS MAP

5605 GEORGE BUSH DRIVE | KATY, TX 77493



DEMOGRAPHICS

5605 GEORGE BUSH DRIVE | KATY, TX 77493



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,795	37,418	121,632
Female	2,836	38,757	126,275
Total Population	5,631	76,175	247,907

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,759	28,825	92,246
Black	583	11,487	37,136
Am In/AK Nat	4	69	223
Hawaiian	N/A	23	50
Hispanic	1,888	26,151	76,826
Asian	287	7,823	35,475
Multiracial	91	1,600	5,280
Other	19	198	669

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,117	27,776	88,903
Occupied	1,944	25,419	81,809
Owner Occupied	1,428	15,495	57,292
Renter Occupied	516	9,924	24,517
Vacant	173	2,357	7,094

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,115	17,337	58,503
Ages 15 - 24	721	9,903	31,983
Ages 25 - 54	2,133	32,375	106,554
Ages 55 - 64	678	7,474	23,281
Ages 65+	983	9,087	27,587

Income	1 Mile	3 Miles	5 Miles
Median	\$94,441	\$108,756	\$123,493
Under \$15k	74	1,137	3,893
\$15k - \$25k	127	832	2,825
\$25k - \$35k	129	1,063	3,282
\$35k - \$50k	179	2,375	5,188
\$50k - \$75k	250	3,759	9,590
\$75k - \$100k	276	2,640	8,016
\$100k - \$150k	416	5,303	17,315
\$150k - \$200k	298	3,748	13,651
Over \$200k	197	4,562	18,049

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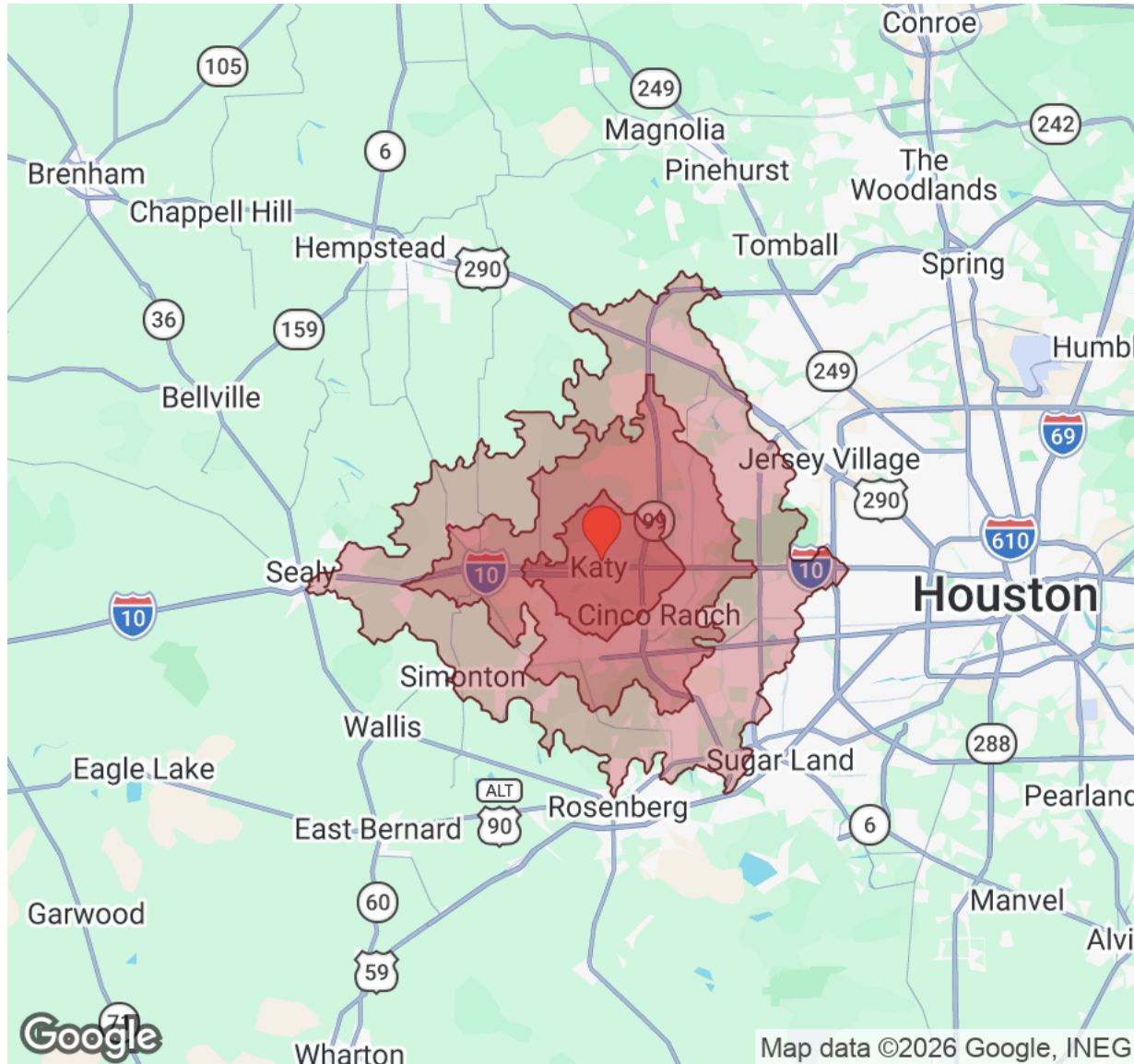
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Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	97,046	316,846	635,243
Female	100,749	331,321	663,423
Total Population	197,795	648,167	1,298,666

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	73,461	206,636	391,808
Black	28,779	118,355	253,240
Am In/AK Nat	178	583	1,169
Hawaiian	40	194	390
Hispanic	61,712	211,432	412,976
Asian	28,858	96,447	212,332
Multiracial	4,253	12,769	23,506
Other	494	1,750	3,377

Housing	10 Mins	20 Mins	30 Mins
Total Units	70,759	227,462	470,865
Occupied	65,017	209,335	431,937
Owner Occupied	43,842	147,203	288,889
Renter Occupied	21,175	62,132	143,048
Vacant	5,742	18,127	38,928

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	46,736	152,118	288,868
Ages 15 - 24	25,529	88,035	174,917
Ages 25 - 54	84,889	280,761	554,703
Ages 55 - 64	18,706	61,308	132,858
Ages 65+	21,935	65,946	147,320

Income	10 Mins	20 Mins	30 Mins
Median	\$118,481	\$114,618	\$105,795
Under \$15k	3,482	10,589	23,422
\$15k - \$25k	2,269	6,365	15,513
\$25k - \$35k	2,502	8,062	19,016
\$35k - \$50k	4,461	15,160	33,949
\$50k - \$75k	8,301	26,682	60,537
\$75k - \$100k	6,304	24,496	52,702
\$100k - \$150k	13,657	44,086	87,506
\$150k - \$200k	10,301	31,279	56,988
Over \$200k	13,740	42,615	82,303

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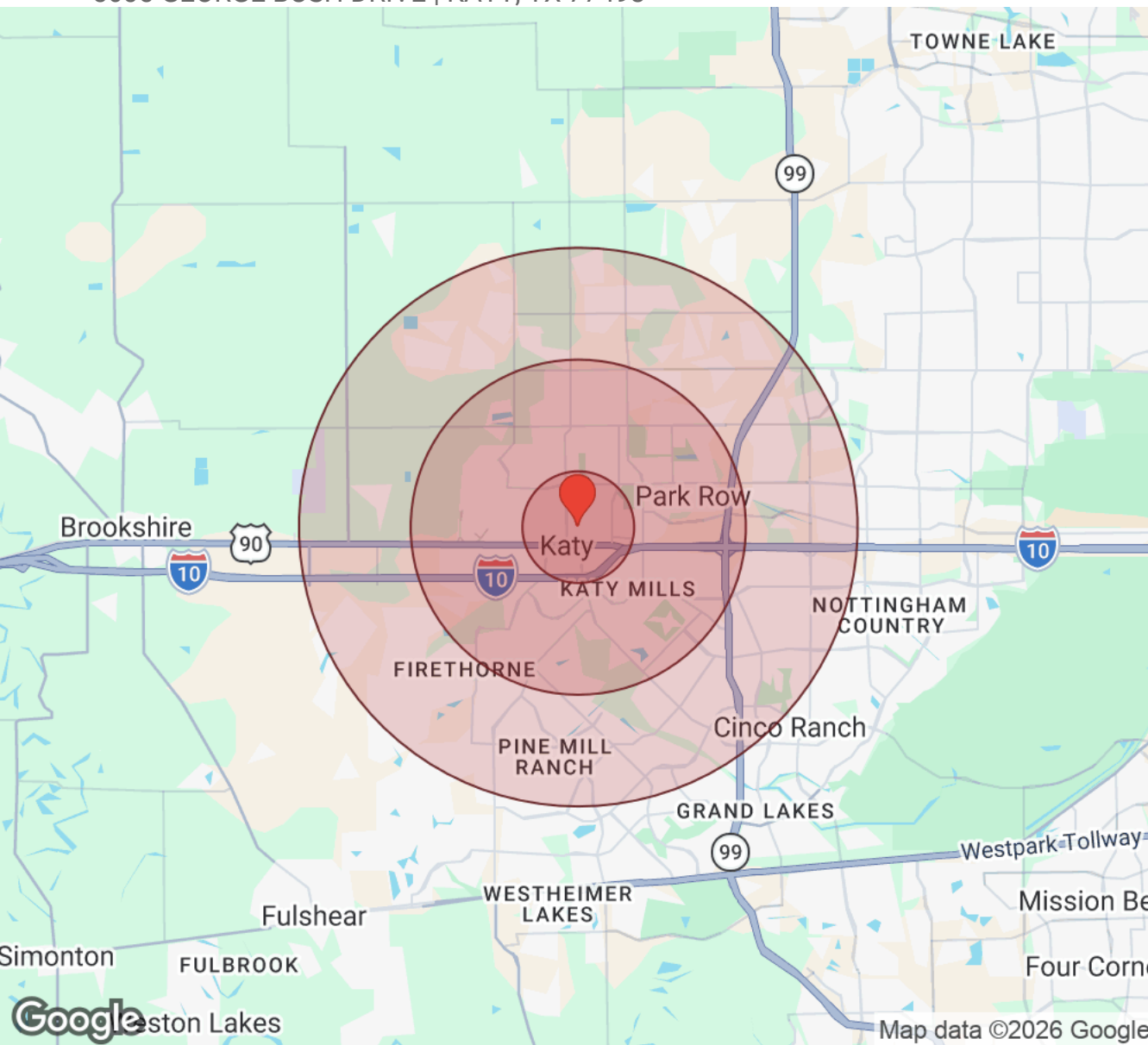
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Owner Occupied	1,428	15,495	57,292
Renter Occupied	516	9,924	24,517
Vacant	173	2,357	7,094

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 4	339	5,428	17,342
Ages 5 - 9	380	6,080	20,762
Ages 10 - 14	396	5,829	20,399
Ages 15 - 19	414	5,445	18,444
Ages 20 - 24	307	4,458	13,539
Ages 25 - 29	297	4,512	12,744
Ages 30 - 34	347	5,604	17,028
Ages 35 - 39	384	6,314	21,010
Ages 40 - 44	416	6,179	21,854
Ages 45 - 49	346	5,326	18,559
Ages 50 - 54	343	4,440	15,359
Ages 55 - 59	354	3,935	12,358
Ages 60 - 64	324	3,539	10,923
Ages 65 - 69	303	3,044	9,456
Ages 70 - 74	264	2,372	7,546
Ages 75 - 79	207	1,745	5,399
Ages 80 - 84	111	968	2,828
Ages 85+	98	958	2,358

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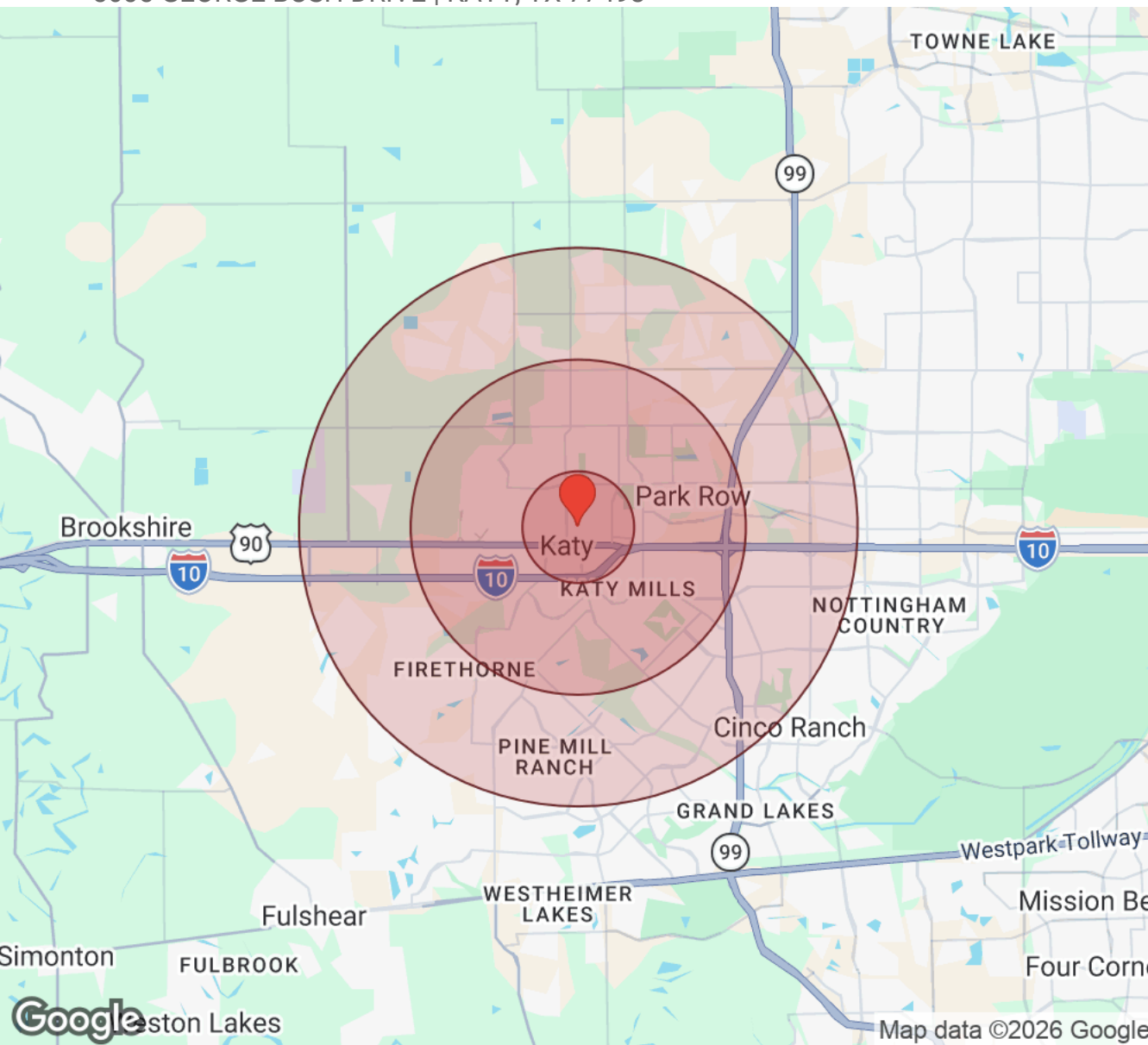
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Under \$10k	46	747	2,852
\$10k - \$15k	28	390	1,041
\$15k - \$20k	15	316	1,143
\$20k - \$25k	112	516	1,682
\$25k - \$30k	101	533	1,132
\$30k - \$35k	28	530	2,150
\$35k - \$40k	83	676	1,709
\$40k - \$45k	26	1,092	2,026
\$45k - \$50k	70	607	1,453
\$50k - \$60k	72	1,606	3,960
\$60k - \$75k	178	2,153	5,630
\$75k - \$100k	276	2,640	8,016
\$100k - \$125k	236	2,581	8,631
\$125k - \$150k	180	2,722	8,684
\$150k - \$200k	298	3,748	13,651
Over \$200k	197	4,562	18,049

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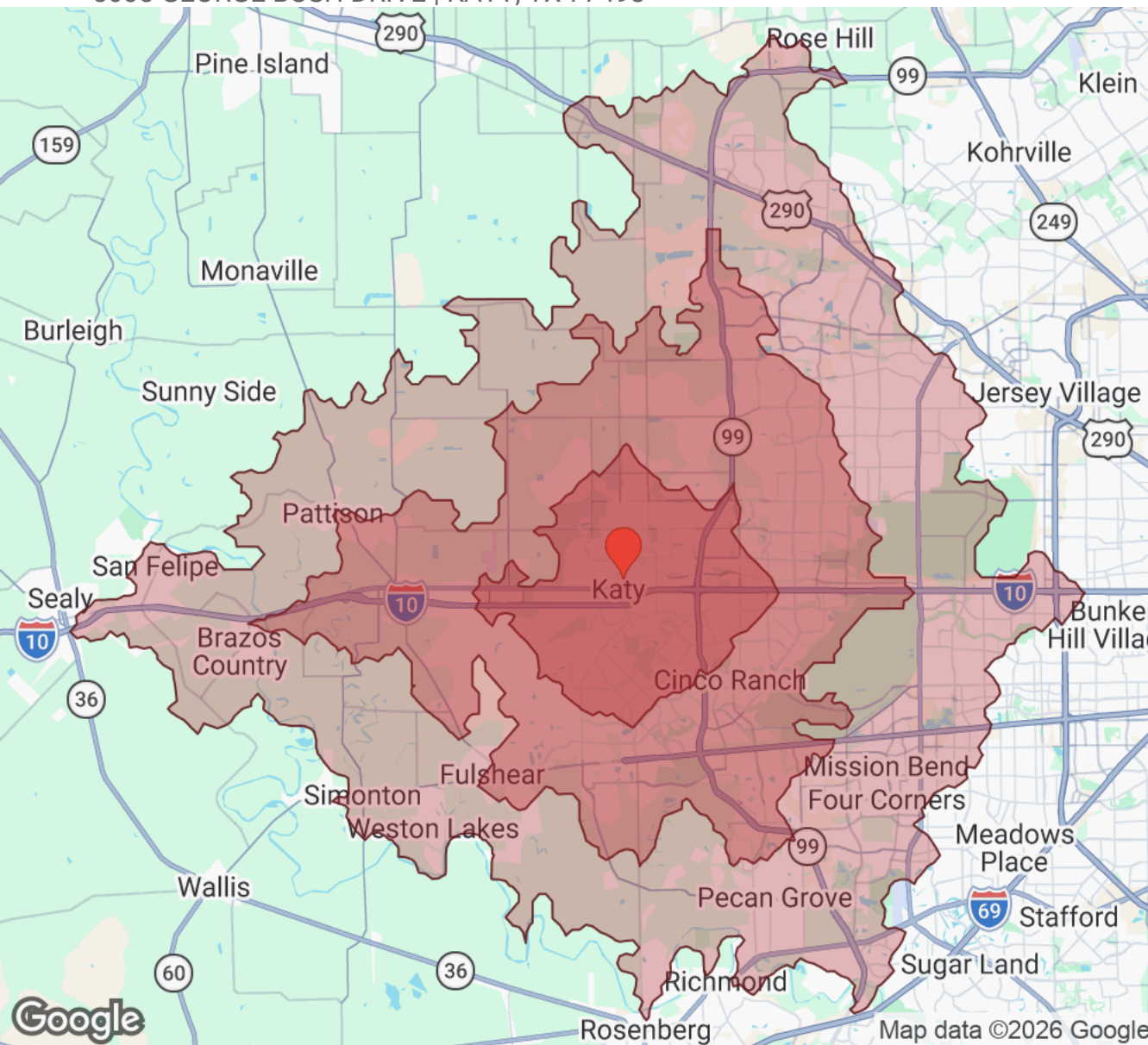
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Total Units	70,759	227,462	470,865
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Owner Occupied	43,842	147,203	288,889
Renter Occupied	21,175	62,132	143,048
Vacant	5,742	18,127	38,928

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 4	13,743	44,401	86,301
Ages 5 - 9	16,627	53,329	100,107
Ages 10 - 14	16,366	54,388	102,460
Ages 15 - 19	14,667	49,996	97,005
Ages 20 - 24	10,862	38,039	77,912
Ages 25 - 29	10,246	35,733	76,324
Ages 30 - 34	13,496	44,655	90,942
Ages 35 - 39	16,739	53,760	103,168
Ages 40 - 44	17,275	56,358	105,797
Ages 45 - 49	14,808	48,954	94,689
Ages 50 - 54	12,325	41,301	83,783
Ages 55 - 59	9,905	32,685	69,556
Ages 60 - 64	8,801	28,623	63,302
Ages 65 - 69	7,566	24,230	53,903
Ages 70 - 74	6,004	18,162	40,463
Ages 75 - 79	4,283	12,227	27,147
Ages 80 - 84	2,203	6,378	14,608
Ages 85+	1,879	4,949	11,199

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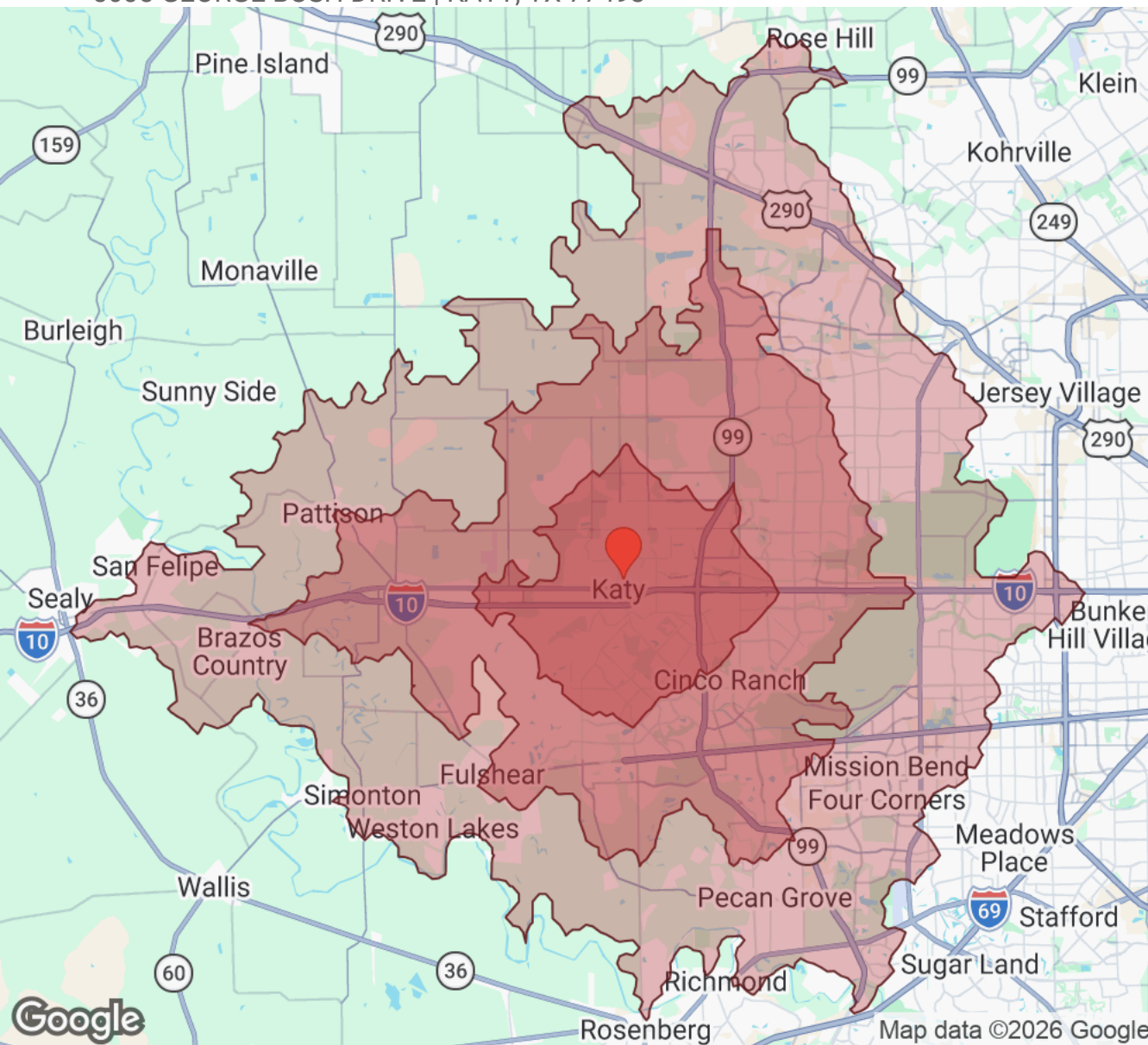
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Income	10 Mins	20 Mins	30 Mins
Median	\$118,481	\$114,618	\$105,795
Under \$10k	2,544	7,880	16,814
\$10k - \$15k	938	2,709	6,608
\$15k - \$20k	847	2,783	6,704
\$20k - \$25k	1,422	3,582	8,809
\$25k - \$30k	947	3,558	8,620
\$30k - \$35k	1,555	4,504	10,396
\$35k - \$40k	1,426	4,892	10,971
\$40k - \$45k	1,811	5,102	11,764
\$45k - \$50k	1,224	5,166	11,214
\$50k - \$60k	3,413	10,125	25,274
\$60k - \$75k	4,888	16,557	35,263
\$75k - \$100k	6,304	24,496	52,702
\$100k - \$125k	7,020	22,765	46,706
\$125k - \$150k	6,637	21,321	40,800
\$150k - \$200k	10,301	31,279	56,988
Over \$200k	13,740	42,615	82,303

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PROFESSIONAL BIO

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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 commitment to excellence, integrity and hard work, consistently delivering positive results.

Understanding the profound trust client place in me, my goal is not merely to close in 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.”

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5605 GEORGE BUSH DRIVE



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