

OFFICE FOR LEASE

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

**Rent: \$1,595/mo**

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: Multi-Tenant



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**

1950



**# of Buildings**

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 (50%) + \$100 Water & Trash

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

### UTILITIES INCLUDED IN LEASE:

- Fixed Asset: Hot Water Heater Installed
- Dedicated A/C and Heat.

### HIGHLIGHTS:

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

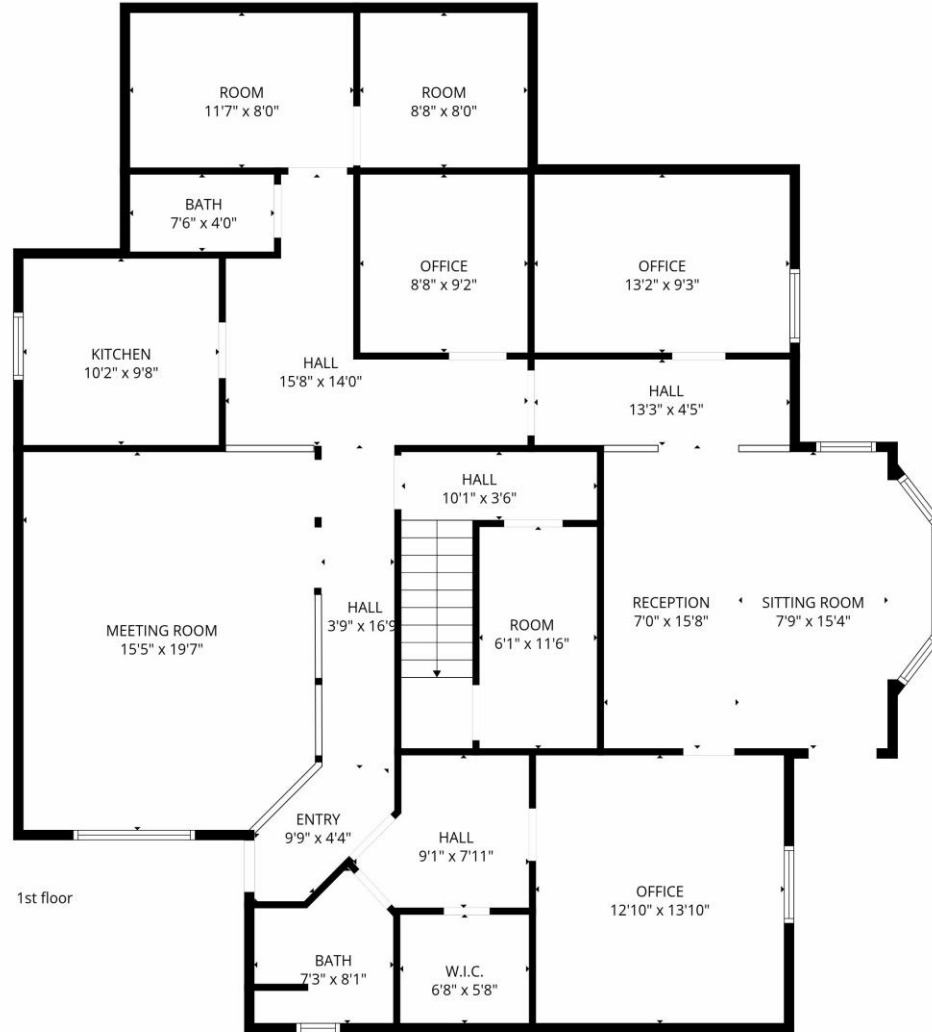




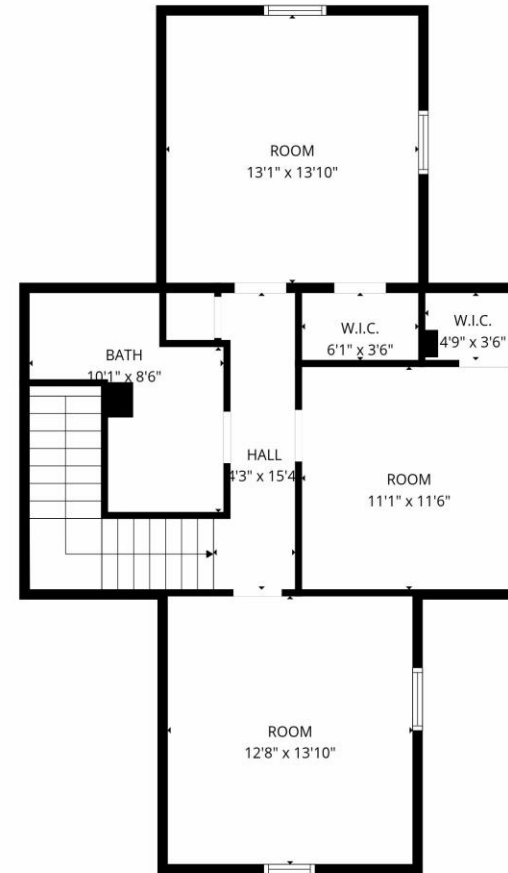




# FLOOR PLAN

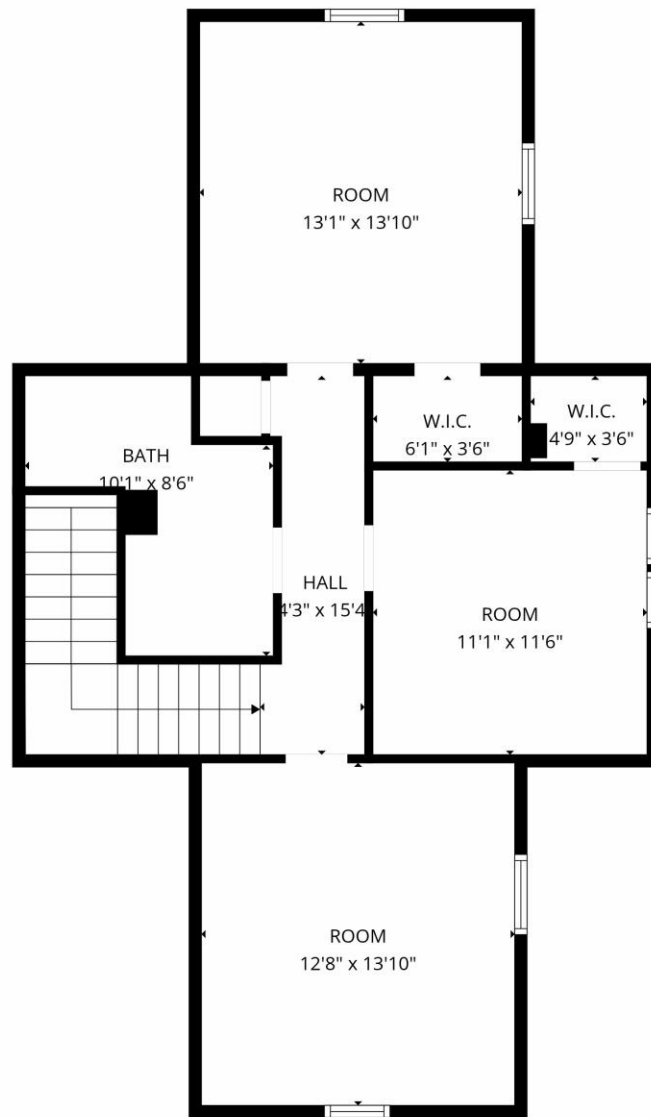


1st Floor



2nd Floor

# FLOOR PLAN



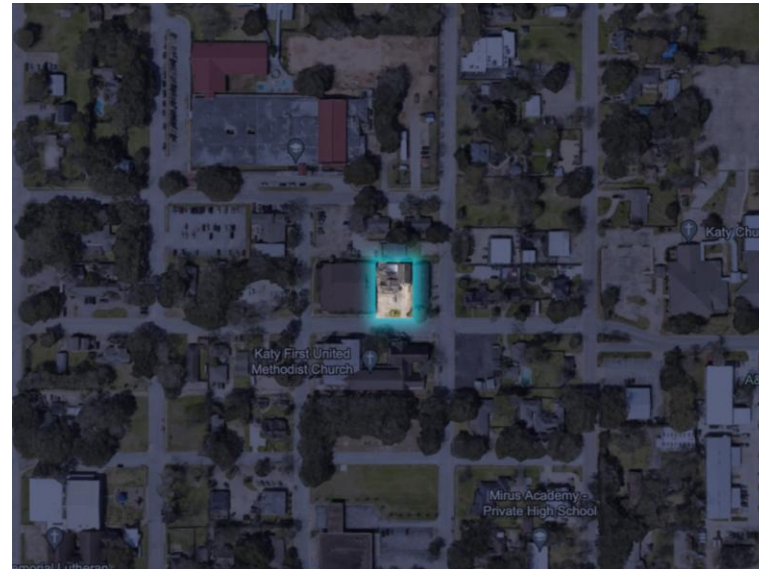
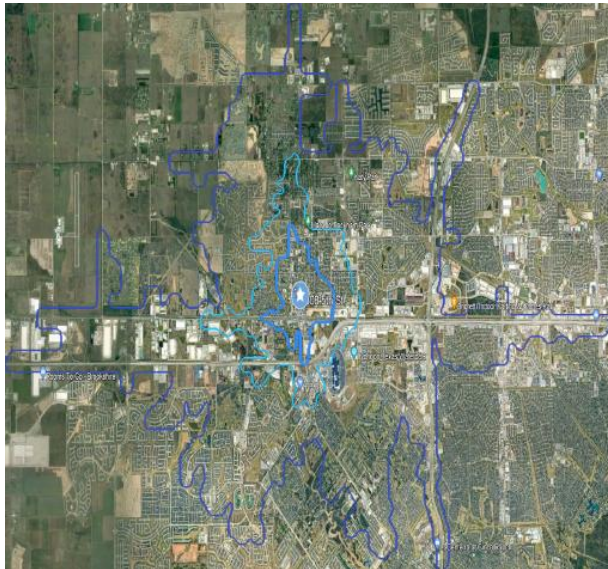
**2<sup>nd</sup> Floor**



# 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

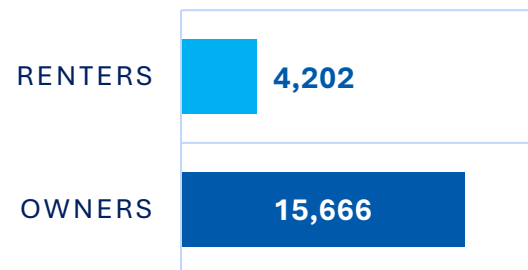
61,019

## Avg. Hh Size

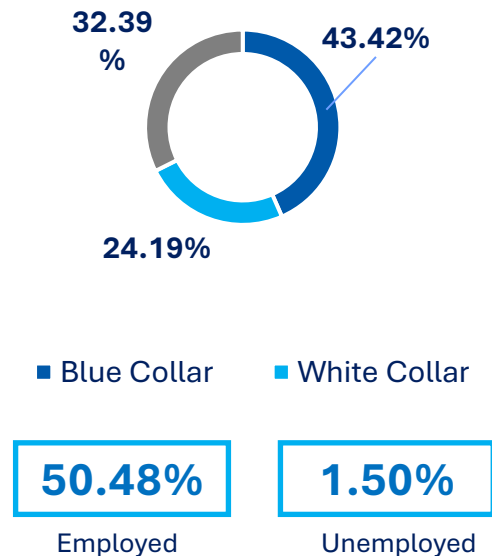
3.00

## Median Hh Income

\$89,597



## Employment

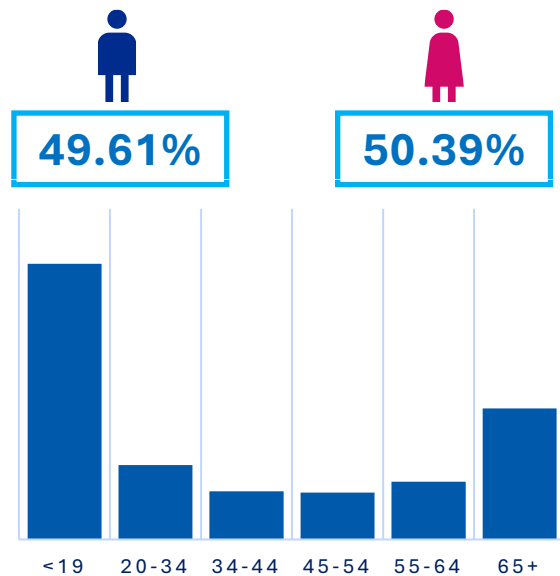


## Education

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

# Location facts & Demographics

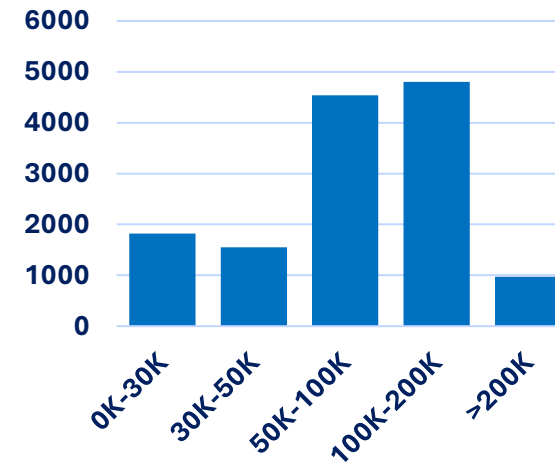
## Gender & Age



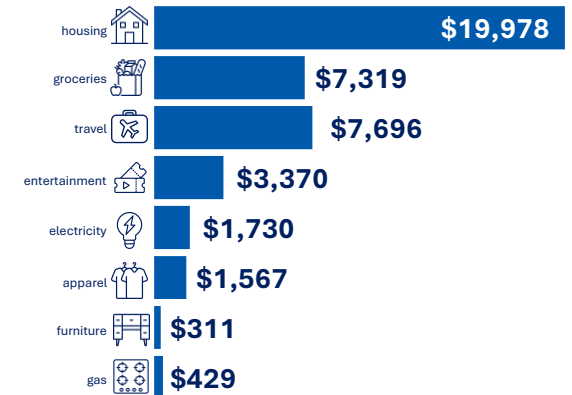
## Race & Ethnicity

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%

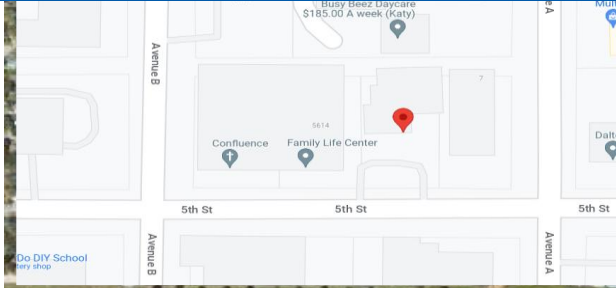
## Income by Household



## Household Spending



# Nearby Retailers & Institutions



5610 5th Street, Katy, TX 77493



# Contact me for your private tour!

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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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