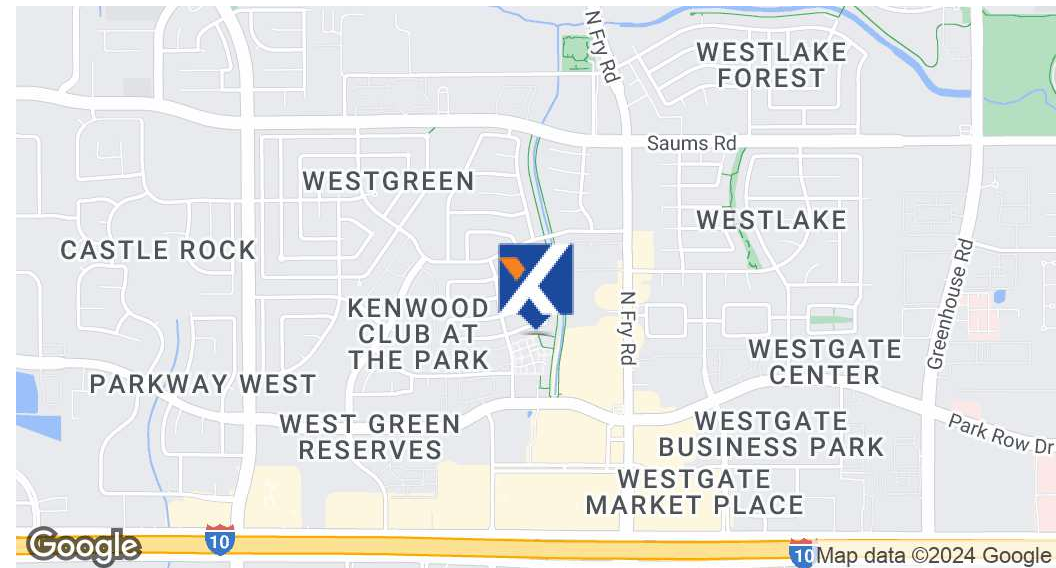


# FOR LEASE | 1846 Snake River - Palms Office Condo West

1846 Snake River Dr, Katy, TX 77449



## OFFERING SUMMARY

Lease Rate:	\$1,000.00 per month (Gross)
Building Size:	4,050 SF
Available SF:	300 SF
Year Built:	2008
Zoning:	Commercial
Market:	Katy
Submarket:	Katy

## PROPERTY OVERVIEW

Welcome to your next professional haven in Katy! Nestled in the heart of the bustling business district, these executive suites offer more than just a workspace—they provide a complete environment for productivity and collaboration. Step into sophistication as you enter these meticulously designed suites, where every detail has been curated to elevate your working experience. With access to a fully equipped conference room, you can host meetings, presentations, and brainstorming sessions with ease. Impress clients and colleagues alike with the sleek and modern presentation room, designed to showcase your ideas in the best light possible.

Need a break or a space to refuel? Look no further than the convenient kitchenette, stocked with all the amenities you need to recharge throughout the day. Whether it's a quick coffee break or a networking lunch, this space is perfect for fostering connections and creativity.

Beyond the amenities, these executive suites offer more than just a physical space—they provide a community of like-minded professionals, creating opportunities for networking, collaboration, and growth. Don't miss out on the opportunity to elevate your business to new heights. Schedule a tour today and experience the epitome of executive luxury in Katy.

**Bill Rapp**

855.450.0324 xx255

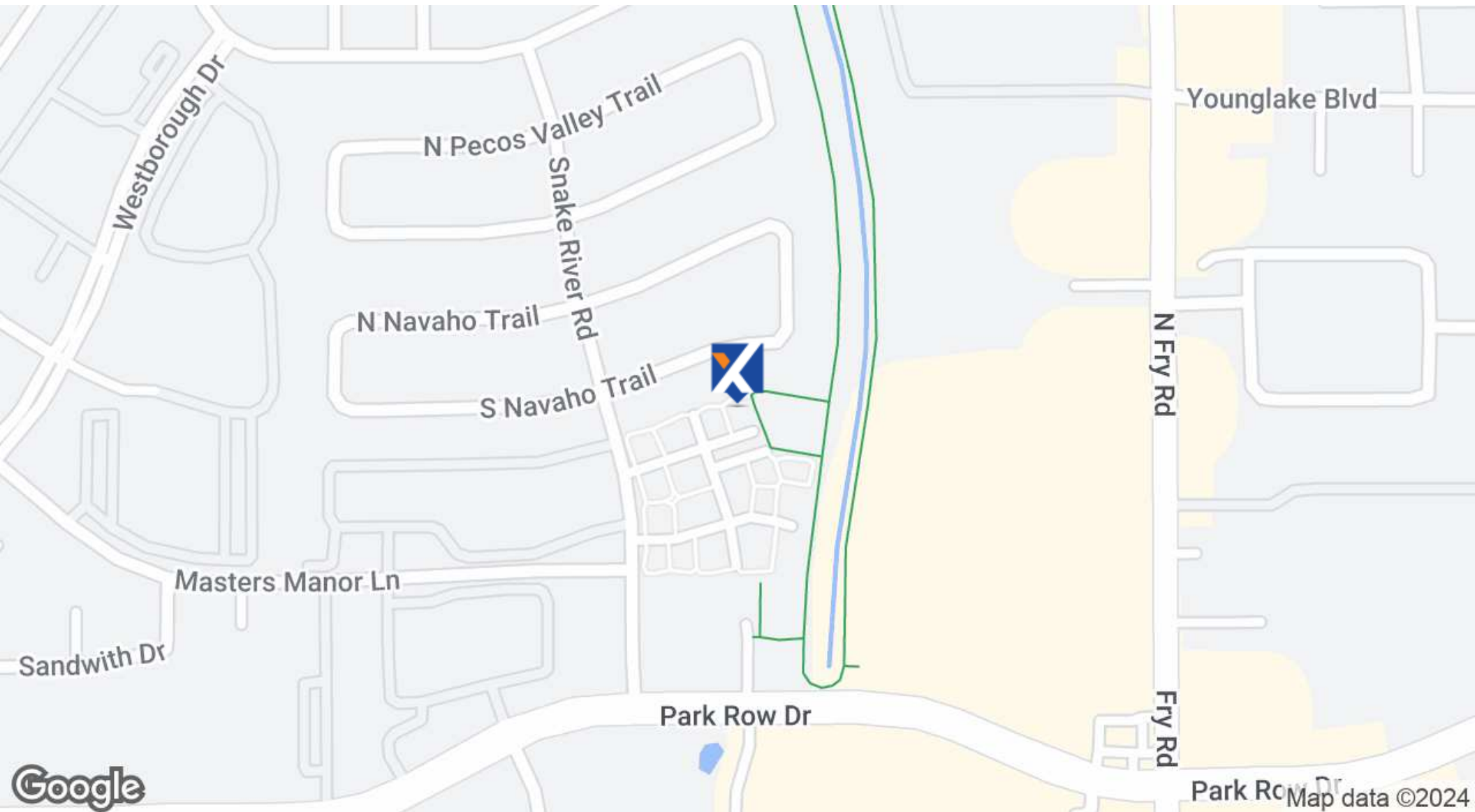
bill.rapp@expcommercial.com

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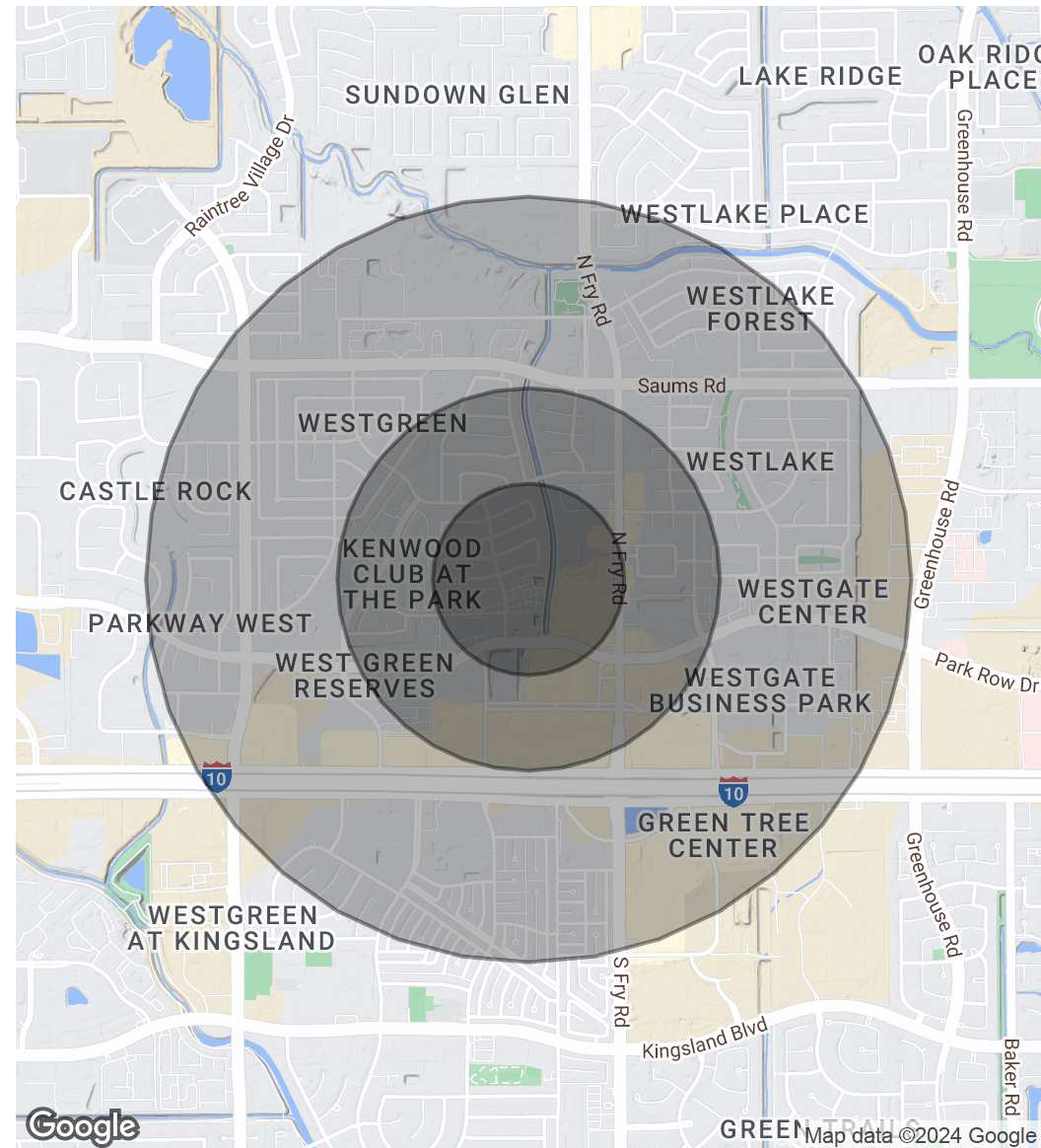
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,866	6,393	17,155
Average Age	28.0	28.4	32.8
Average Age (Male)	24.5	26.1	30.5
Average Age (Female)	33.0	33.8	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	702	2,272	6,142
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$43,391	\$56,734	\$70,881
Average House Value	\$111,024	\$126,890	\$154,687

2020 American Community Survey (ACS)



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