



26605 Cook Field Rd

26605 Cook Field Rd, Katy, TX 77494



THE FRANKLIN TEAM

Brokered by eXp Realty



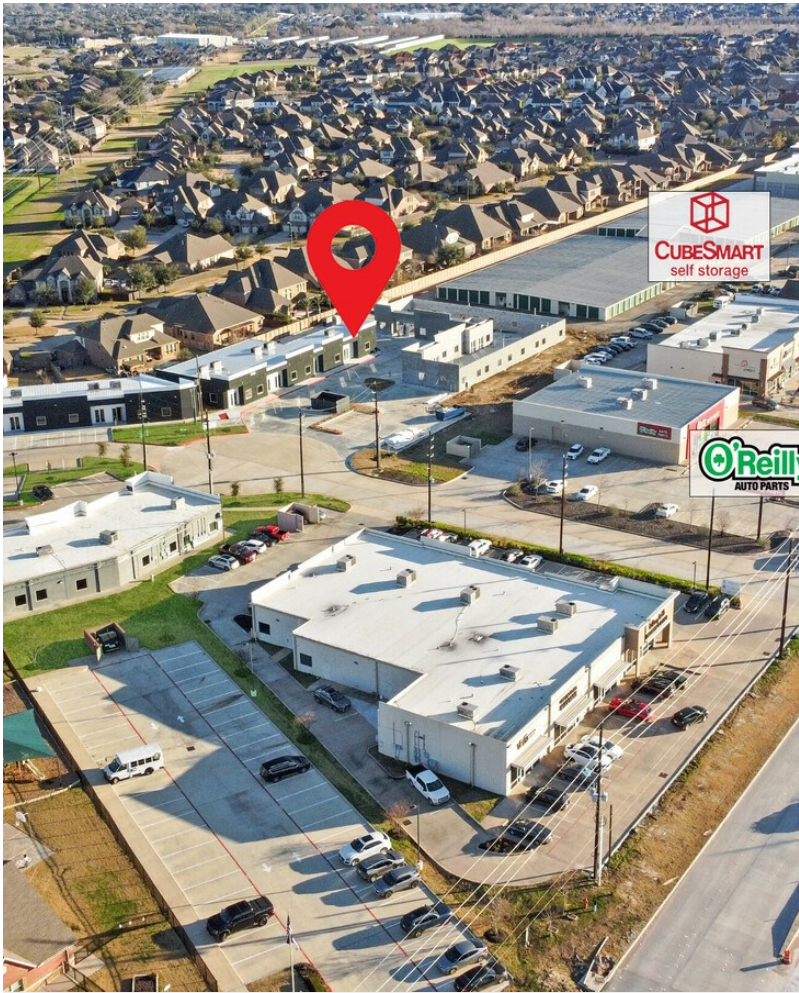
Jason Franklin

The Franklin Team Inc.

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26605 Cook Field Rd

\$29.00 - \$32.00 /SF/YR

First Generation space well suited for Professional Offices and Medical. Spaces available with completed build out or with Build out allowance available. Conveniently located in Katy and near I-10....



| | |
|--------------|--------------------------|
| Rental Rate: | \$29.00 - \$32.00 /SF/YR |
|--------------|--------------------------|

| | |
|----------------|------|
| Property Type: | Flex |
|----------------|------|

| | |
|-----------------|---|
| Building Class: | B |
|-----------------|---|

| | |
|-------------------------|----------|
| Rentable Building Area: | 5,635 SF |
|-------------------------|----------|

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|-------------|------|
| Year Built: | 2025 |
|-------------|------|

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|--------|------------------|
| Taxes: | \$0.72 USD/SF/MO |
|--------|------------------|

| | |
|---------------------|------------------|
| Operating Expenses: | \$0.29 USD/SF/MO |
|---------------------|------------------|

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|-----------------|---------------|
| Rental Rate Mo: | \$2.67 /SF/MO |
|-----------------|---------------|

1st Floor Ste 402

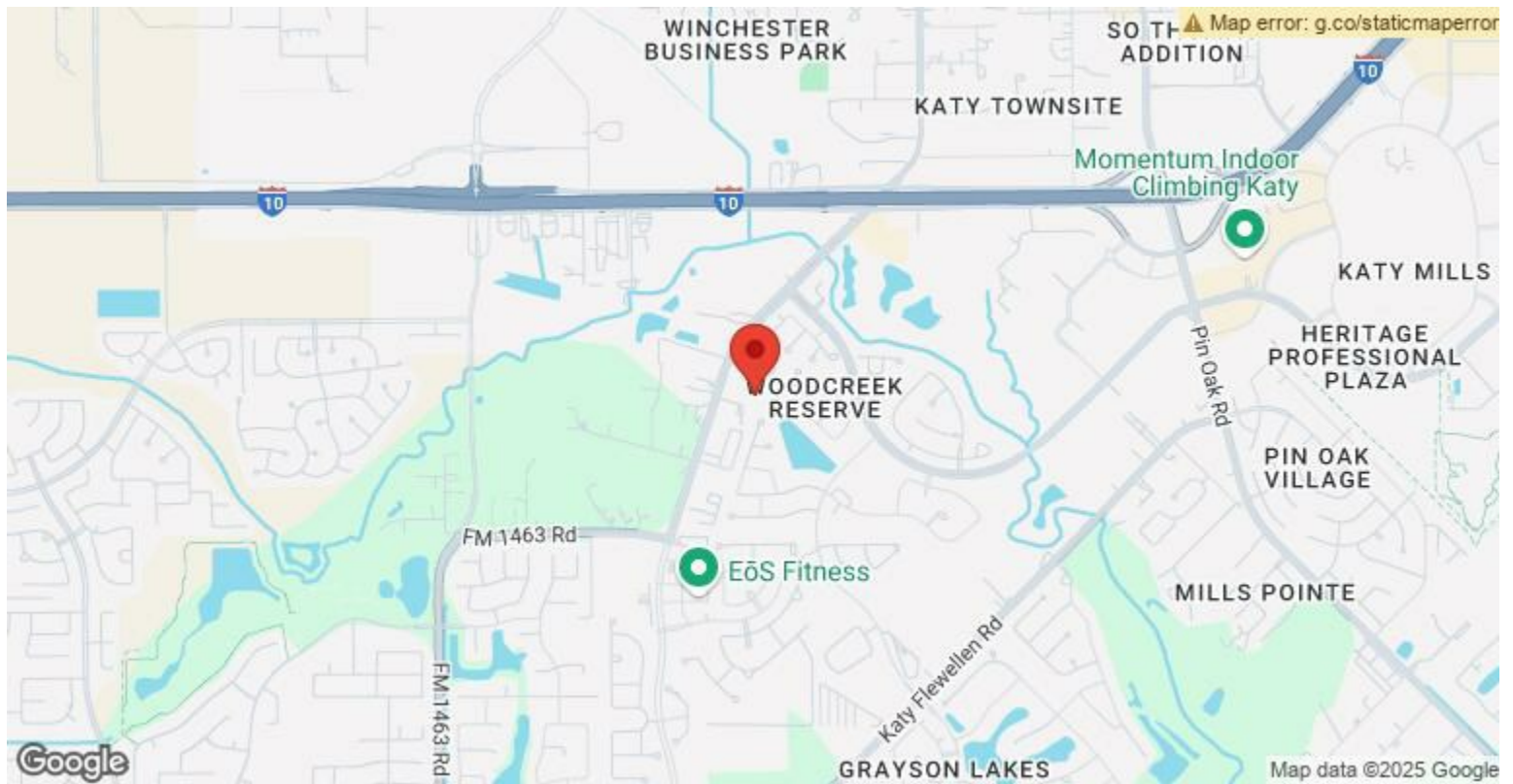
| | |
|-----------------|-----------------------|
| Space Available | 1,435 SF |
| Rental Rate | \$32.00 /SF/YR |
| Date Available | April 15, 2025 |
| Service Type | Triple Net (NNN) |
| Built Out As | Professional Services |
| Space Type | New |
| Space Use | Office |
| Lease Term | 3 - 10 Years |

With its professional, modern design, this space offer you 4 private offices, conference room, copy room & restroom. Everything you need and located within minutes of all that Greater Katy has to offer.(NNN 13.04 PSF PY)

1st Floor Ste 405

| | |
|-----------------|------------------|
| Space Available | 1,800 SF |
| Rental Rate | \$29.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Space Type | New |
| Space Use | Flex |
| Lease Term | Negotiable |

First generation space delivered in shell condition. Perfect for professional offices with great proximity to all that Katy has to offer.(NNN 12.20 PSF PY)



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Property Photos



Property Photos



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Property Photos



Property Photos



Property Photos



Property Photos

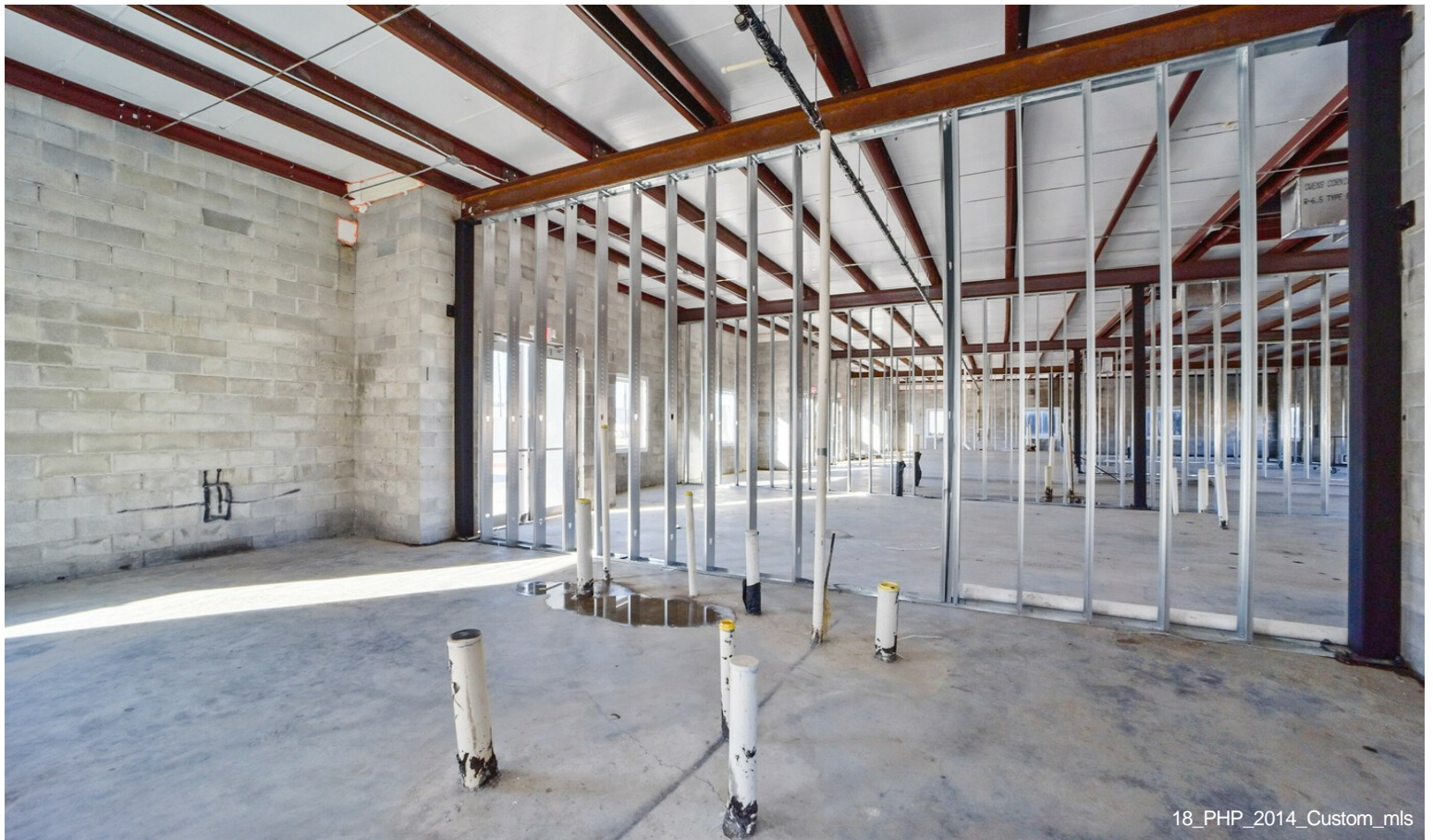


15_PHP_1981_Custom_mls



16_PHP_1984_Custom_mls

Property Photos



Property Photos



Property Photos



21_PHP_2026_Custom_mls



25_PHP_2039_Custom_mls

Property Photos



26_PHP_2048_Custom_mls



27_PHP_2051_Custom_mls

Property Photos



28_PHP_2057_Custom_mls



29_PHP_2060_Custom_mls

Property Photos



Property Photos



32_PHP_2077_Custom_mls



33_PHP_2080_Custom_mls

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