

Katy MOB II

707 S Fry Rd, Katy, TX 77450

www.cbre.com/properties

From 1,300 - 6,945 SF Available



Building owned and managed by
HEALTHCARE REALTY

Property Highlights

- + 72,107 square foot, four-story medical office building
- + Covered all-weather patient drop-off area at building entry
- + Air conditioned crosswalk to Methodist Hospital and to Katy MOB I
- + Year Built: 2005
- + Monument signage is available
- + Free parking:
Ratio of 4.0/1,000 SF
- + Specialties: OB/GYN, Pediatrics, Oral Surgeon, Primary Care, Internal Medicine - Nephrology, Rheumatology, General Dentistry, Orthopedics

Demographics

	1 MILE	3 MILES	5 MILES
Population - Estimated 2024	11,707	102,694	259,961
Population - 5-Year Projection	12,829	106,493	271,992
Median Age - Estimated 2024	40.3	36.1	35.2
Average Household Income - Estimated 2024	\$167,511	\$117,842	\$123,731

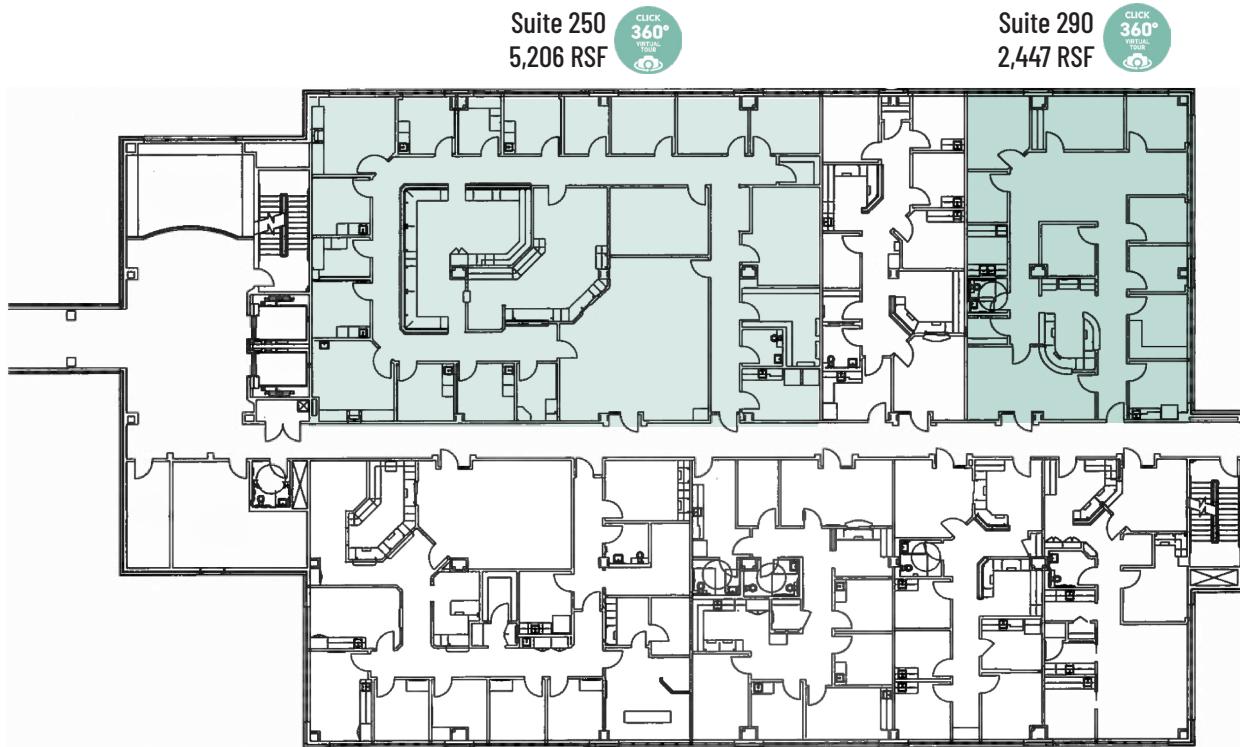
For Lease



Availability

SUITE 250	5,206 RSF	SUITE 385	2,173 RSF
SUITE 290	2,447 RSF	SUITE 394	1,657 RSF
SUITE 360	1,877 RSF	SUITE 395	1,951 RSF
SUITE 365	1,432 RSF	SUITE 465	1,488 RSF
SUITE 375	1,389 RSF	SUITE 485 SPEC	1,356 RSF
SUITE 380	2,528 RSF	*Suite 360/380/394 - Contiguous for up to 6,062 RSF	
		*Suite 365/375/385/395 - Contiguous for up to 6,945 RSF	

2nd Floor Availabilities



3rd Floor Availabilities - 14,298 RSF

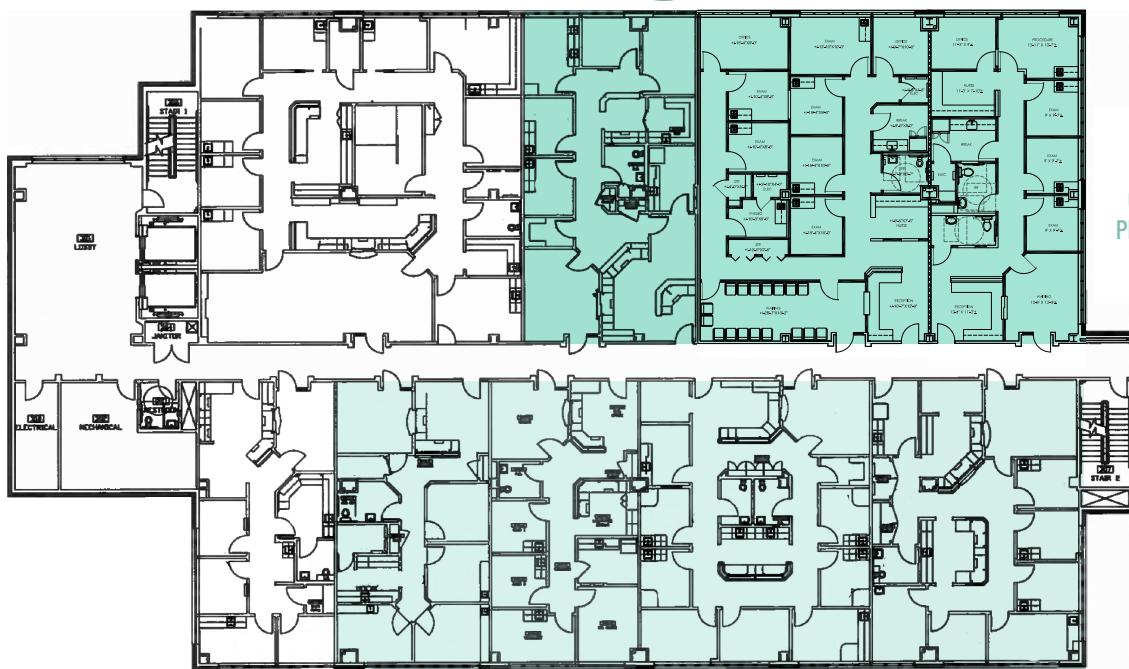
*Suite 360/380/394 -
Contiguous for up to 6,062 RSF

Suite 360
1,877 RSF

Suite 380
2,528 RSF

Conceptual
Plan Available

Suite 394
1,657 RSF
Conceptual
Plan Available



*Suite 365/375/385/395 -
Contiguous for up to 6,945 RSF

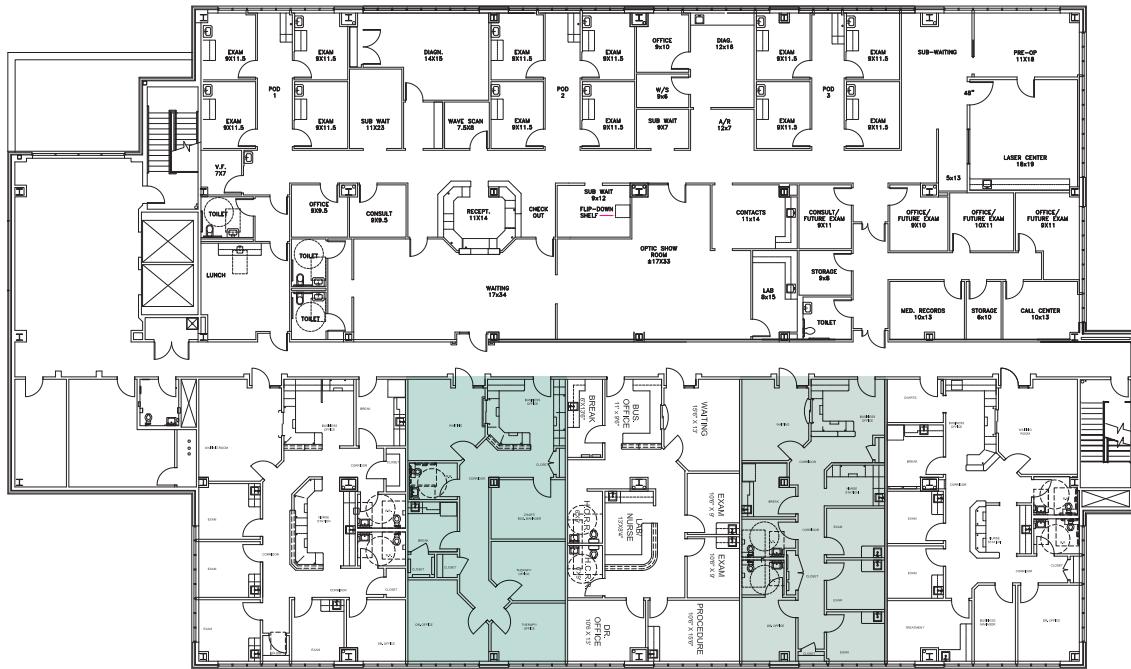
Suite 365
1,432 RSF

Suite 375
1,389 RSF

Suite 385
2,173 RSF

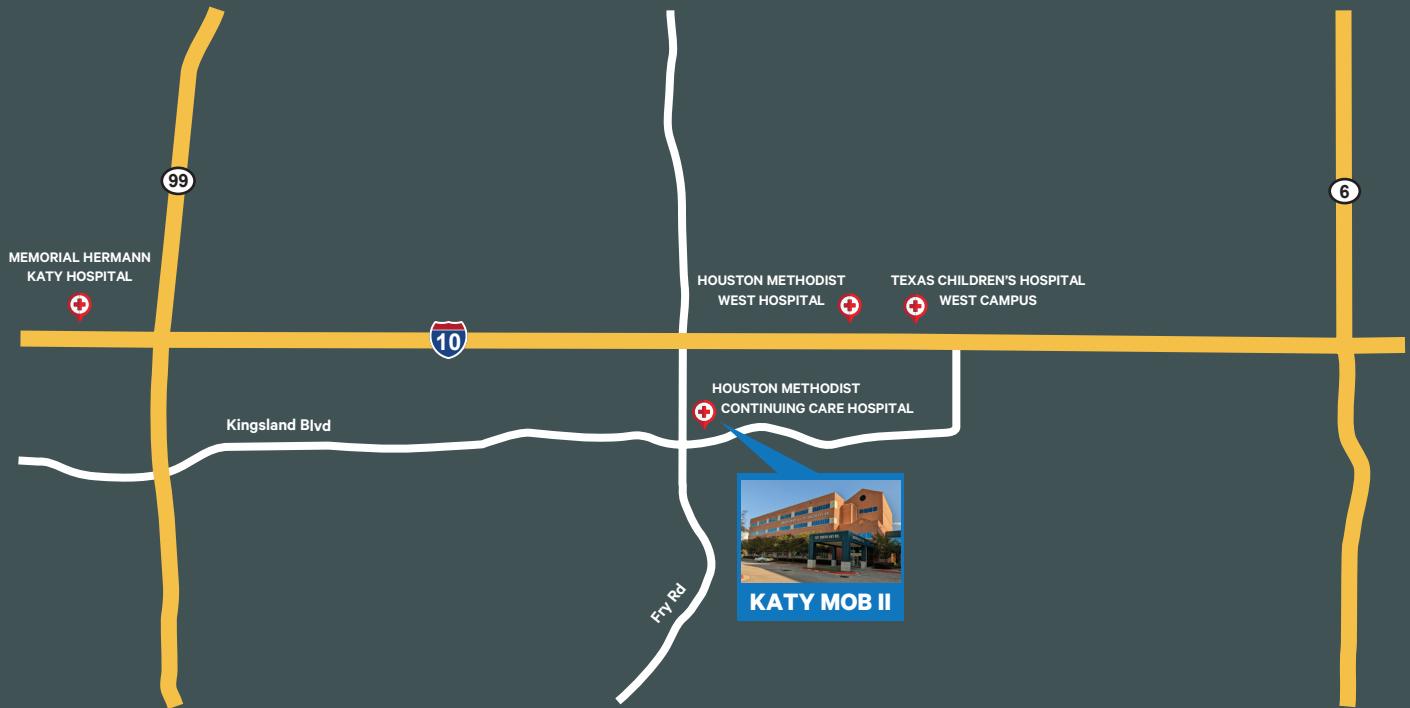
Suite 395
1,951 RSF

4th Floor Availabilities



A circular logo with a green top half and a white bottom half. The text "CLICK 360° VIRTUAL TOUR" is centered, with "CLICK 360°" in a larger font and "VIRTUAL TOUR" in a smaller font below it. A small camera icon is at the bottom.

Suite 485
1,356 RSF
(SPEC)



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Building owned and managed by
HEALTHCARE REALTY

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