

Medical Office | For Lease

CBRE

Katy MOB I

705 S Fry Rd, Katy, TX 77450

www.cbre.com/properties

Up to 3,633 SF Available



Building owned and managed by
HEALTHCARE REALTY



Property Highlights

- + 48,542 SF Medical Office Building
- + Recently upgraded lobby and common area finishes
- + Move-in ready clinical space
- + 24 Hour Availability
- + Monument signage is available
- + Free surface parking with parking ratio of 4:1,000 SF
- + Dedicated covered patient drop-off
- + Located a half a mile south of Katy Fwy

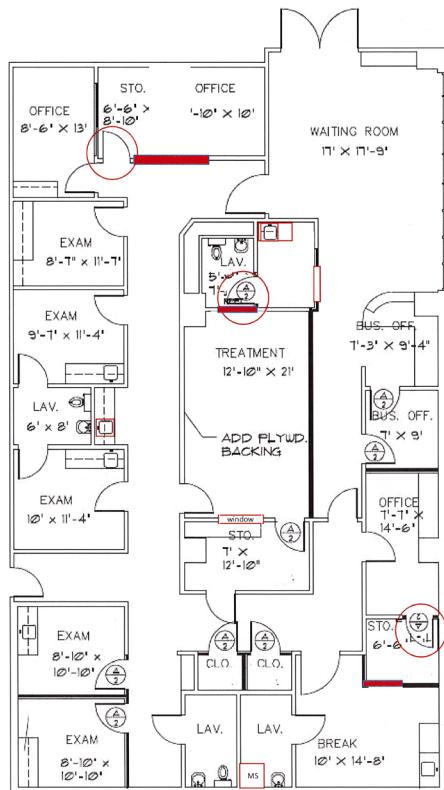
Demographics

	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

AVAILABILITY	SF AVAILABLE
SUITE 100	3,633
SUITE 230	2,510
SUITE 300	2,772
SUITE 315	3,144

For Lease

SUITE 100 - 3,633 RSF



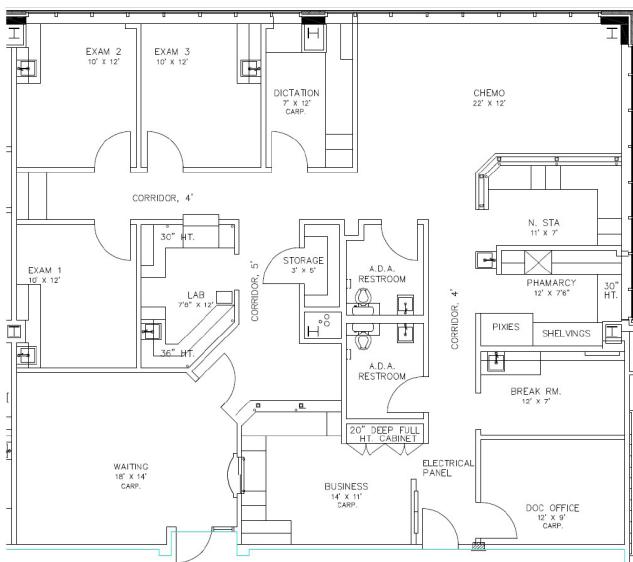
1st Floor

Available 3/1/2026

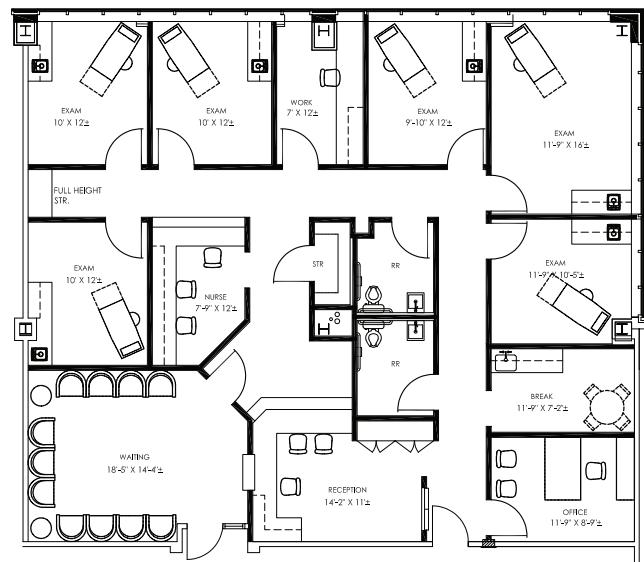
SUITE 230 - 2,510 RSF



2nd Floor

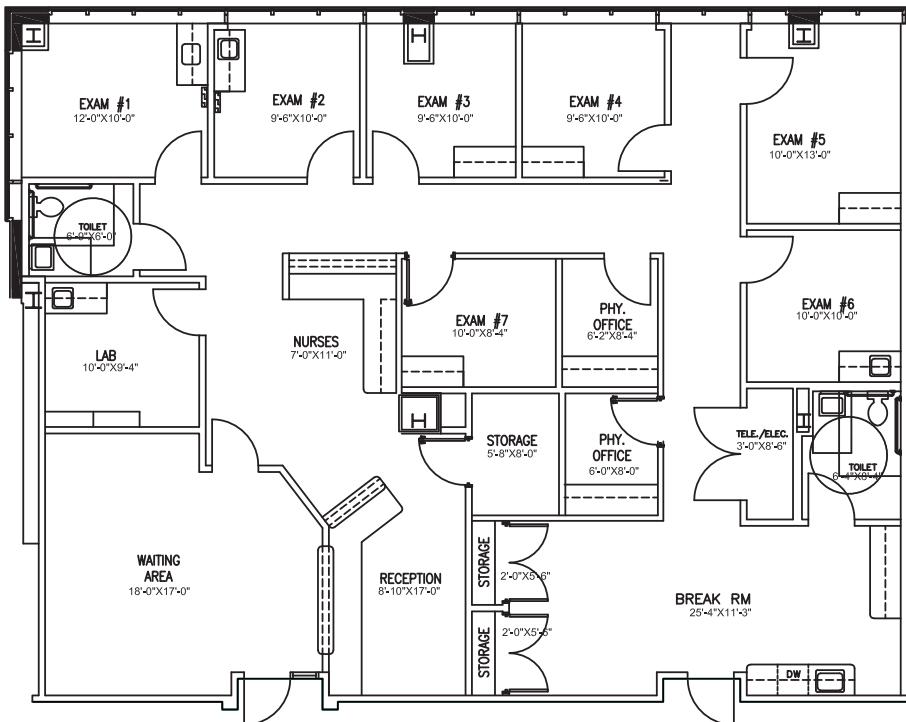


CONCEPTUAL LAYOUT



CURRENT LAYOUT

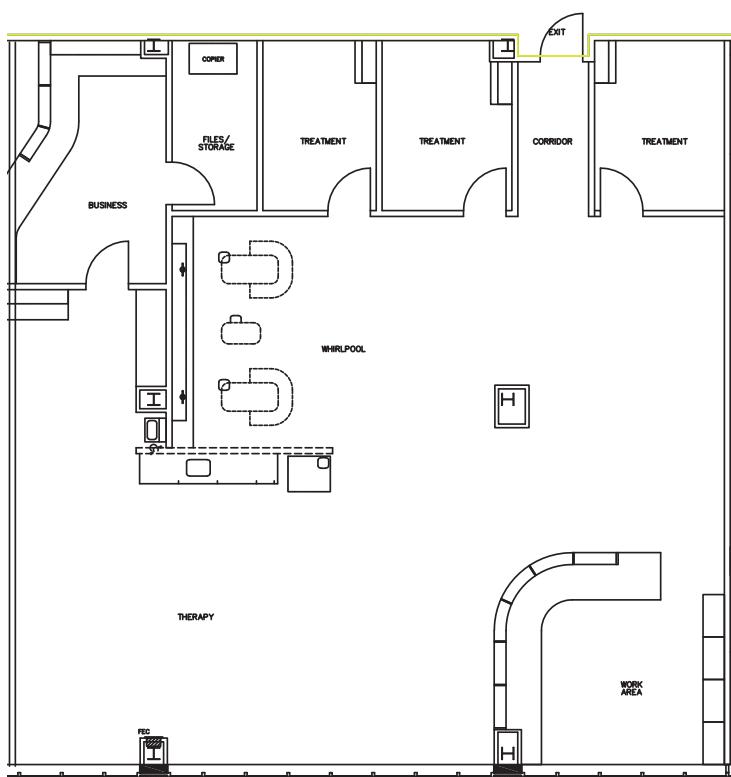
SUITE 300 - 2,772 RSF



3rd Floor

Available 3/1/2026

SUITE 315 - 3,144 RSF



3rd Floor





Contact Us

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