

FOR LEASE

# KAT Elite Center

## Professional Office Building

22939 Colonial Pkwy, Katy, TX 77449

OFFICE SPACE | MEDICAL OFFICE SPACE



JOSIE LIN, CCIM  
713.630.8000



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WIRE COMMERCIAL exp COMMERCIAL

OFFICE SPACE | MEDICAL OFFICE SPACE

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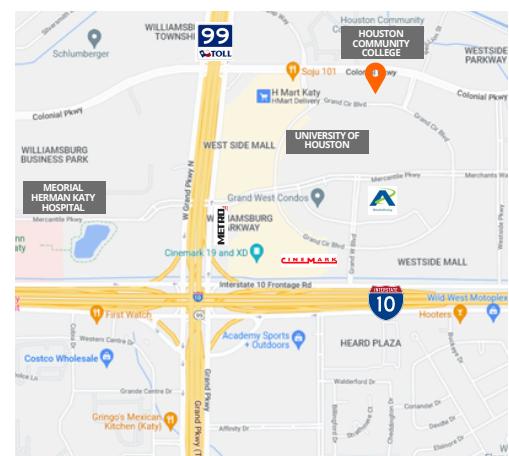
## PRIME LOCATION

- KAT Professional Office Building situated at the NEC of the Grand Parkway 99 and I-10 exit 743, which only take 10 min. to Energy Corridor and 30 min. to downtown Houston.
- The only professional office building in 125 acres planned University Center @ Katy, TX
- In between two campuses of University of Houston & Houston Community College.
- High exposure and convenient location



## Limited Office Spaces in Katy University Center

- **Space Availability:** 1,000~8,000 Sqft. Dividable Upon Request
- **Suitable for:** Medical Offices for Dentists, Family Doctors, Pediatrician or Physical Therapist etc.; Soft Goods Retail; Professional for CPA, Attorneys or Engineers; Adult Activity Center and Shared Office Suites
- **Adequate Parking:** The building offers adequate parking spots with the ratio of five spaces per thousand square feet.



\*Disclaimer: The information contained in this file, while supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by an agent or independent associate. This information is subject to change without notice. Developer reserves the right to change without prior notice.

Houston Chinatown: 9889 Bellaire Blvd Ste 118, Houston TX 77036

Katy Asian Town: 23119 Colonial Parkway A1, Katy TX 77449



713.630.8000



UNITED888.COM

HOUSTON COMMUNITY COLLEGE

KAT III Professional Bldg.



UNIVERSITY OF HOUSTON

## OVERALL SCHEMES

The sole Professional Office Building in University Center of Katy will be divided into four distinct areas to cater to various businesses. The first floor will feature Medical Offices, Soft Goods Retail, and an Adult Activity Center, while the second floor will house Medical and Professional Offices, along with Regus serviced offices. This strategic layout will maximize the use of the building to meet the diverse needs of this lifestyle center.



III. Medical / Professional Offices



IV. REGUS Serviced Offices



I. Medical Suites / Soft Retail

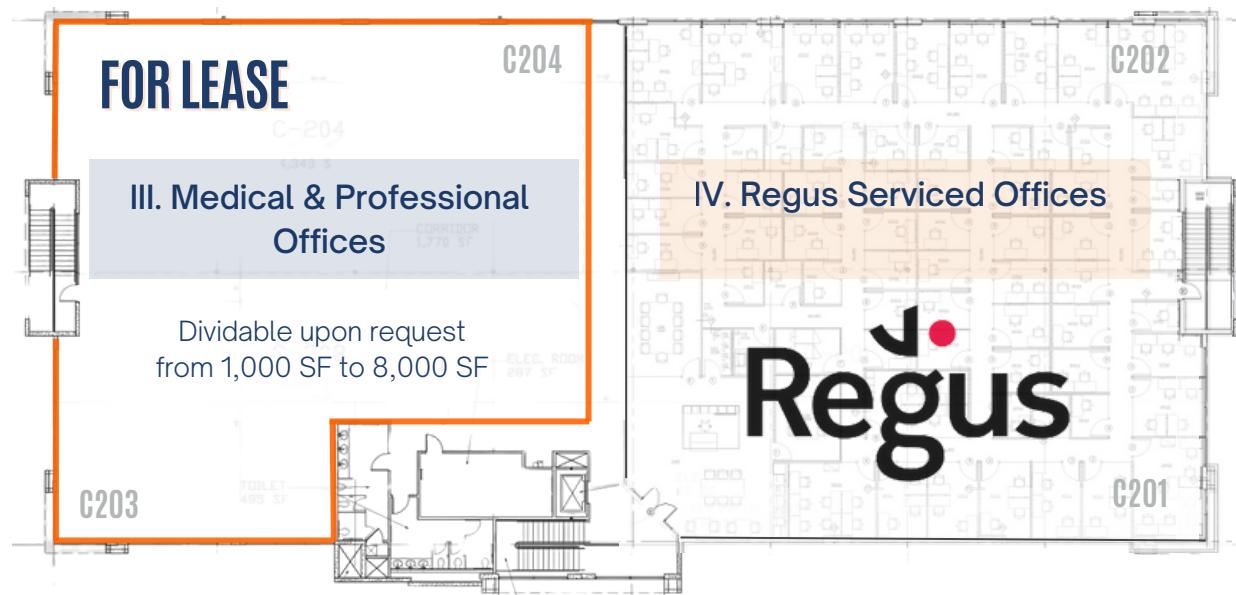


II. LONGEV SOCIETY Adult Activity Center

KAT ELITE  
PROFESSIONAL BUILDING



FLOOR PLAN



# KATY UNIVERSITY CENTER



**DAILY TRAFFICS**  
MORE THAN 300,000 CARS

**UNIVERSITIES**  
MORE THAN 10,000 STUDENTS

**MEDICAL**  
MORE THAN 1,000 PROFESSIONALS

**PARKINGS**  
1,700 CARS

**320,000 +**  
CARS

Located at Northeast of Interstate I-10 & Grand Parkway 99 with 320 KVPD.

**17,000 +**  
STUDENTS

The 40-acre campus—located at 2240 Grand Circle Blvd., Katy. Over 10,000 students and faculty are expected.

**1,000 +**  
PROFESSIONALS

Equipped with 300 beds and more than 1000 professionals.

**1,700 +**  
PARKINGS

Steps away from Grand Parkway Park & Ride METRO for easy commute.

## DEMOGRAPHICS



	POPULATION	GROWTH RATE	HOUSEHOLDS	OWNER	AVERAGE HHI	PER CAPITA
<b>3 MILES</b>	120,332	40.62%	40,596	71.89%	\$104,527	\$36,792
<b>5 MILES</b>	304,376	54.90%	99,061	76.88%	\$122,746	\$41,069
<b>10 MILES</b>	787,254	51.64%	257,617	72.77%	\$113,445	\$37,975

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials		Date	