

FOR LEASE

Katy Green

MEDICAL / OFFICE BUILDING



Katy's Newest Medical / Office Building | Up to 11,905 RSF Available

19135 KATY FWY | HOUSTON, TX 77094

CBRE

*Brand New Modern Medical
and Office Space in Katy*



19135



BODYBYRAVI
PLASTIC SURGERY & ASSOCIATES

RISE MED SPA
ANTI-AGING
WELLNESS

Highlights

Katy Green is a brand-new 24,854 SF medical and office building designed to accommodate healthcare and office professionals. Strategically located off of I-10 near the Houston Methodist and Texas Children's West Campuses, offering easy access, high visibility, and is anchored by an established plastic surgery group.

- 11,905 RSF available on the second floor
- Ample surface parking at 4.48 per 1,000 RSF
- Building signage opportunity
- Surrounded by restaurants and established neighborhoods

2

STORIES

24K

SF SPACE

12K

SF 2ND FLOOR
AVAILABILITY



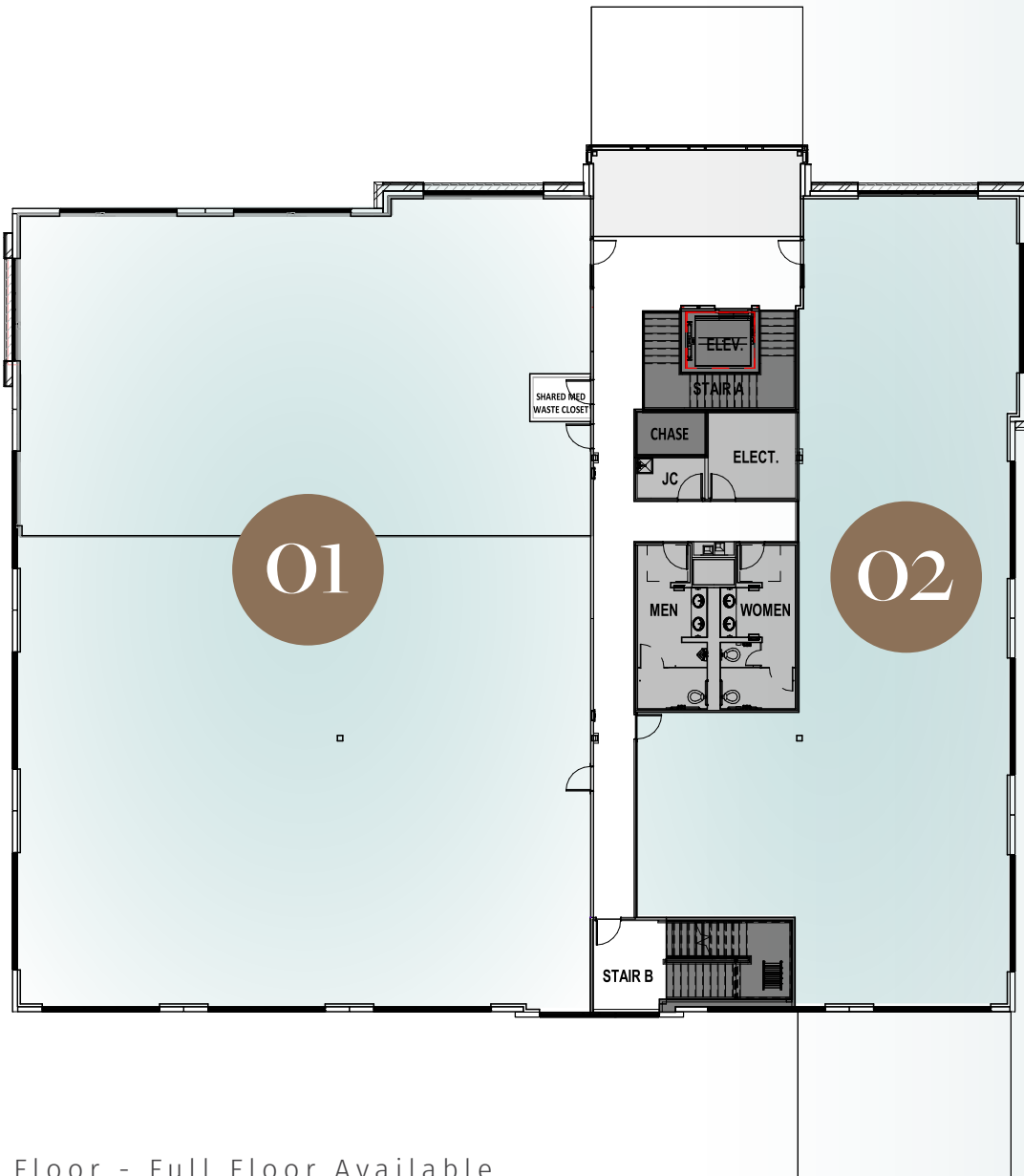
Availability

2nd Floor
Shell Space
Divisible

Space 01 - 8,173 SF

Space 02 - 3,732 SF

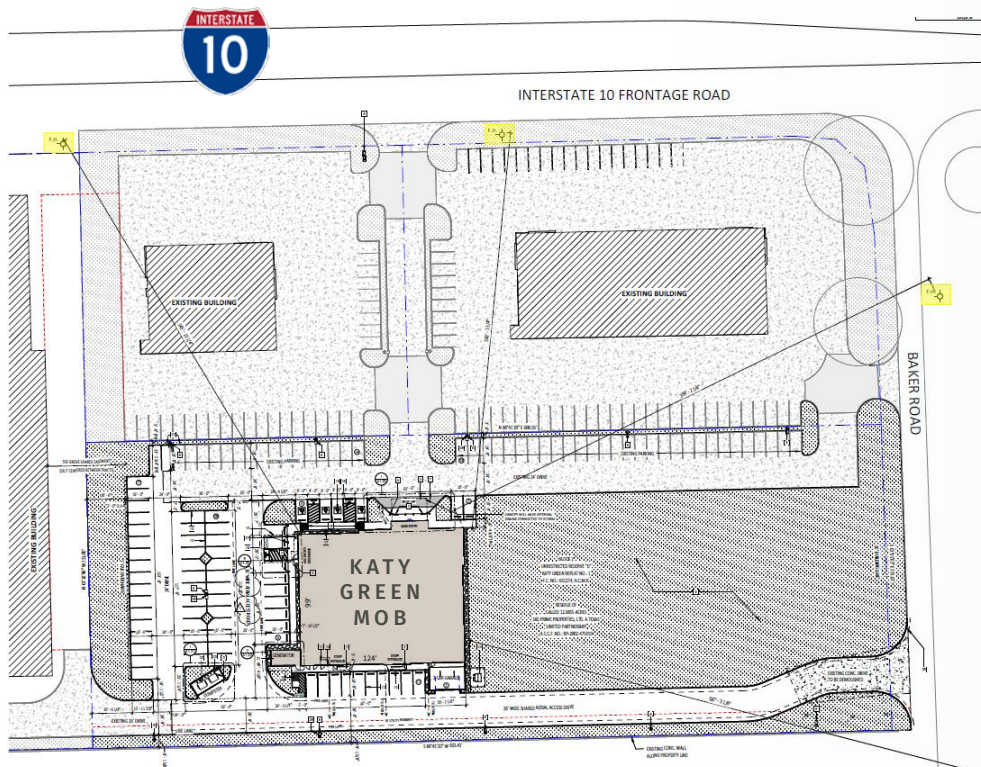
Full Floor - 11,905 SF



2nd Floor - Full Floor Available

Katy Green





Site Map

Parking Ratio: 4.48 : 1,000 SF



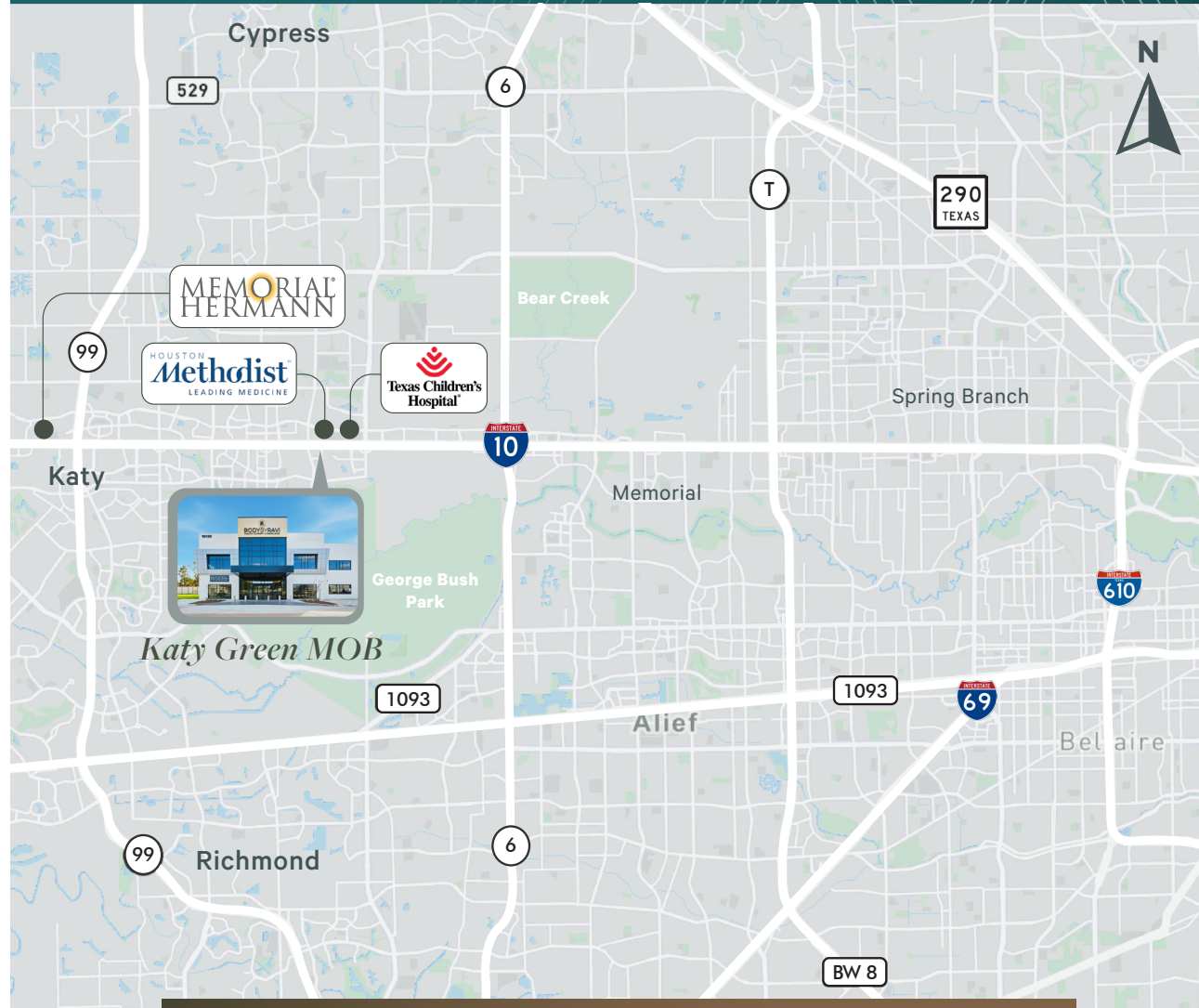
KATY GREEN | 19135 KATY FWY, HOUSTON, TX 77094

Location

PROXIMITY TO MAJOR THOROUGHFARES

	Distance	Drive Time
State Hwy 99/Grand Pkwy	4.2 Miles	4 Mins
Highway 6	3.6 Mles	4 Mins
Beltway 8	8.5 Miles	9 MIns
Interstate 610	15 Miles	16 Mins

MAJOR HOSPITALS NEARBY



Conveniently located on Katy Freeway, with easy access to other major thoroughfares & hospitals

Demographics

5-MILE RADIUS



2025 POPULATION
254,545



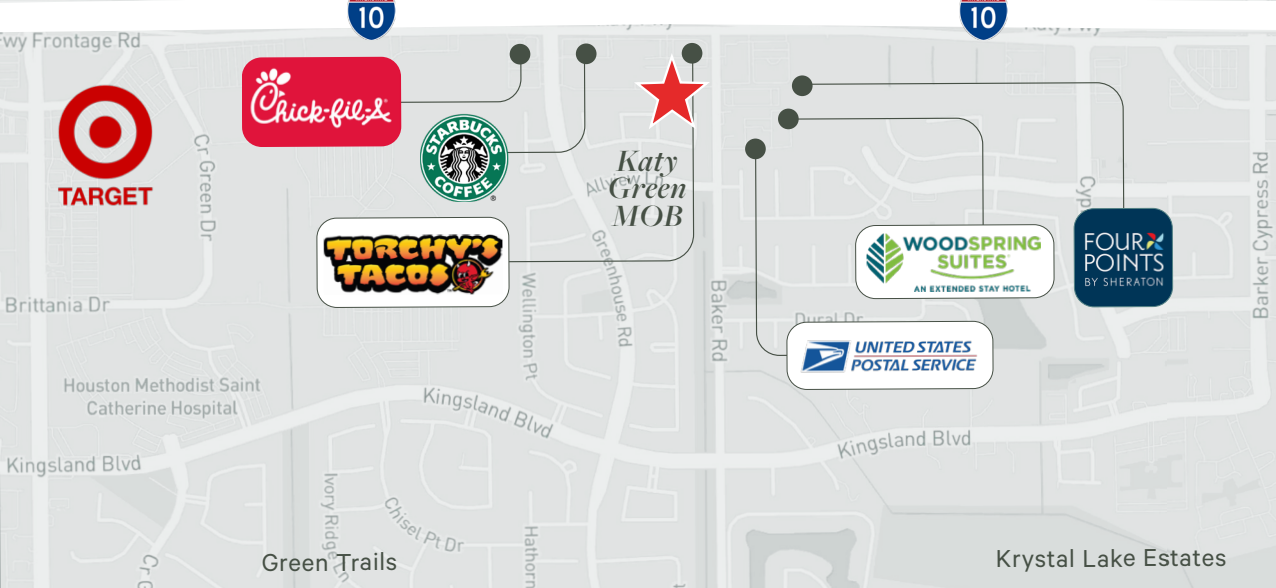
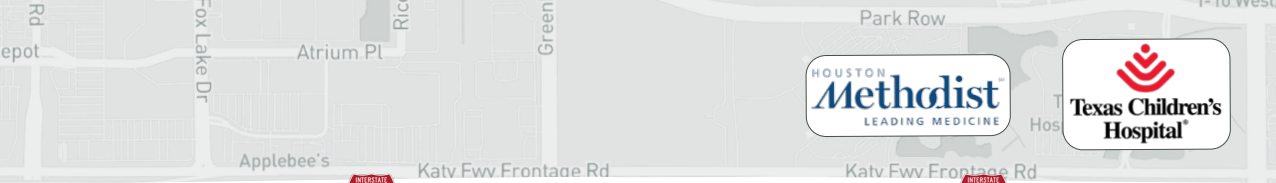
CONSUMER SPEND ON
HEALTHCARE
\$699.2M



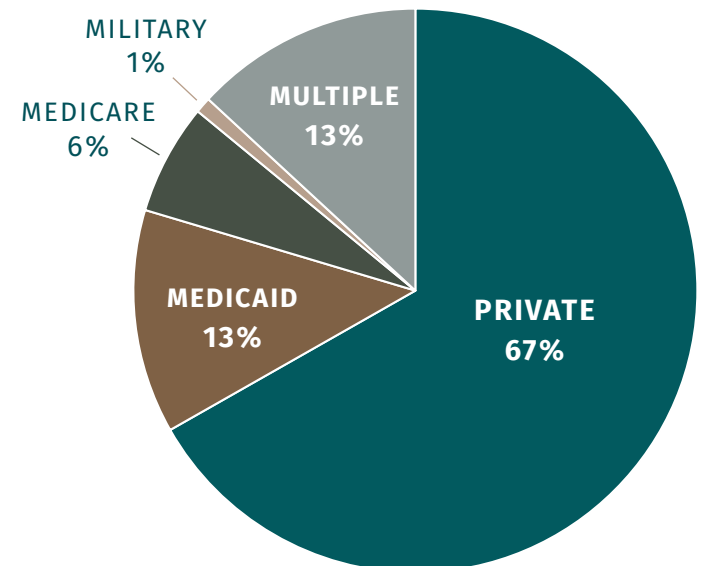
AVG HOUSEHOLD
INCOME
\$120,577



MEDIAN HOME
VALUE
\$309,303



INSURANCE MIX - 5-MILE RADIUS





Katy Green

M E D I C A L / O F F I C E B U I L D I N G

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