

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 Space  
for Quality Care in Katy*



# Highlights

Katy Green MOB is a brand-new 24,854 SF medical office building designed to accommodate healthcare 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 MEDICAL SPACE

12K

SF 2ND FLOOR  
AVAILABILITY



# Availability

2nd Floor  
Shell Space  
Divisible

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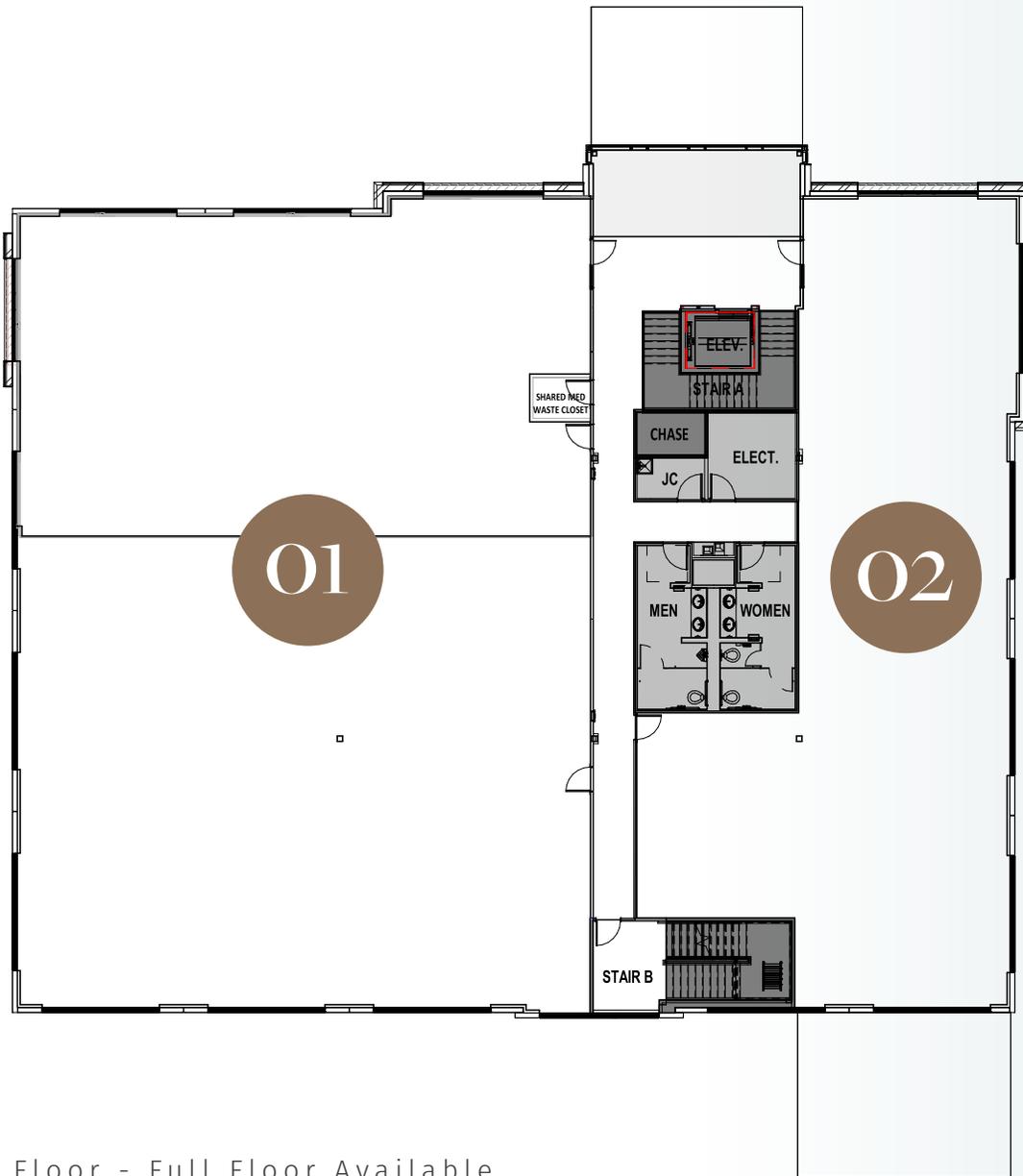
Space 01 - 8,173 SF

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Space 02 - 3,732 SF

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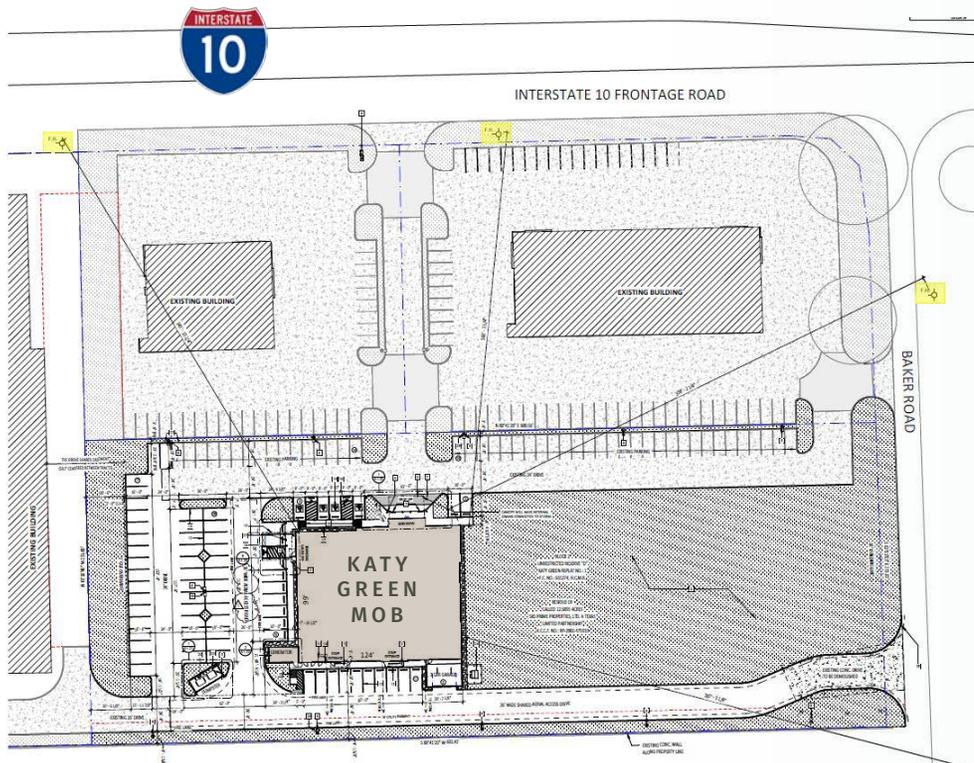
Full Floor - 11,905 SF



2nd Floor - Full Floor Available

*Katy Green MOB*





# Site Map

Parking Ratio: 4.48 : 1,000 SF



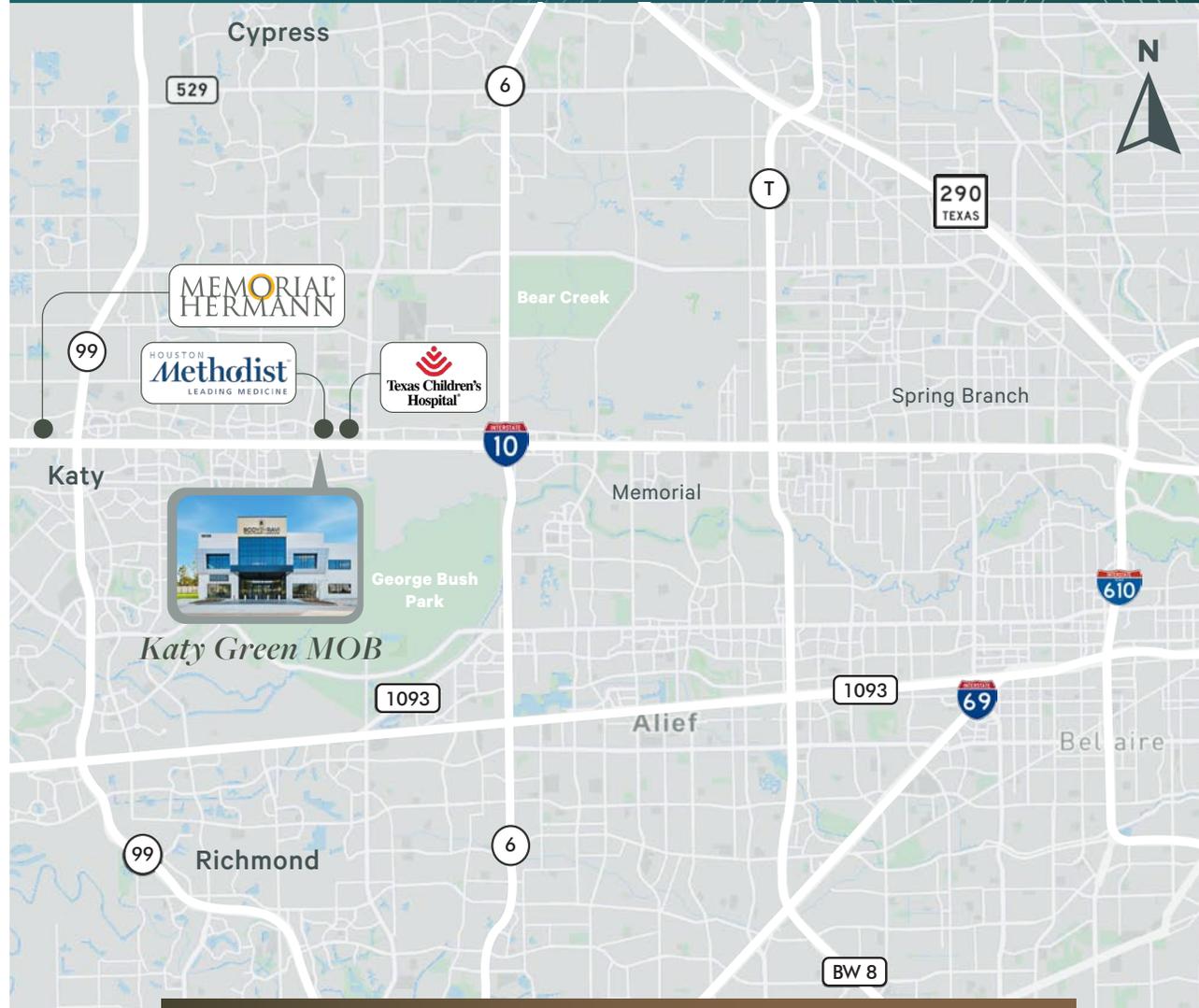
KATY GREEN MOB | 19135 KATY FWY, HOUSTON, TX 77094

# 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 MILES RADIUS



2025 POPULATION  
254,545



CONSUMER SPEND ON  
HEALTHCARE  
\$699.2M



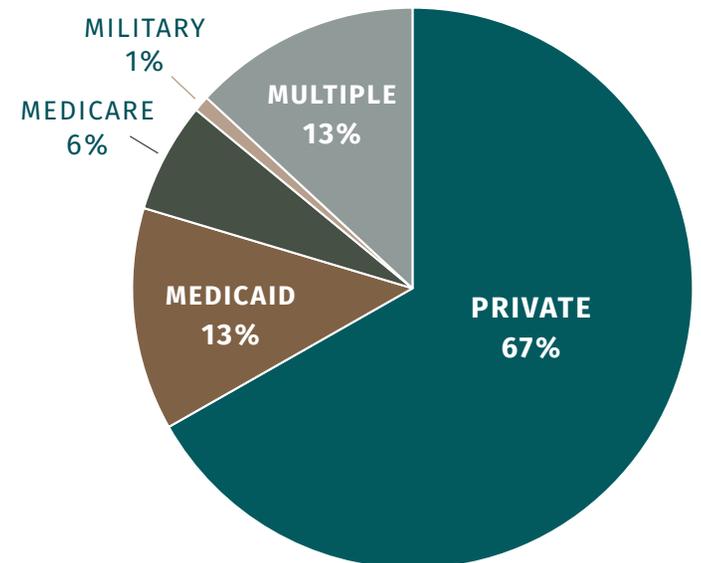
AVG HOUSEHOLD  
INCOME  
\$120,577



MEDIAN HOME  
VALUE  
\$309,303



## INSURANCE MIX - 5 MILES





# 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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