



633 E Fernhurst Dr, Unit 1003-1004, Katy, Tx, Katy, TX 77450

\$381.96/SF/YR

\$31.83/SF/MO

I-10 Grand Parkway Office

Office | Single tenant | 2,450 SqFt



Sreenivas (TOD) Todupunoori
TX 751619
916.220.1615

Listing Added: 01/25/2026

Listing Updated: 01/25/2026

Got any questions? I'm happy to help.



Building Details

Property Type	Office, Special Purpose	Subtype	Traditional Office, Executive Office, Coworking, Creative Office, Medical Office
Tenancy	Single	County	Harris County

Building Description

Exceptional Office Space Available for Immediate Lease in a Prime Business Corridor!

Discover a premium office opportunity located in a high-traffic commercial hub at the intersection of **I-10 and the Grand Parkway**, offering excellent visibility and easy access. The property is conveniently situated near **Costco** and surrounded by a thriving mix of established businesses, making it an ideal location for professional and client-focused operations.

This expanded suite combines **two office units** to create a spacious and functional layout featuring **six private enclosed offices, two dedicated conference rooms, and a large pantry/break room**, providing ample space for team collaboration, client meetings, and daily operations.

Perfectly suited for **attorneys, insurance agencies, consulting firms, startups, medical offices, or other professional services**, this office space offers flexibility, convenience, and a prestigious business address.

Schedule a tour today and secure this outstanding office location before it's gone!

Building Highlights

Exceptional Office Space Available for Immediate Lease in a Prime Business Corridor!

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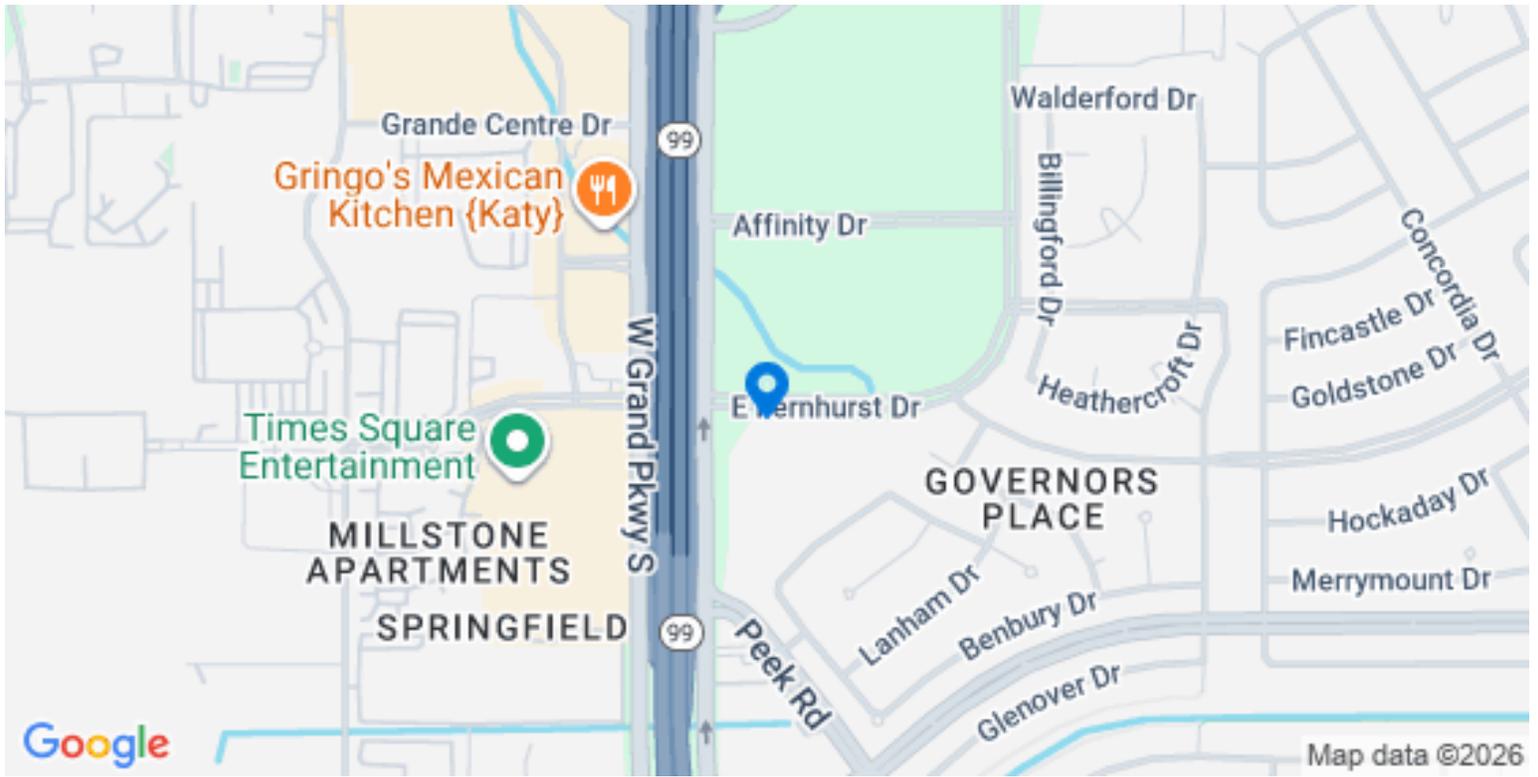
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Building Location (1 Location)

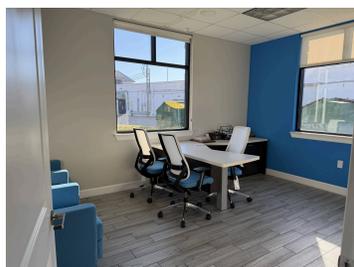
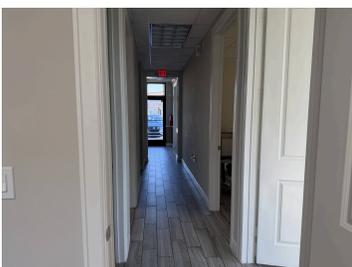
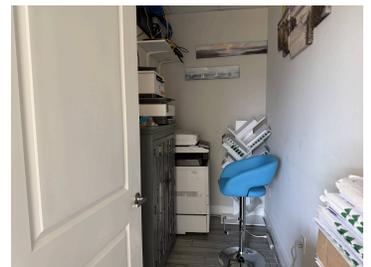
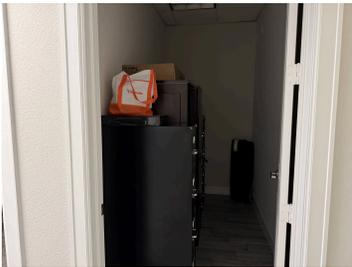
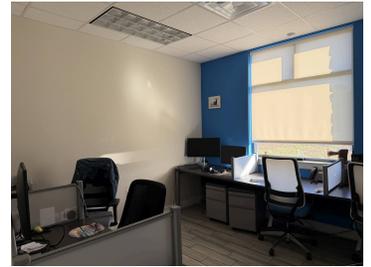


Details

Listing Type	Direct	RSF	2,450 SF
USF	2,450 SF	Rate (Per SF)	\$31.83 / SF / MO
Lease Type	Gross	Lease term	Negotiable
Total CAM (Per SF/MO)	\$0.25	Expense Rate (Per SF/MO)	\$0
Total Rate (Per SF/MO)	\$2.91	Total Monthly Rent	\$7,100
Days on Market	0 days		



Property Photos (19 photos)



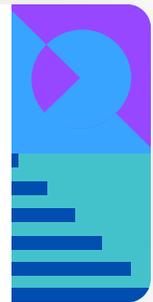
Demographic Insights



Crexi Intelligence provides the contextual data you need

Instantly see critical demographics

Subscribe to see demographic trends including income, age demographics, and more within 1-, 3-, and 5-miles of your property of interest.



1 mile

3 miles

5 miles

Population

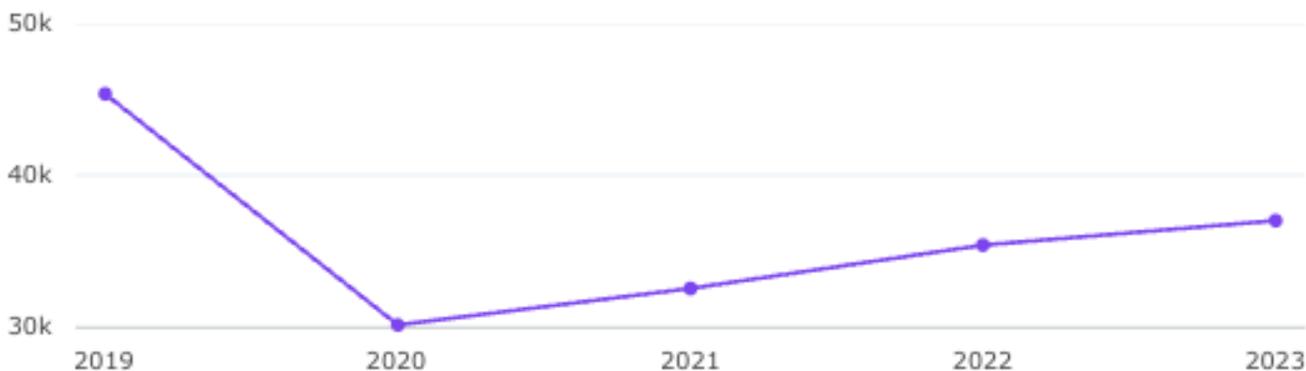
37k

↑ 4%

Compared to 35.4k in 2022

↓ 18%

Compared to 45.4k in 2019



Household Income

2018
Household Income

2018
Household Income

2018
Household Income

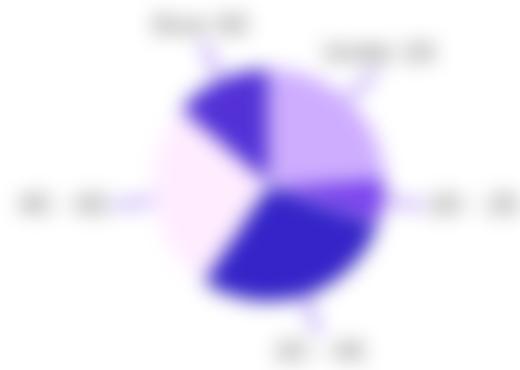


Age Demographics

2018
Age Demographics

2018
Age Demographics

2018
Age Demographics



Number of Employees

1,000

2,000

3,000

4,000

5,000

6,000

7,000

8,000

9,000

10,000

11,000

12,000

13,000

14,000

15,000

16,000

Housing Occupancy Ratio

0%

10%

20%

30%



Renter to Homeowner Ratio

