PRIME 1,350 SQ FT OFFICE SPACE FOR LEASE - KATY, TX!

26622 COOK FIELD ROAD UNIT #400, KATY, TX 77494

PROPERTY SUMMARY | RETAIL PROPERTY

FOR LEASE: \$2,800.00 PER MONTH (NNN)



PROPERTY HIGHLIGHTS

- Prime location on Cook Field Road, conveniently situated just off FM 1463 in Katy, TX
- Spacious 1,350 sq ft office space with abundant natural light and high ceilings
- Well-equipped with essential amenities including 5 offices, waiting room, receptionist desk, kitchen, and bathroom.
- Multiple offices available to accommodate various business setups
- Ample storage options to keep the workspace organized and efficient
- Ideal for professionals seeking a comfortable and functional workspace in a popular commercial area
- Traffic Count for FM 1463 Rd: 20,414

OFFERING SUMMARY

Lease Rate:		\$2,800	0.00 per month (NNI	N)
Number of Units:				1
Available SF:			1,350 S	SF
Building Size:			1,350 S	SF
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES	
Total Households	1,314	6,359	18,717	
Total Population	4,117	20,160	57,844	
Average HH Income	\$156,897	\$167,421	\$139,864	



936.662.7853

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,350 SF	Lease Rate:	\$2,800.00 per month

AVAILABLE SPACES

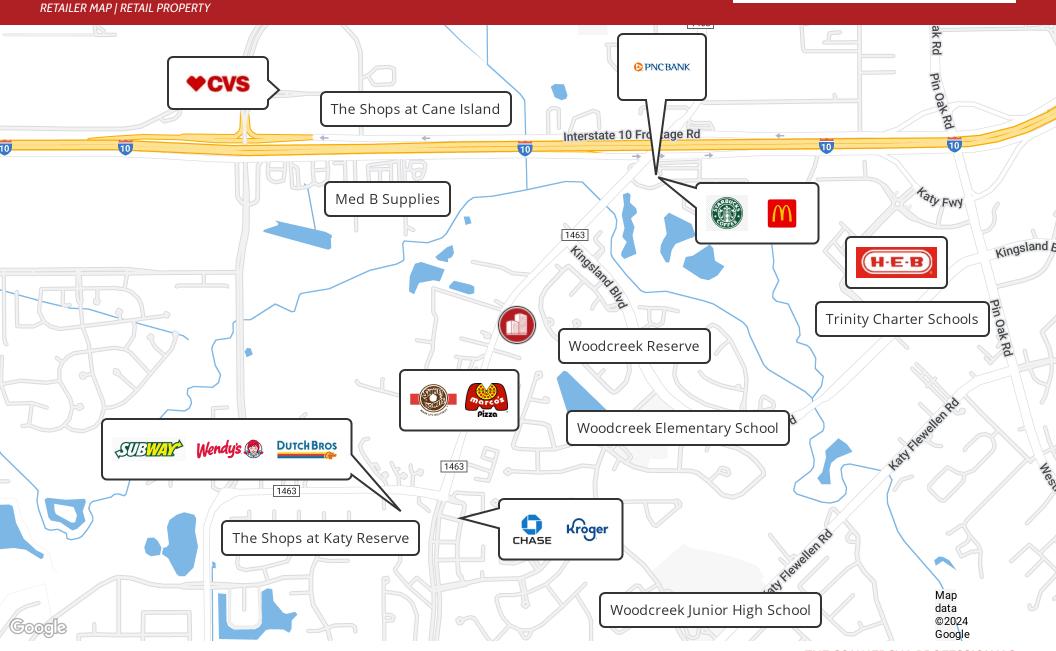
SUITE TENANT SIZE (SF) LEASE TY	PE LEASE RATE DESCRIPTION
■ Unit 400 Available 1,350 SF NNN	\$2,800 per month -
■ Unit 200 Katy Speech & Language 0 SF NNN	Currently Leased -
■ Unit 800 Chilton Avenue 0 SF NNN	Currently Leased -
■ Unit 700 Alpha Health Psychiatry 0 SF NNN	Currently Leased -
■ Unit 300 Hibiscus Health & Wellness O SF NNN	Currently Leased -

2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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