

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

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

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

PROPERTY SUMMARY | RETAIL PROPERTY



## 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:	\$2,800.00 per month (NNN)
Number of Units:	1
Available SF:	1,350 SF
Building Size:	1,350 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

**ADAM OLSEN**

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To Schedule A Showing Call 713.538.1638

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LEASE SPACES | RETAIL PROPERTY

## 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 TYPE	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	0 SF	NNN	Currently Leased	-

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RETAILER MAP | RETAIL PROPERTY

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