



1463 Office Condos

26606-26622 Cook Field Rd, Katy, TX 77494



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1463 Office Condos

\$35.00 /SF/YR

Located just one block from I-10, this fully built-out office condo is designed for functionality and convenience. Featuring four private offices, a welcoming reception area, a dedicated breakroom, and a private restroom, the space is turn-key ready the moment you sign your lease.

Why make this your new business home? Enjoy 24-hour access, energy-efficient lighting, open surface parking, and a gross lease structure that keeps costs predictable. Positioned directly behind retail and dining hotspots, you'll have endless food and service options within a 5-minute drive.

Flexible lease terms available to meet your business needs....

- Accessibility to I10
- Close Proximity to dining options
- Flexible lease terms
- Room light Censors
- Natural light
- Nice floors



Rental Rate:	\$35.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	11,938 SF
Year Built:	2024
Walk Score ®:	10 (Car-Dependent)
Taxes:	\$0.65 USD/SF/MO
Operating Expenses:	\$374.35 USD/SF/MO
Rental Rate Mo:	\$2.92 /SF/MO

1

1st Floor Ste 303

Space Available	1,225 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

Private offices with natural light and windows. Nice hardwood floors. Censor lighting in all of the offices. Restroom , Breakroom or Kitchen for a refrigerator , and front reception. Open Parking. Easy accessibility from I10.

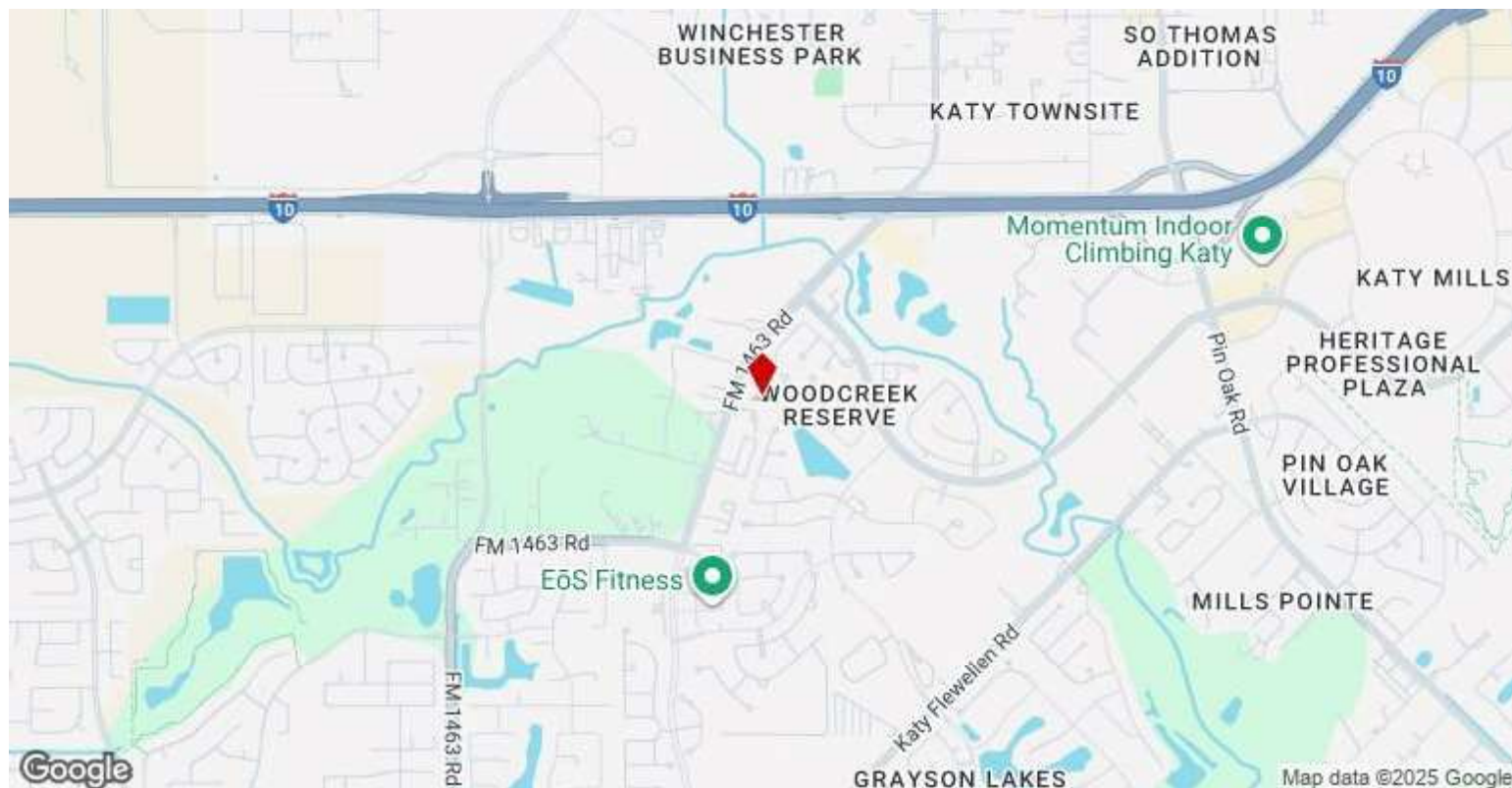
2

1st Floor Ste 404

Space Available	1,440 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
1463 Offices	-	
Alpha Health Services	-	
C4i Technologies Inc	-	
Danjoy's Homemade Pasta	-	
Hibiscus Health & Wellness	-	
Katy Speech & Language	-	
Oasis Infusions	-	
Red Door Studio	-	
Surge Technologies Solutions Inc	-	
SV CPA Office	-	



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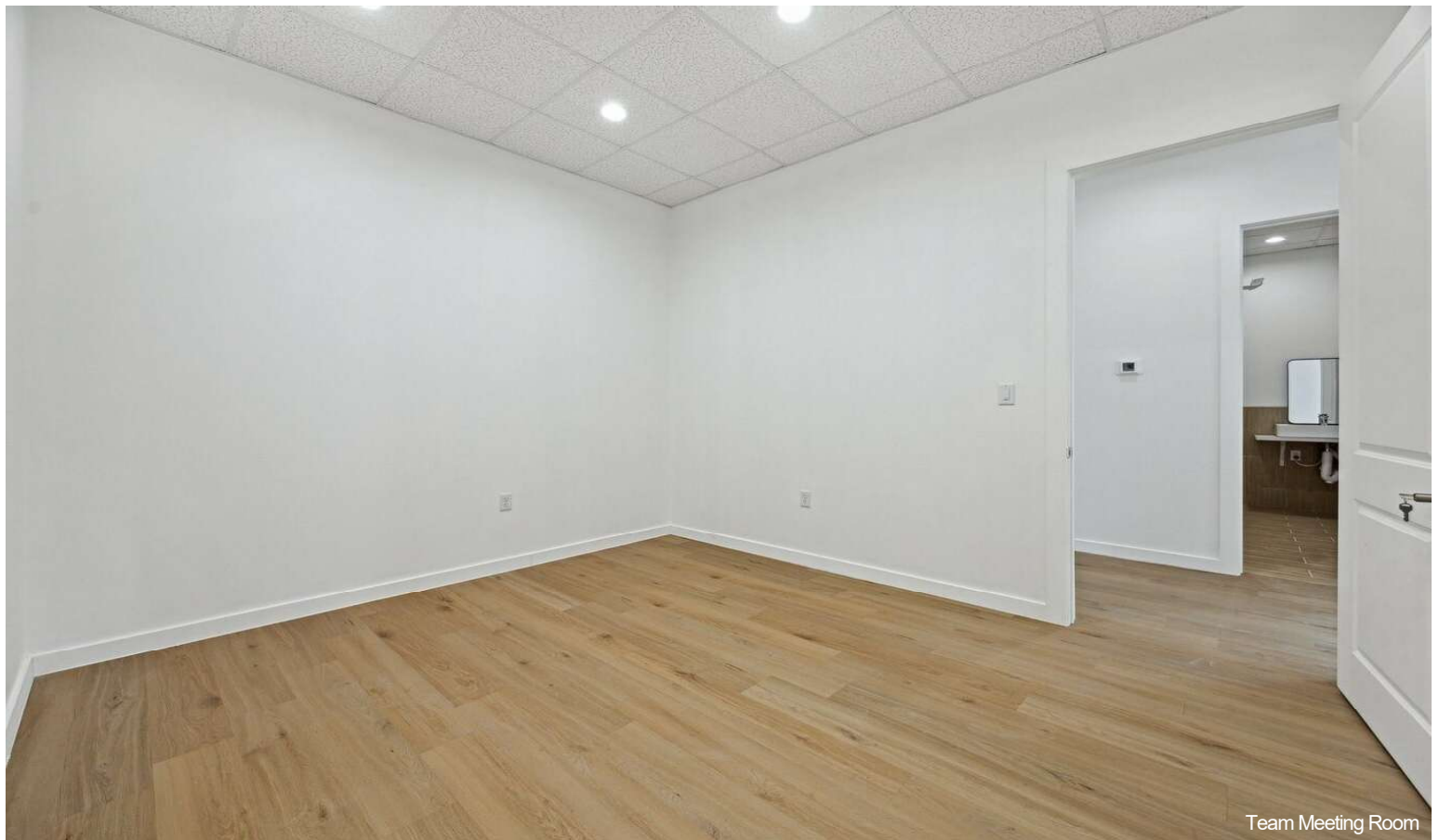
Flexible lease terms available to meet your business needs. Whether you're growing, relocating, or launching something new.

Contact 713-851-1289 for details.

Property Photos



Property Photos



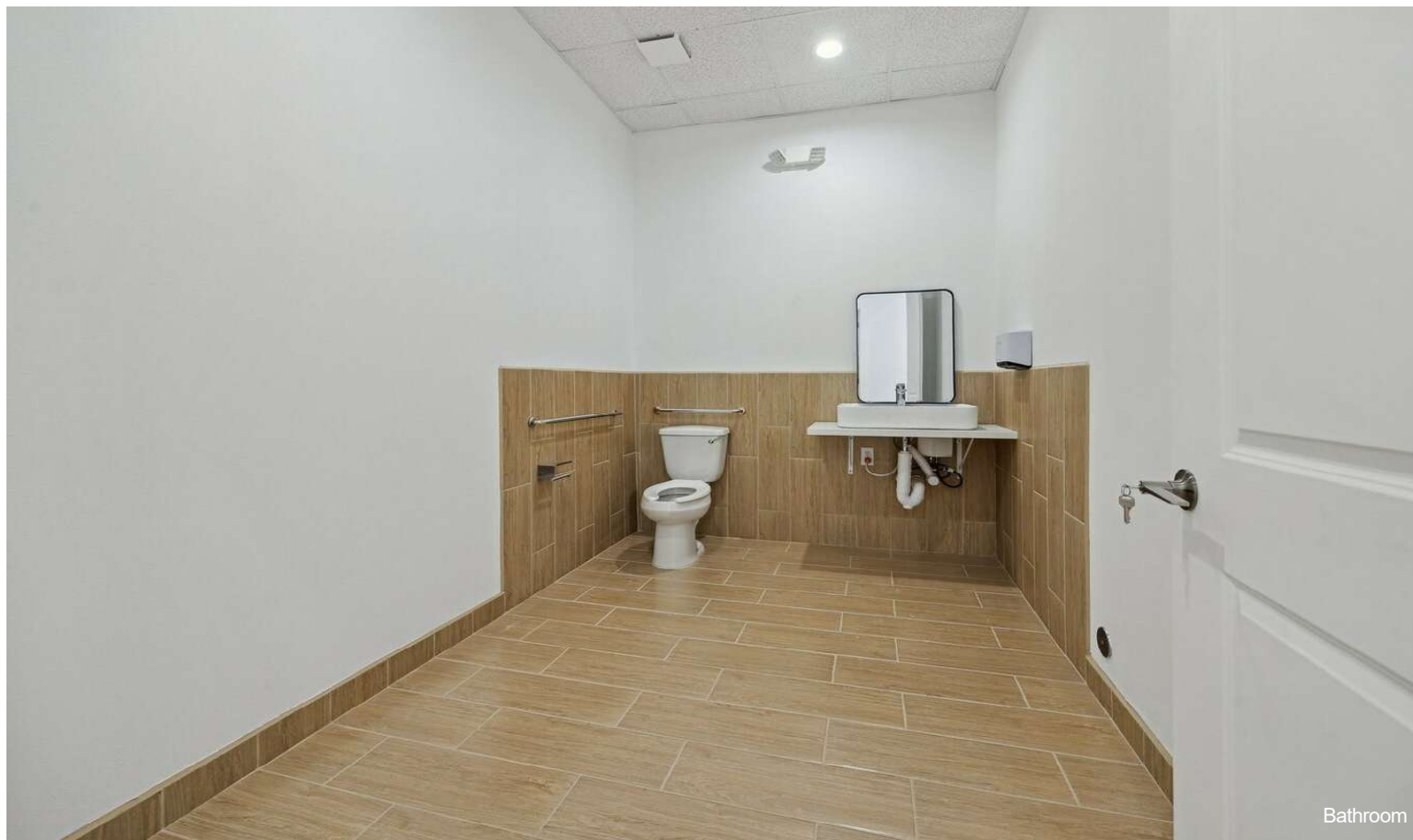
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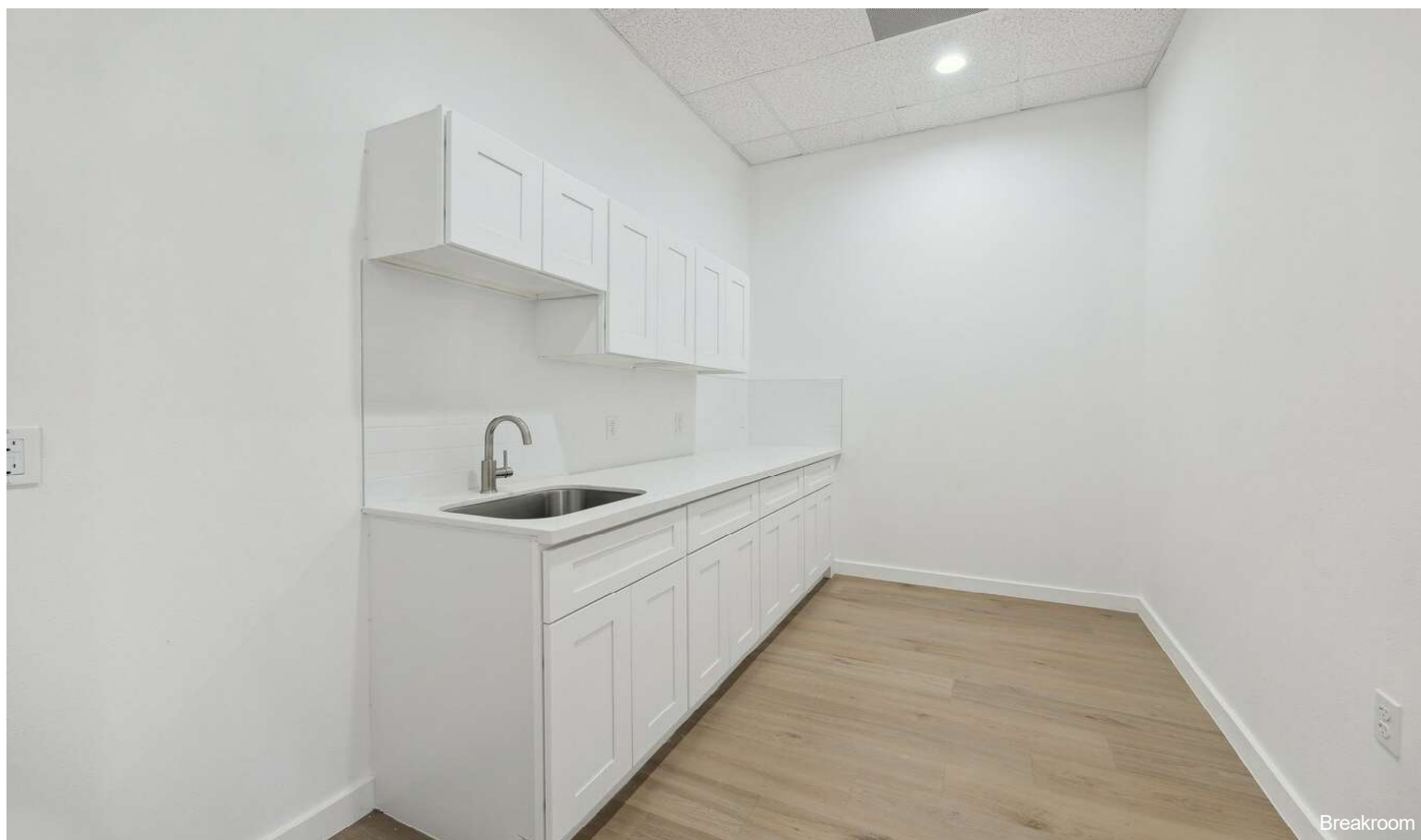
Property Photos



Property Photos



Bathroom



Breakroom

Property Photos



Property Photos

