

Medical Office | For Lease

CBRE

Katy Green MOB

19135 Katy Fwy, Houston, TX 77094

Up to 11,905 RSF Available For Lease – Under Construction - Delivers Q4 2025



October 2025 Construction Progress

KATY GREEN MOB

19135 Katy Fwy, Houston, TX 77094



Highlights

- Katy Green MOB is located off of I-10 and provides easy access and high visibility. Strategically located near the Houston Methodist and Texas Children's West Campuses
- 24,854 RBA
- 11,905 RSF available on the second floor
- Under Construction - Delivers Q4 2025
- Project is anchored by an established plastic surgery group
- Ample surface parking at 4.48 per 1,000 RSF
- Building signage opportunity
- Surrounded by restaurants and established neighborhoods

2

Stories

24K

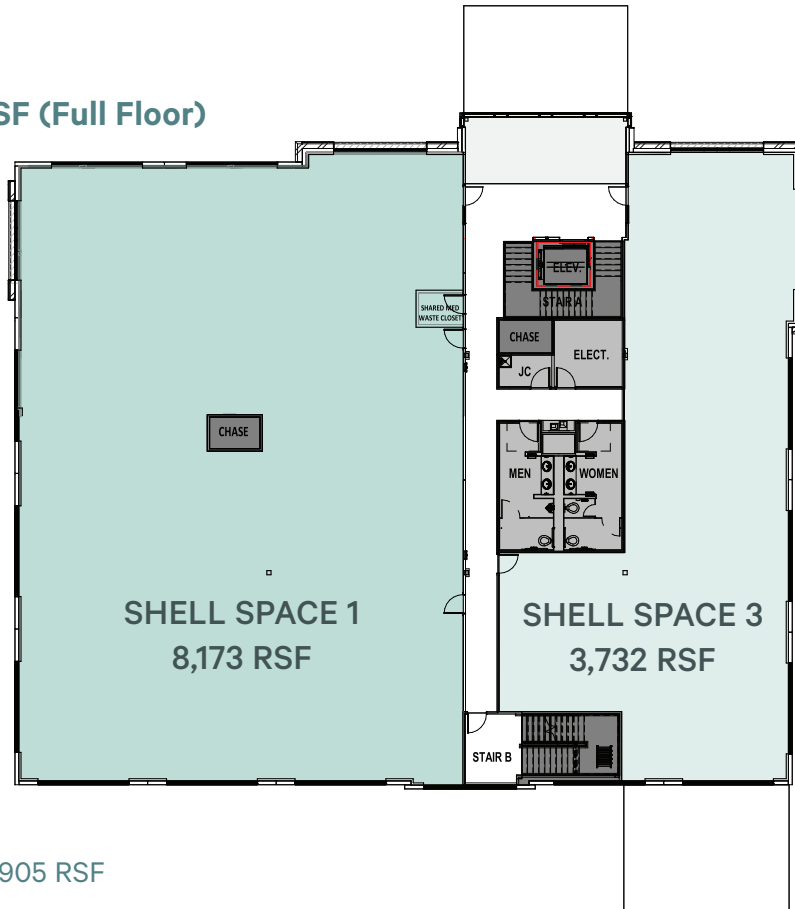
SF Medical Office

12K

SF Second Floor Availability

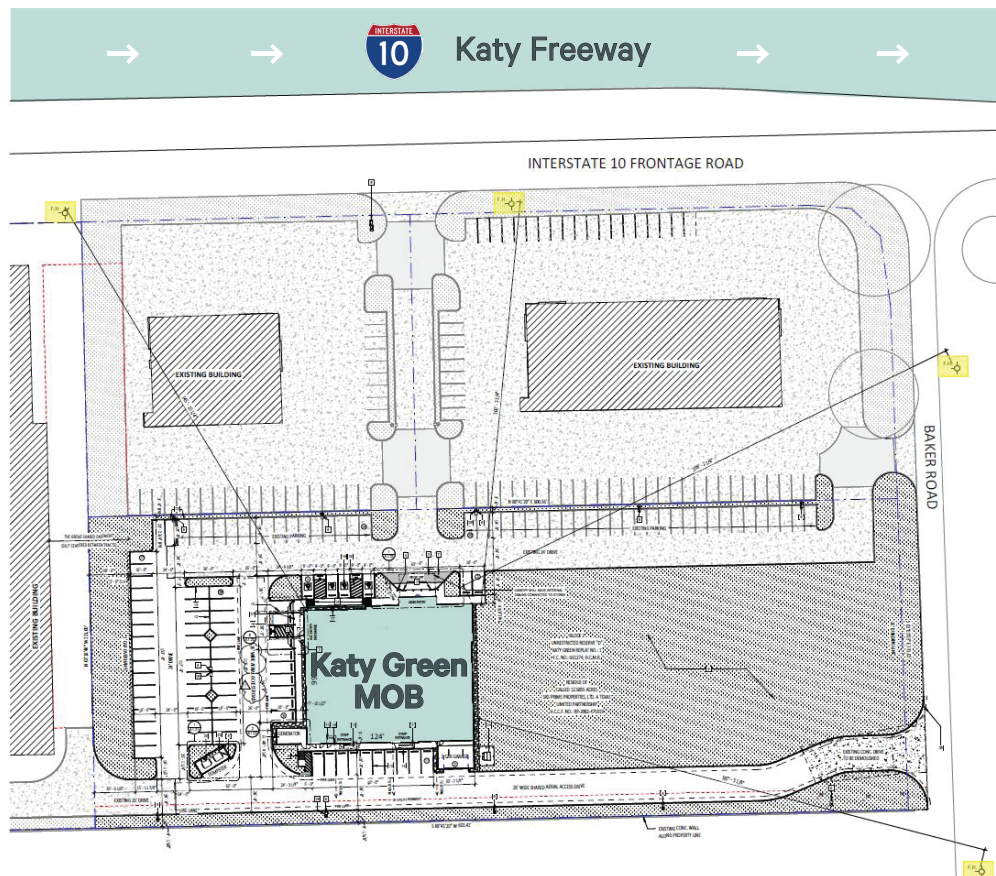
Availability

2nd Floor - 11,905 RSF (Full Floor)



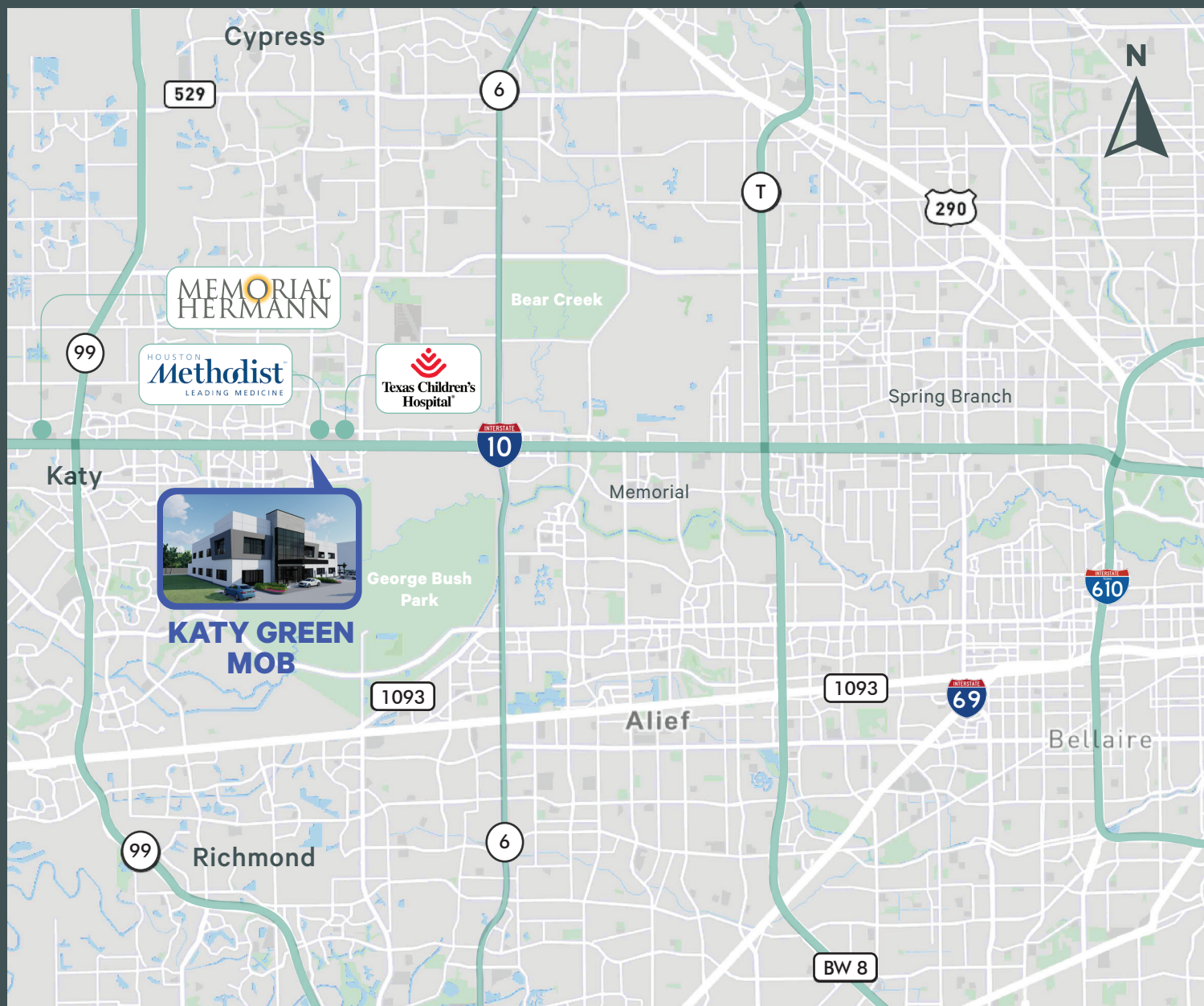
Total space available: 11,905 RSF

Site Map



KATY GREEN MOB

19135 Katy Fwy, Houston, TX 77094



Conveniently located on Katy Fwy,
with easy access to other major thoroughfares

Close to major hospitals

	Distance	Drive Time
State Highway 99 / Grand Parkway	4.2 Miles	4 Mins
Highway 6	3.6 Miles	4 Mins
Beltway 8	8.5 Miles	9 Mins
Interstate 610	15 Miles	16 Mins

MEMORIAL
HERMANN

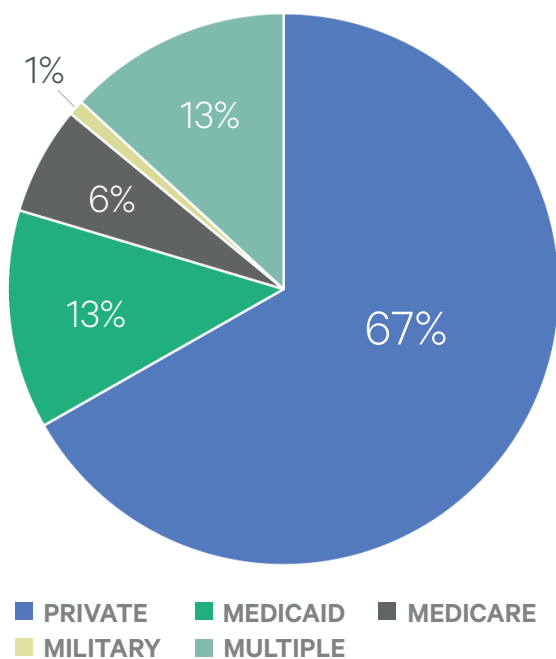
HOUSTON
Methodist
LEADING MEDICINE

Texas Children's
Hospital

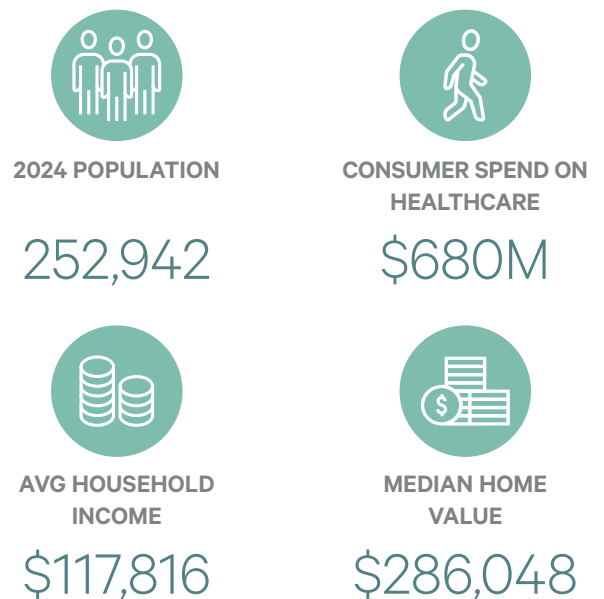
For Lease



INSURANCE MIX - 5 MILES



DEMOGRAPHICS - 5 MILES



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Contact Us

Brandy Bellow Spinks

Executive Vice President
+1 713 726 6100
brandy.bellow@cbre.com

Angela Barber

Vice President
+1 832 455 6945
angela.barber@cbre.com

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