MEDICAL SPACE FOR LEASE

2,550 SF REMAINING MEDICAL/RETAIL SPACE TRANSWESTERN REAL ESTATE SERVICES

KATY MEDICAL BUILDING

1437 FM 1463 Road Katy, TX 77494



Property Features

- 2,550 SF remaining
- Easy Access to I-10 via Grand Parkway
- Close to EOS Fitness, Kroger, Dutch Bros Coffee, The Social Pub and Grill
- Highly visible monument signage available
- Targeting medical professionals and select retail uses

GENEROUS TENANT IMPROVEMENT PACKAGE

Leasing Information:

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MEDICAL OFFICE **FOR LEASE**

REMAINING

2,550 SF

ATTRACTIVE

MARKET

DEMOGRAPHICS

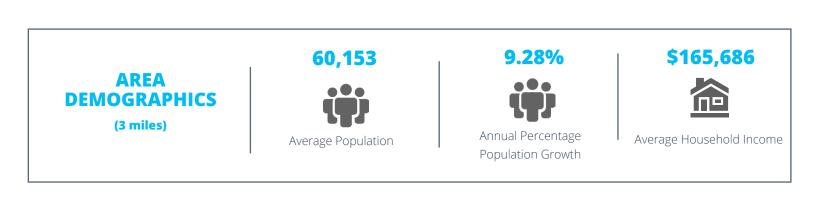
Τ TRANSWESTERN REAL ESTATE





PROPERTY OVERVIEW

- ±2,550 SF
- Rent: \$28.00/PSF; NNN: \$9.00/PSF
- Cold, dark shell delivery
- Building depths of approximately 73'
- Restrictions: no general dentistry, orthodontic, eye, or vet clinics
- Area master-planned communities with home values of \$409k+ within 1-mile radius



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