

**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**

2,550 SF
REMAINING

ATTRACTIVE
MARKET
DEMOGRAPHICS



TRANSWESTERN

REAL ESTATE
SERVICES



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

AREA DEMOGRAPHICS

(3 miles)

60,153



Average Population

9.28%



Annual Percentage
Population Growth

\$165,686



Average Household Income

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