

Medical Office For Lease

Katy Medical Arts Center

1331 W Grand Parkway N, Katy, TX 77493 | Up to 4,599 RSF Available



Property Overview

Katy Medical Arts Center offers a prime medical office location in Katy, TX, with direct access to I-10 and SH 99 (Grand Parkway), and is adjacent to Memorial Hermann Katy Hospital. The building boasts attractive amenities, including gurney elevators, covered patient drop-off, ample parking, and high visibility, making it the perfect choice for expanding or establishing a medical practice.

Highlights

- Strategically located off I-10 and W Grand Parkway
- Adjacent to the Memorial Hermann Katy Hospital
- High visibility ensures easy recognition and access for your patients
- Covered patient drop-off for comfort and convenience
- Gurney elevators for smooth patient transport
- Surface and covered parking available



63,090

Rentable Building
Area (SF)

3

Stories

2006

Year Built

4,599

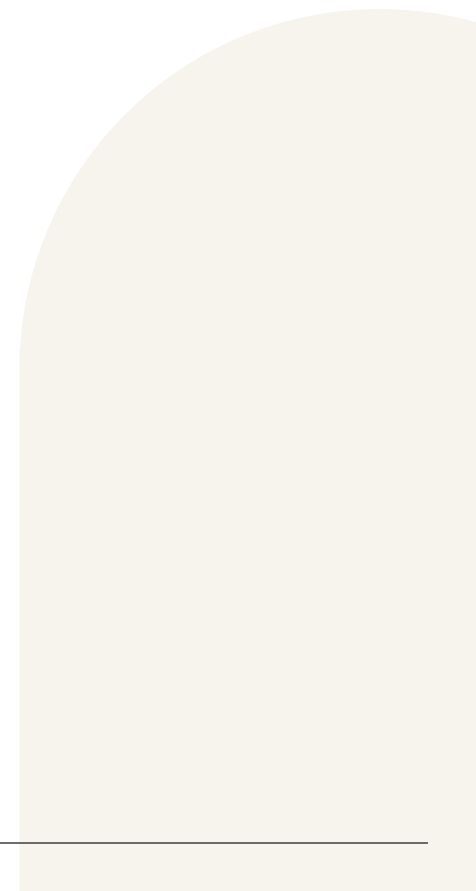
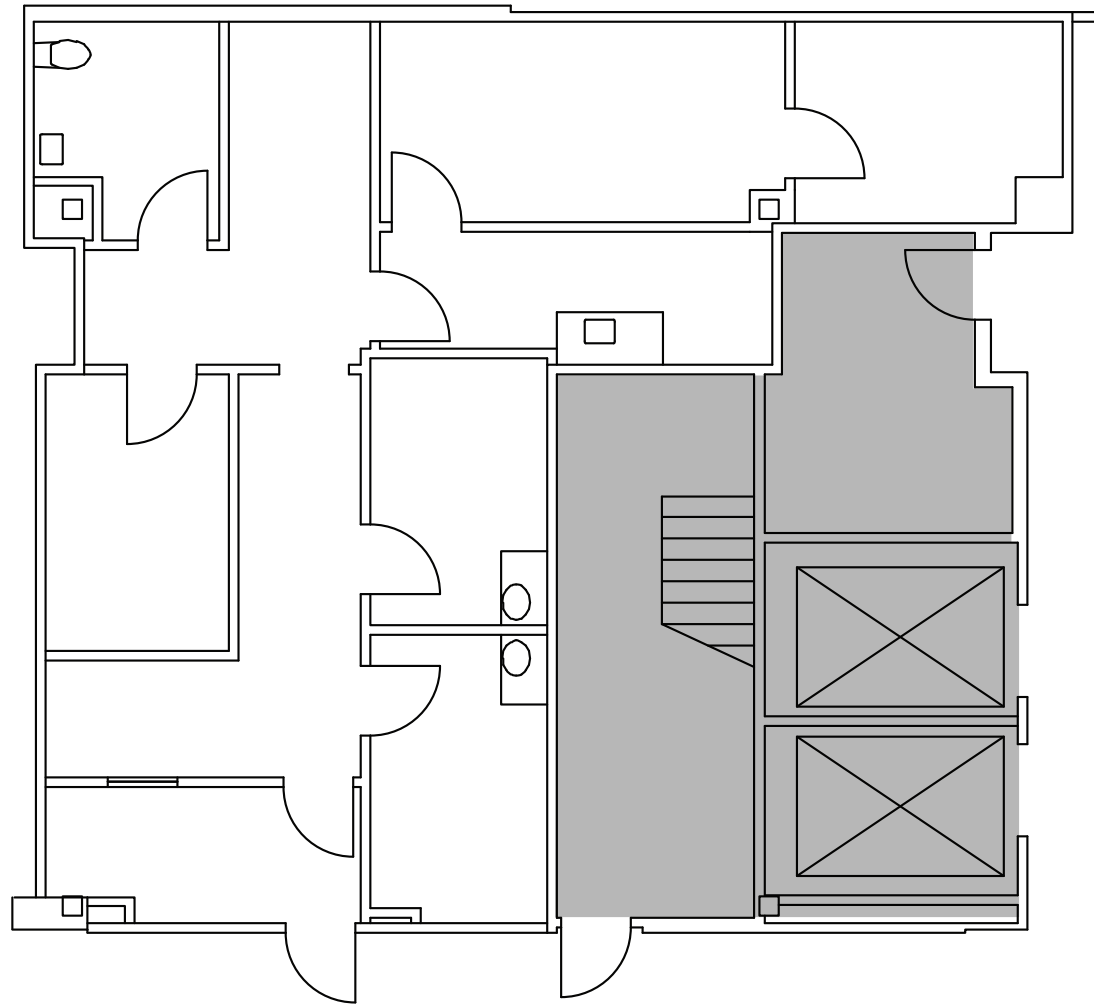
Available Space
(SF)

4.70

Parking Ratio
(per 1,000 SF)

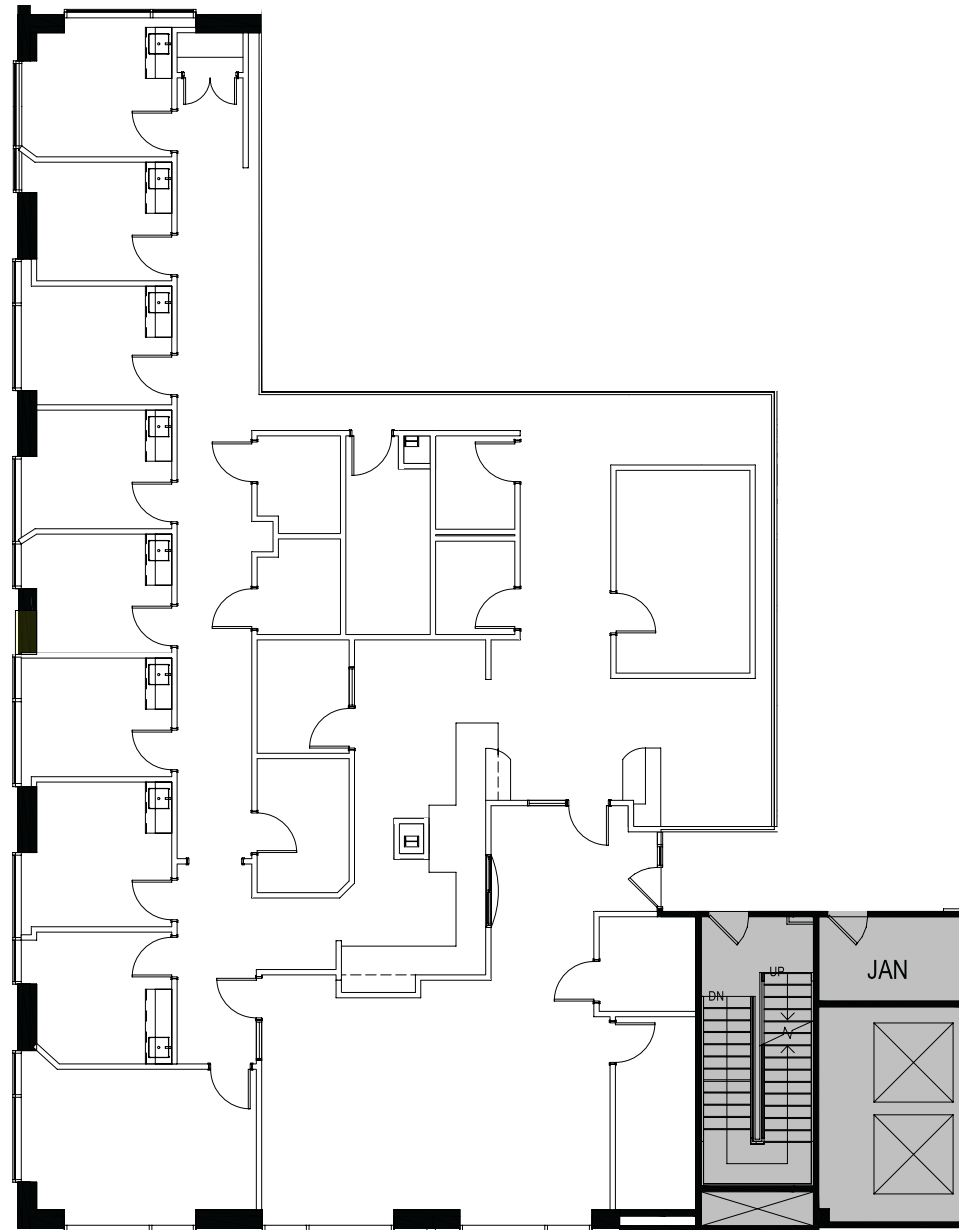
Floor Plan

Suite 111 - 1,365 RSF

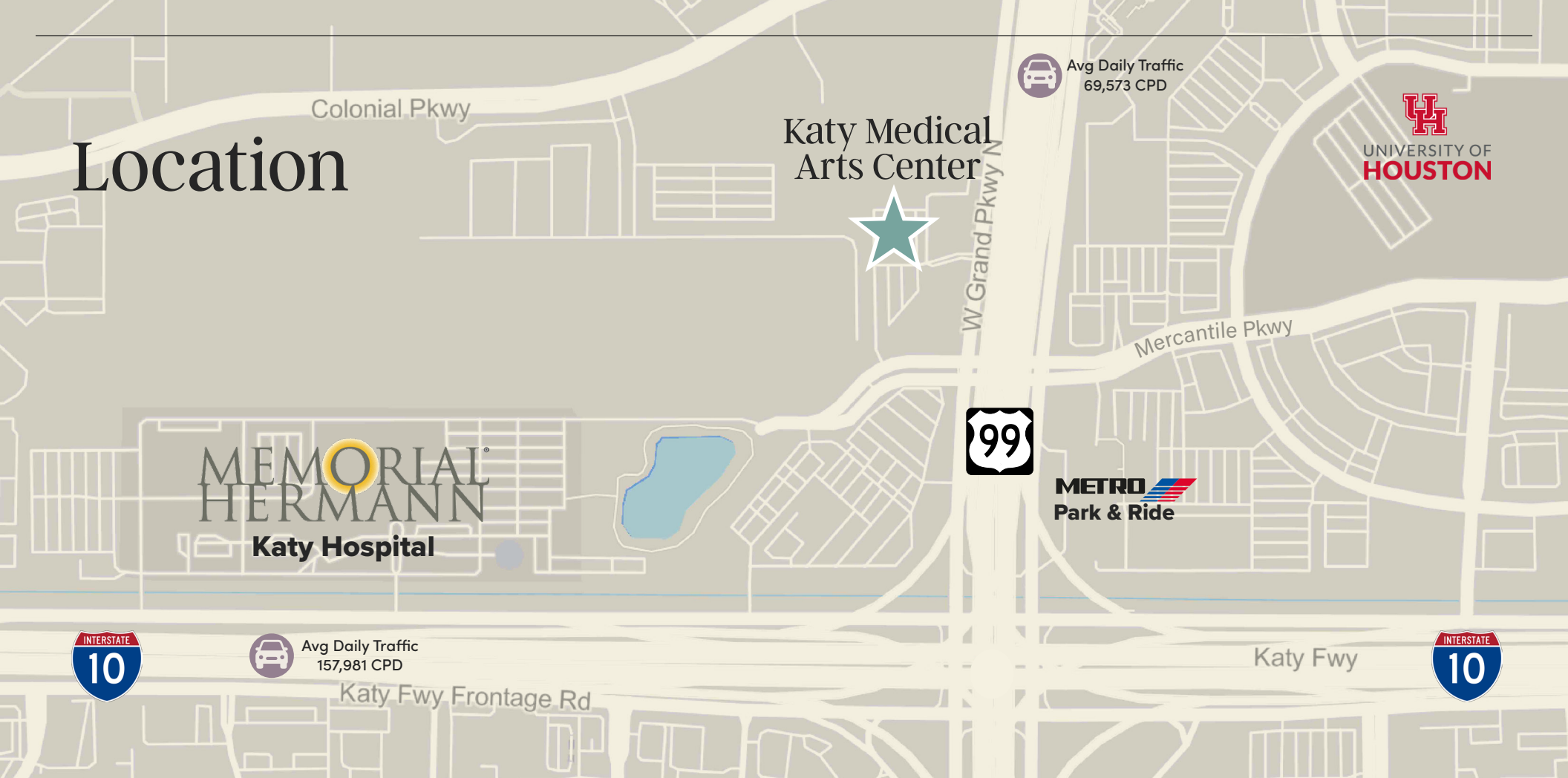


Floor Plan

Suite 215 - 4,599 RSF



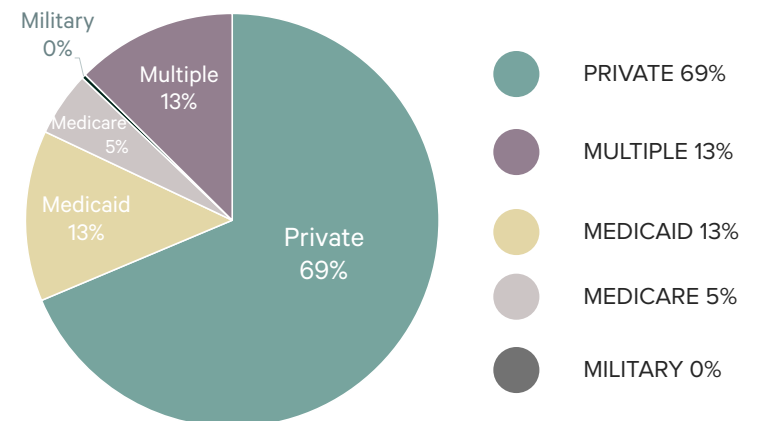
Location



Demographics

2025 ESTIMATE	1 MILE	3 MILES	5 MILES
POPULATION	12,497	125,054	300,801
POPULATION 5YR PROJECTION	13,624	133,923	321,111
MEDIAN AGE	36.3	36.0	36.1
AVG HOUSEHOLD INCOME	\$104,469	\$117,860	\$135,491

INSURANCE MIX - 5 Miles (2025 Est.)





Katy Medical Arts Center

Lane Kane

Vice President
+1 904 305 7633
lane.kane@cbre.com

Brandy Bellow Spinks

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



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