

Medical Office | For Lease

CBRE

# Katy MOB I

705 S Fry Rd, Katy, TX 77450

[www.cbre.com/properties](http://www.cbre.com/properties)

Up to 3,633 SF Available



Building owned and managed by  
**HEALTHCARE REALTY**

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## Property Highlights

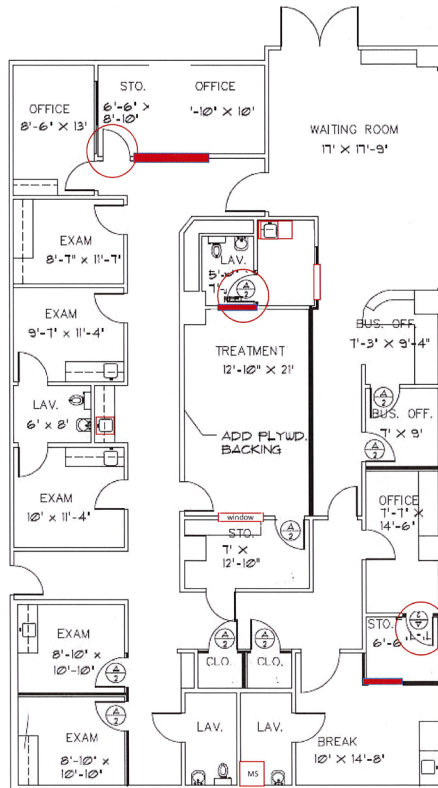
- + 48,542 SF Medical Office Building
- + Recently upgraded lobby and common area finishes
- + Move-in ready clinical space
- + 24 Hour Availability
- + Monument signage is available
- + Free surface parking with parking ratio of 4:1,000 SF
- + Dedicated covered patient drop-off
- + Located a half a mile south of Katy Fwy

## Demographics

	1 MILE	3 MILES	5 MILES
Population - Estimated 2025	11,791	102,537	260,612
Population - 5-Year Projection	12,031	104,030	270,411
Median Age - Estimated 2025	40.2	36.4	36.4
Average Household Income - Estimated 2025	\$175,431	\$120,150	\$124,353

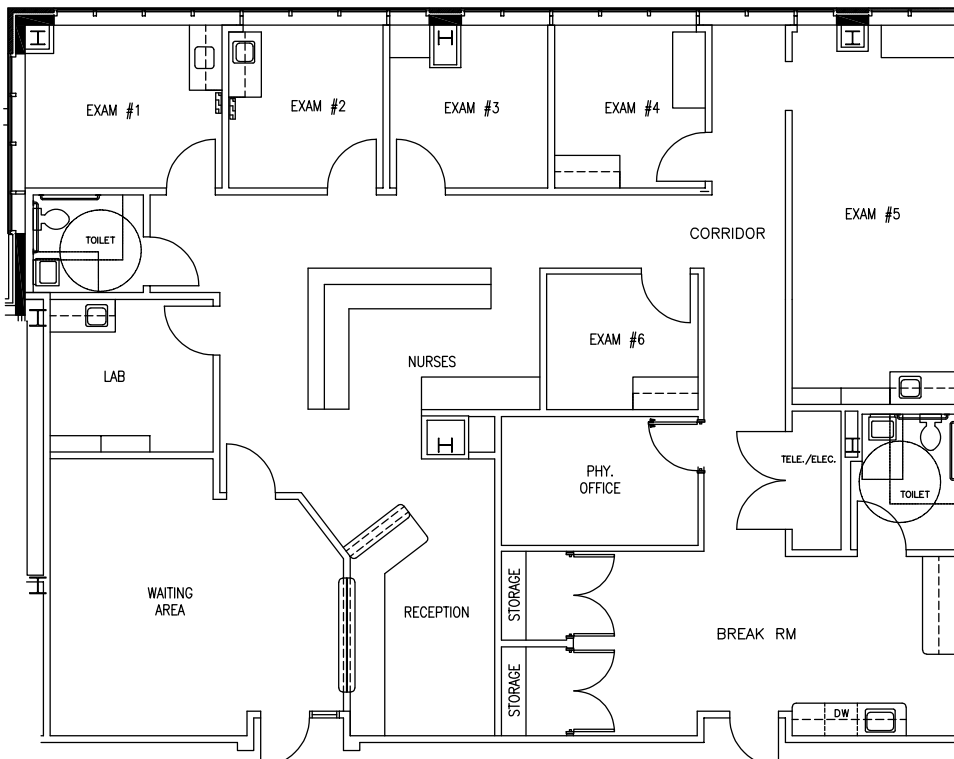
AVAILABILITY	SF AVAILABLE
SUITE 100	3,633
SUITE 300	2,772
SUITE 315	3,144

SUITE 100 - 3,633 RSF



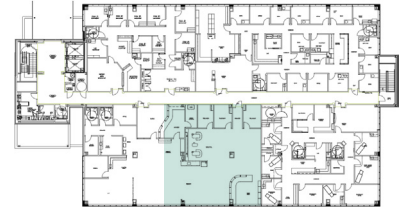
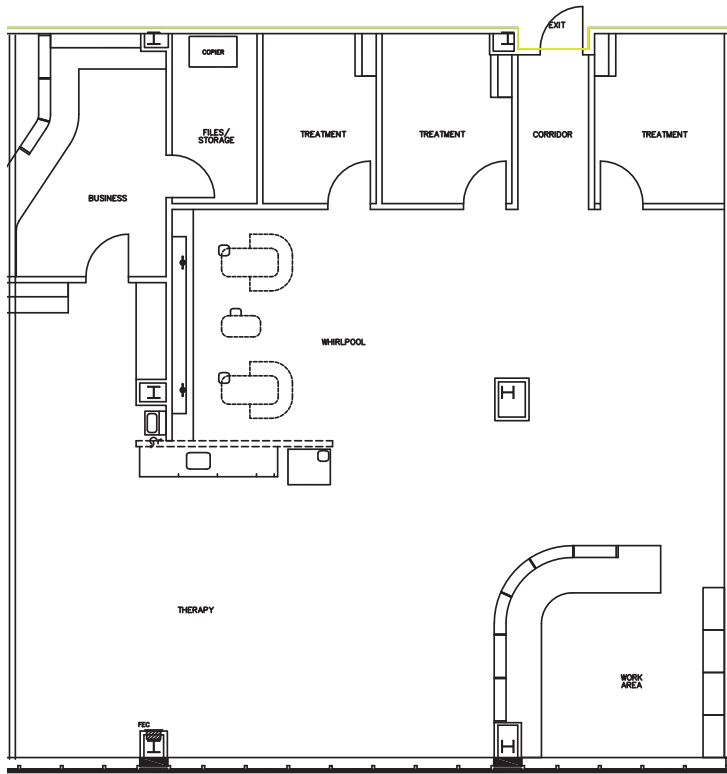
1st Floor

SUITE 300 - 2,772 RSF



3rd Floor

## SUITE 315 - 3,144 RSF



3rd Floor





## Contact Us

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