

# FOR LEASE



## Firethorne Business Center

28111 S. Firethorne - Suite 604  
Katy, TX 77494



2550 Gray Falls Drive, Suite 400  
Houston, Texas 77077

**713.789.2200**

[www.LandParkCo.com](http://www.LandParkCo.com)





# FOR LEASE

## Firethorne Business Center

28111 S. Firethorne Rd Suite 604 | Katy, TX 77494

### PROPERTY DESCRIPTION

This brand-new 1,225 SF office space offers a high-end, move-in-ready environment ideal for office, medical, or salon/spa use. The layout includes a reception area, three private offices, a conference room or fourth office, a breakroom with a sink, a restroom, and additional storage space.

Located in a single-story building, the suite features a private front door entrance, tenant-controlled HVAC, and separately metered electricity. Upgraded finishes include water connections in each office, and the property is fully landscaped and maintained as part of a Community Management Association. Additionally, the office is conveniently situated near ADA parking spaces, ensuring accessibility for all visitors.

For more details or to schedule a tour, contact us today!

### For More Information

**Will McGrath**

**713.384.3454**

[wmcgrath@landparkco.com](mailto:wmcgrath@landparkco.com)

**LandPark Commercial**

2550 Gray Falls Drive, Suite 400  
Houston, Texas 77077

**713.789.2200**

**[www.LandParkCo.com](http://www.LandParkCo.com)**



### PROPERTY HIGHLIGHTS

- Brand new construction.
- Single story building with private front door entrance.
- Tenant controlled HVAC.
- Separately metered electricity
- Fully landscaped and maintained as part of a Community Management Association.
- Upgraded finishes including water connection in each office
- Close proximity to ADA parking spaces.

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

LANDPARK

FOR LEASE



Interior Photos



LANDPARK

FOR LEASE



Interior Photos

## SPACE AVAILABILITY

SUITE	SF	RATE (MG/sf/yr)
604	1,225 SF	\$26.25 MG (sf/yr)

+ \$280/month POA fee

## SPACE DESCRIPTION

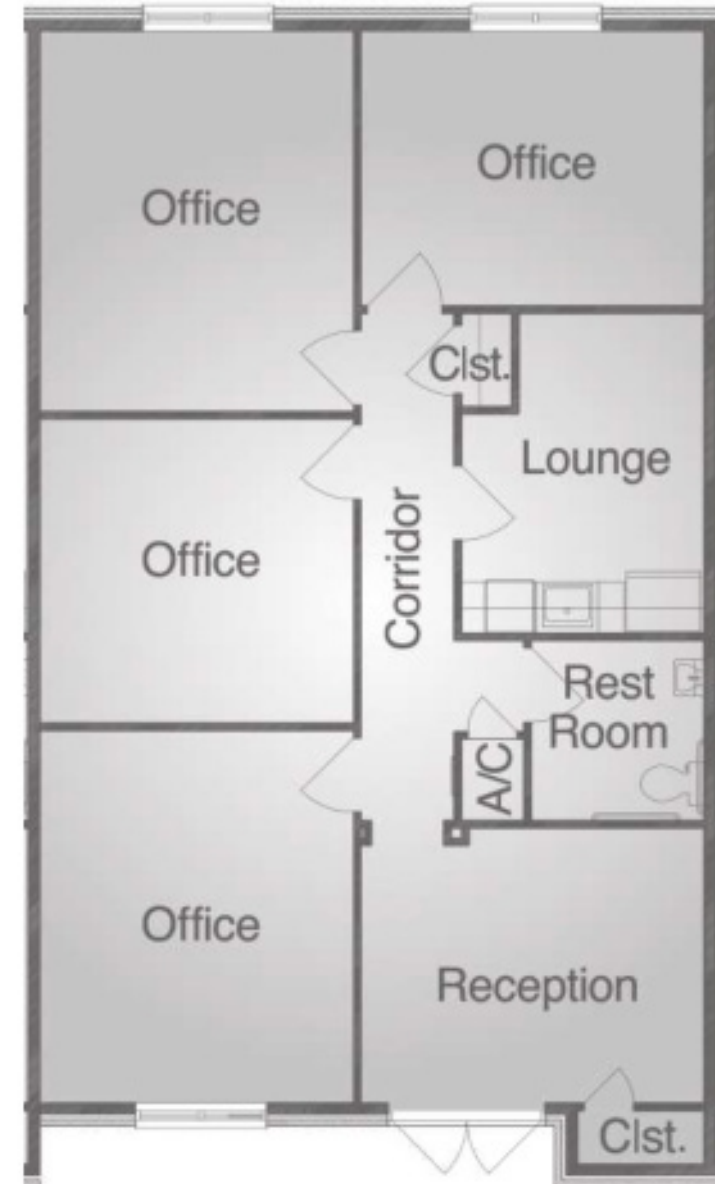
Use: Office, Medical, Salon/Spa

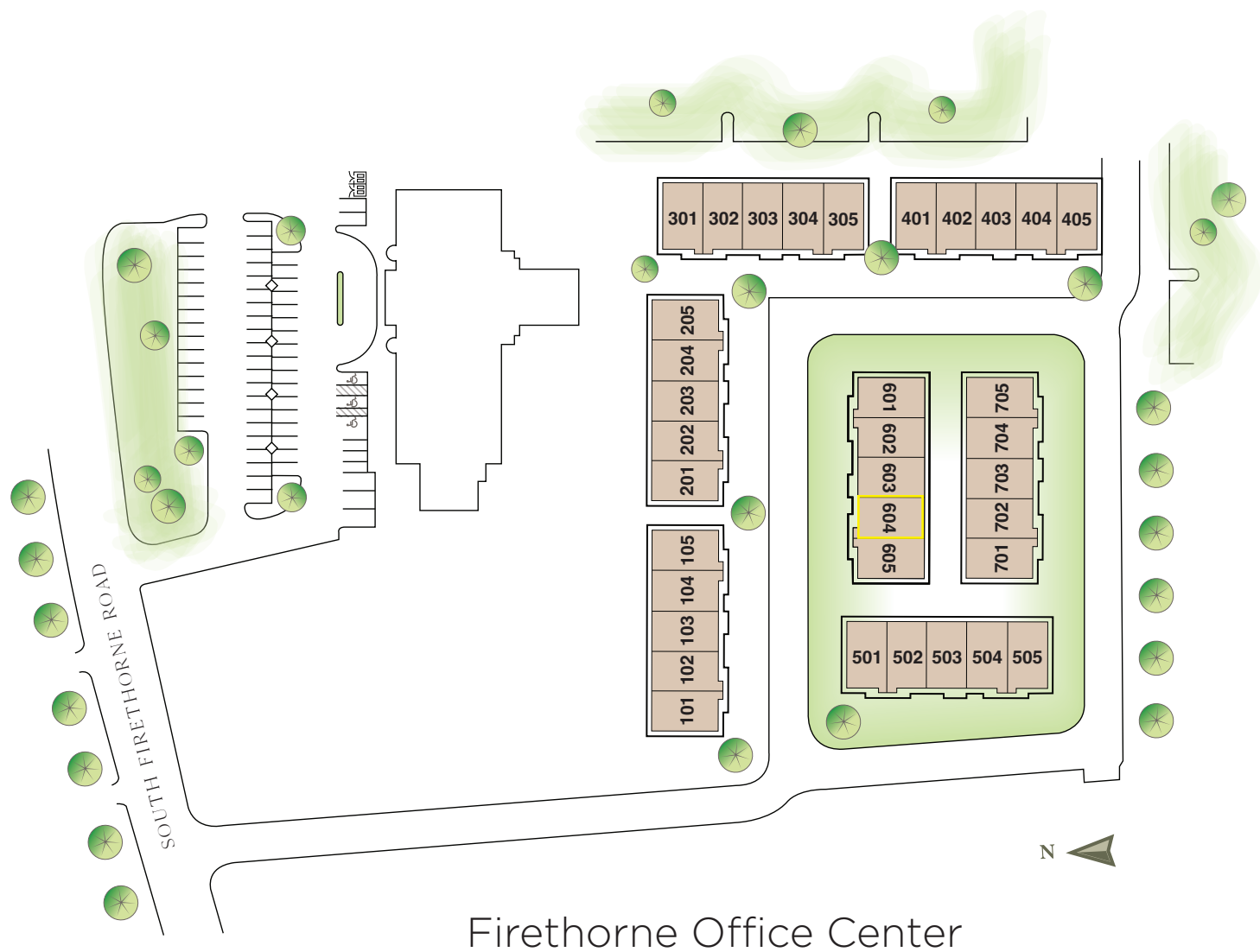
Type: Direct

SF Available: 1,225 SF

Term: Negotiable

Space Notes: Reception, 3 offices, conference room or 4th office, breakroom with sink, restroom and storage closet.





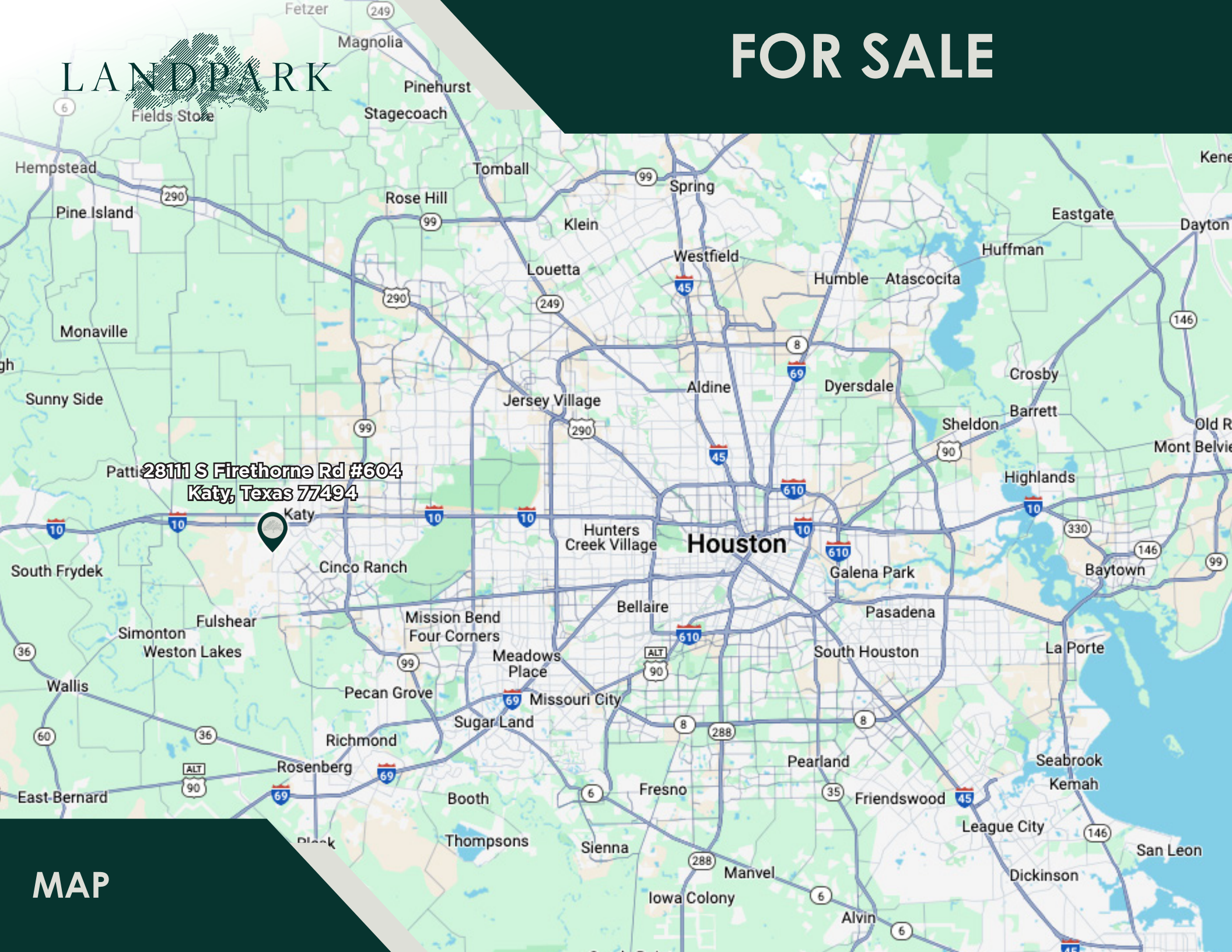


LANDPARK

FOR SALE

28111 S Firethorne Rd #604  
Katy, Texas 77494

MAP







## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



2-10-2025

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

LandPark Brokerage Services	9007266	tthomas@landparkco.com	(281) 822-6518
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Mark Holland	311526	rholland@landparkco.com	(832) 755-2020
Designated Broker of Firm	License No.	Email	Phone
Timothy Mason Thomas	587763	tthomas@landparkco.com	(281) 822-6518
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Allen McGrath	611273	wmcgrath@landparkco.com	(281) 822-6519
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------