

OFFERING MEMORANDUM

410 PARK GROVE DR
KATY, TX 77450

This 4,447 square foot property, situated on a 14,760 square foot lot, features 16 units, offering significant income potential.

ADAM OLSEN, CCIM
713-614-2670
ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE
713-614-2670
GABE@THECOMMERCIALPROFESSIONALS.COM

**THE COMMERCIAL
PROFESSIONALS**

PROPERTY SUMMARY

410 Park Grove Dr Katy, TX 77450

LEASE RATE: \$12,000.00 per month

LEASE TERM: 12+

YEAR BUILT: 2016

PROPERTY TYPE: Office

BUILDING CLASS: A

AVAILABLE SF 2,700 SF

BUILDING SIZE: 3,206 SF

Exceptional Opportunity for Dental Specialists: Located within a well-established dental office, this space is perfectly suited for an oral surgeon or periodontist seeking to rent. The office includes up to two rooms, each equipped with state-of-the-art dental chairs, ensuring comfort and efficiency for both practitioner and patient. Ample storage space is available to accommodating all necessary supplies and equipment.



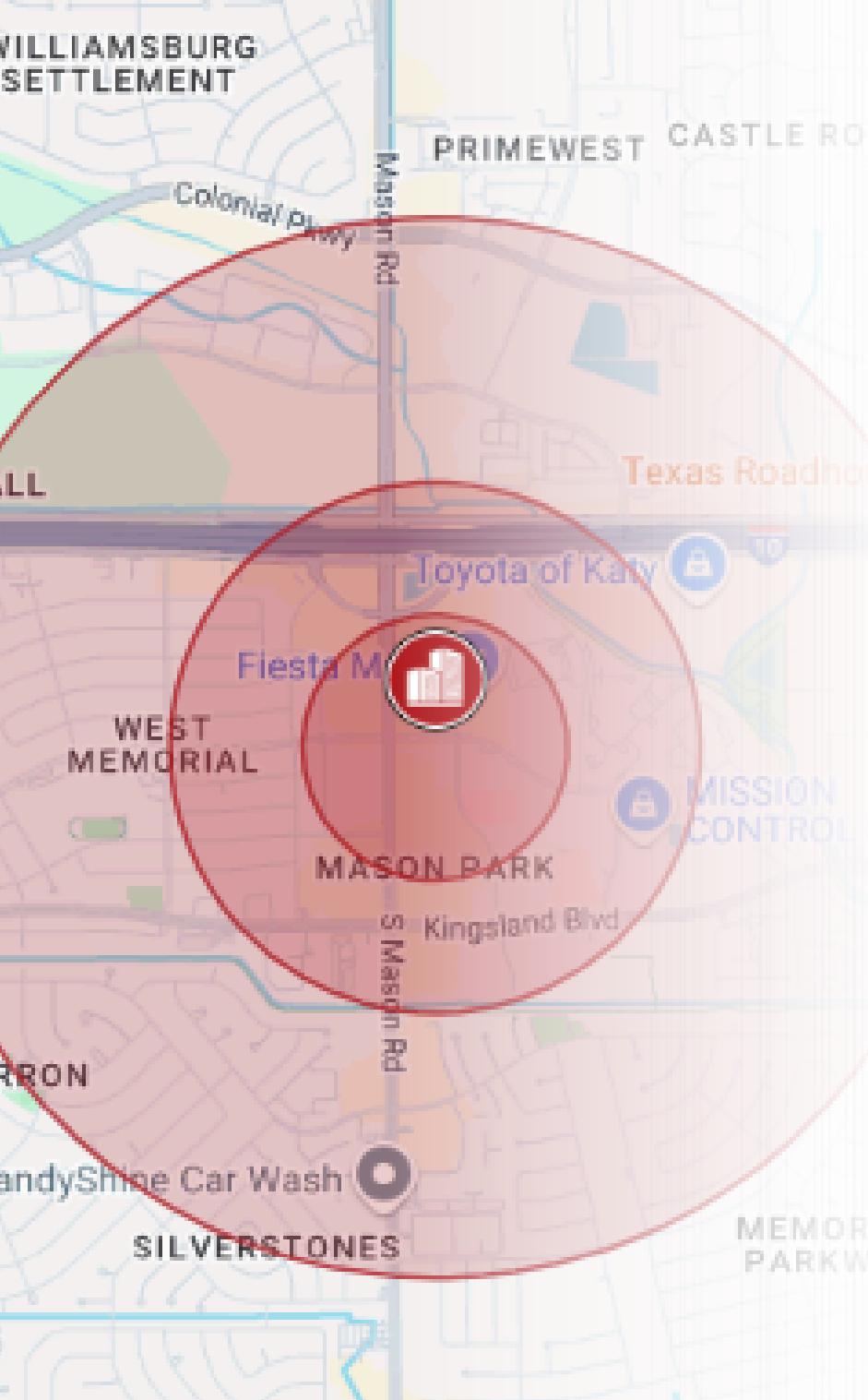
PROPERTY HIGHLIGHTS

410 Park Grove Dr

The facility also boasts a fully equipped sterilization area, adhering to the highest standards of cleanliness and safety. Patients are welcomed into a beautifully designed, inviting lobby, creating a pleasant and reassuring first impression. For the staff, a comfortable break area is provided, offering a space for relaxation and refreshment during busy workdays.

- Exceptional dental office space in Katy, TX
- 2 rooms with 2 state-of-the-art dental chairs each
- Ample storage space for efficient organization
- Meticulously equipped with sterilization equipment
- Welcoming waiting room for a comfortable client experience
- Dedicated break area for staff relaxation
- Ideal setup for a thriving and patient-centric dental practice





AREA OVERVIEW

This dental office boasts an enviable location just minutes off the I-10 Katy Freeway, nestled in the heart of a bustling retail area in Katy. Its strategic position amidst major retailers ensures constant visibility and easy accessibility, making it convenient for patients to visit. The surrounding area is a hive of activity, home to numerous restaurants and shops, drawing a steady stream of local residents and visitors.

	0.3 Miles	0.5 Miles	1 Miles
Total households	411	1,707	6,402
Total population	913	3,975	15,360
Persons per household	2.2	2.3	2.4
Average household income	\$58,064	\$61,103	\$68,408
Average house value	\$31,457	\$47,823	\$106,103
Average age	33.3	34.7	34.8
Average age male	31.7	30.5	33.4
Average age female	38.7	40.2	37.3

RETAILER MAP





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