



FOR LEASE

2,000 - 8,570 SQUARE FEET OF MEDICAL OFFICE SPACE

130 Bella Katy Drive | Katy, Texas 77494

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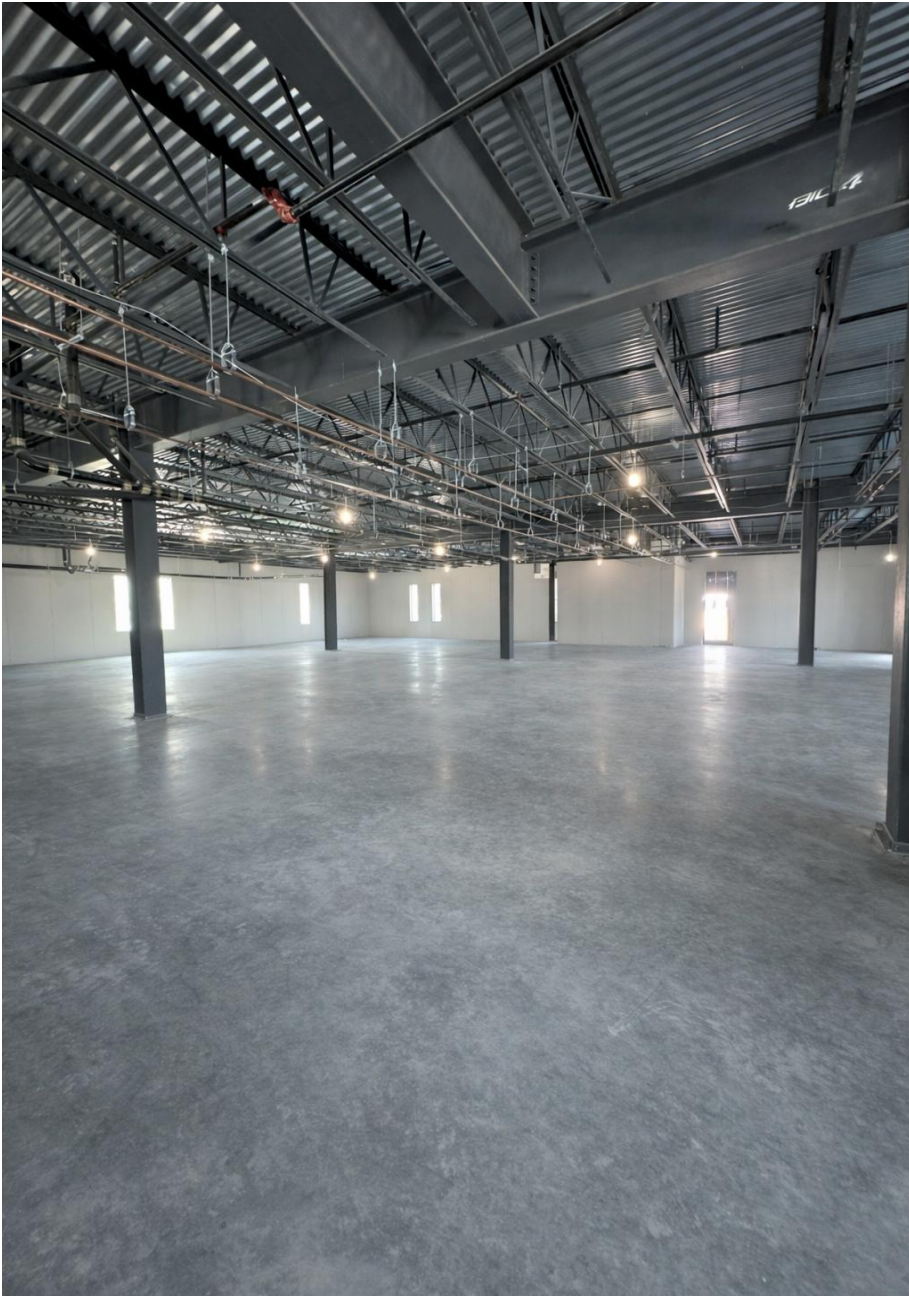


WINTHROP
REALTY GROUP



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3rd Floor

SURGERY CENTER

8,570 SF

The **third floor** is a fully equipped surgery center, ideal for specialized medical services.

2nd Floor

KATY PAIN & SPINE

8,570 SF

The **second floor** is fully occupied, providing a stable tenant base and consistent traffic in the building.

1st Floor

VACANT

2,000 - 8,570 SF

The **first floor** offers flexible leasing options making it adaptable for various medical or office uses.

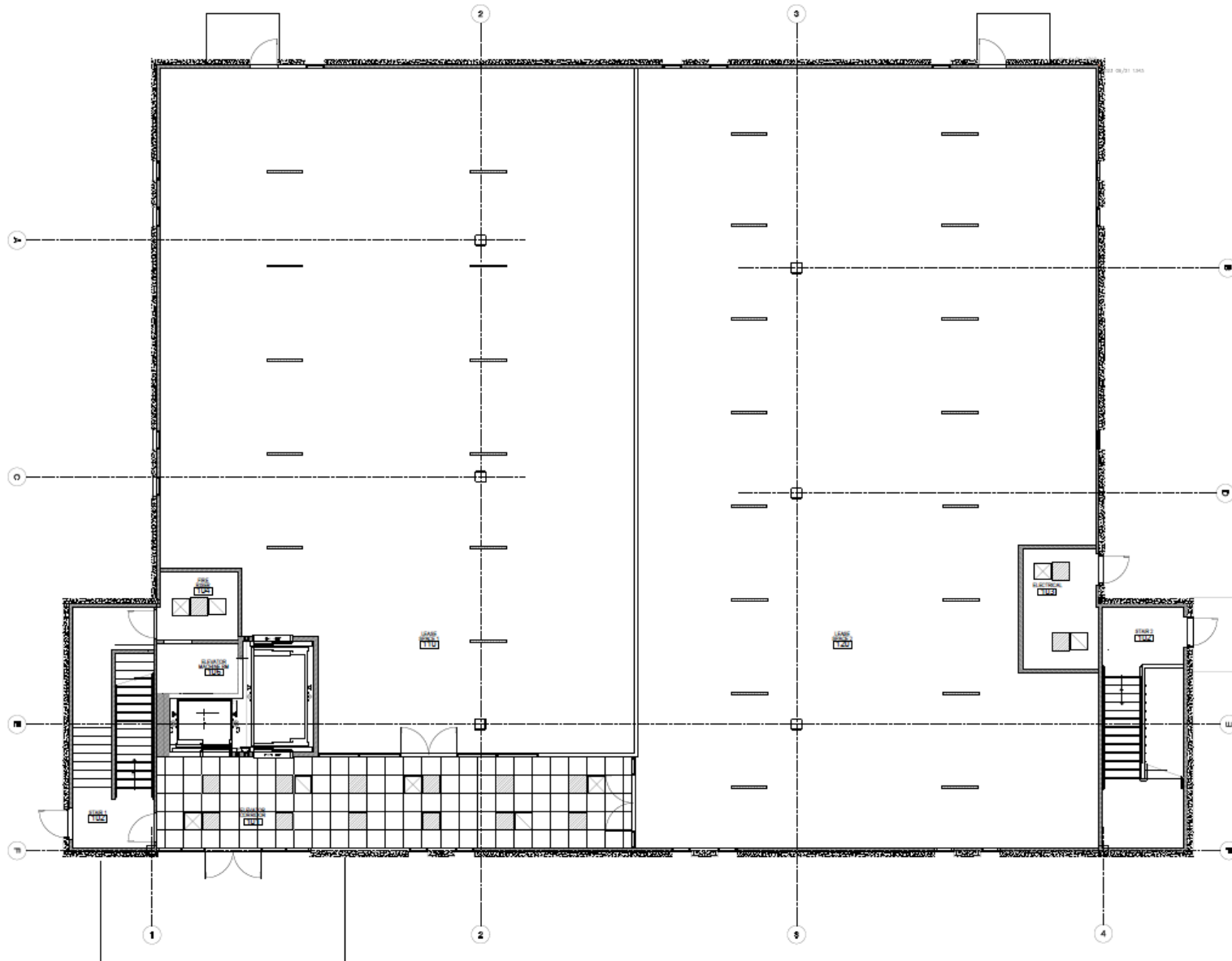
Located at 130 Bella Katy Drive in Katy, Texas, this modern ± 25,710 SF medical office building on ± 2.5 acres offers prime space for lease in a rapidly growing medical district. The three-story facility features a fully equipped surgery center on the third floor and is fully occupied on the second floor. The first floor is available for lease, with flexible subdivision options ranging from 2,000 SF to 8,570 SF, ideal for medical offices or clinics. Positioned across the highway from Memorial Hermann Hospital, the building offers excellent visibility from I-10 and easy access to major highways. Surrounded by restaurants, hotels, and other amenities, it is perfect for medical professionals looking to establish or expand their presence in one of the fastest-growing areas in the U.S.



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First Floor:





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.

11-2-2015



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.

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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew Armour	631387	andrew.@winthroprealtygroup.com	832-563-1062
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Matt Soley	810396	Matt.soley@winthroprealtygroup.com	281-202-5848
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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