



Pin Oak Office Condominiums

26717 Westheimer Pky, Katy, TX 77494

Allen Perez

Kmk Dev Services Llc

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Pin Oak Office Condominiums

\$24.00 /SF/YR

This new KMK Development warehouse community in Cinco Ranch, Katy, TX, offers a compelling opportunity for businesses seeking flexible, modern industrial space in a thriving location.

Here's a breakdown of the key features:

Location

- Heart of Cinco Ranch: Situated in a desirable and growing master-planned community.
- ...

- In the hart of Cinco Ranch on Westheimer Parkway .9 miles to I10 and between Hwy 99 and I10
- Build to suit for own/lease, Deed restricted
- Clear Height: 21
- Electrical: 100 amp/480V/3-phase
- Units starting at 2040 SF (Includes 460 SF Office Build-Out) - Combine spaces up to 25,000 SF
- Insulated metal building construction

For more information visit:

<https://www.loopnet.com/Listing/26717-Westheimer-Pky-Katy-TX/35397361/>



KMK Business Park

Site Plan
Not to Scale
M Comeaux Architects, LLC
10000 Katy Road, Suite 100
Houston, TX 77054

Rental Rate:	\$24.00 /SF/YR
Total Space Available:	25,720 SF
Max. Contiguous:	3,080 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	108,273 SF
Walk Score ®:	20 (Car-Dependent)
Taxes:	\$0.25 USD/SF/MO
Operating Expenses:	\$0.11 USD/SF/MO
Rental Rate Mo:	\$2.00 /SF/MO



1st Floor Ste 1501

Space Available	2,060 SF
Rental Rate	\$24.00 /SF/YR
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Office Size	450 SF
Space Type	New
Space Use	Flex
Lease Term	3 - 15 Years

Flex space details• Office Build-Out: Each unit includes 460 SF of pre-built office space.• Loading Access: Equipped with a 14x14 grade-level door for efficient loading and unloading.• Energy Efficiency: Features a high-efficiency 14 SEER HVAC system for optimal temperature control.• Office Aesthetics: 9' ceiling height throughout the office space and tile flooring in wet areas.Financial and maintenance aspects• Property Tax: 2.07.• POA Fee: Estimated at \$1.34/SF/year, covering maintenance and insurance for common areas and structural elements (including roof, foundation, and exterior walls).• Utilities: City Water and Sewer are provided by Fort Bend MUD 37. MUDs typically provide essential services like potable water, sanitary sewer, and storm sewer service, and can levy taxes to fund operations and debt service. Fort Bend County MUD 37 operates in accordance with the Texas Water Code and is subject to the Texas Commission on Environmental Quality.Ideal usesThis flex space is well-suited for a variety of businesses, including:• Small Businesses• Dance Studios• Showrooms• Construction Warehouses• Sign CompaniesThis KMK Development offers a unique blend of location, flexibility, and modern amenities, creating an attractive proposition for businesses looking to establish or expand their operations in Katy, TX.

1

1st Floor Ste 1502

Space Available	2,060 SF
Rental Rate	\$24.00 /SF/YR
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Office Size	450 SF
Space Type	New
Space Use	Flex
Lease Term	3 - 15 Years

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2

1st Floor Ste 1503

Space Available	2,060 SF
Rental Rate	\$24.00 /SF/YR
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Office Size	450 SF
Space Type	New
Space Use	Flex
Lease Term	3 - 15 Years

Flex space details• Office Build-Out: Each unit includes 460 SF of pre-built office space.• Loading Access: Equipped with a 14x14 grade-level door for efficient loading and unloading.• Energy Efficiency: Features a high-efficiency 14 SEER HVAC system for optimal temperature control.• Office Aesthetics: 9' ceiling height throughout the office space and tile flooring in wet areas.Financial and maintenance aspects• Property Tax: 2.07.• POA Fee: Estimated at \$1.34/SF/year, covering maintenance and insurance for common areas and structural elements (including roof, foundation, and exterior walls).• Utilities: City Water and Sewer are provided by Fort Bend MUD 37. MUDs typically provide essential services like potable water, sanitary sewer, and storm sewer service, and can levy taxes to fund operations and debt service. Fort Bend County MUD 37 operates in accordance with the Texas Water Code and is subject to the Texas Commission on Environmental Quality.Ideal usesThis flex space is well-suited for a variety of businesses, including:• Small Businesses• Dance Studios• Showrooms• Construction Warehouses• Sign CompaniesThis KMK Development offers a unique blend of location, flexibility, and modern amenities, creating an attractive proposition for businesses looking to establish or expand their operations in Katy, TX.

3

1st Floor Ste 1504

Space Available	2,060 SF
Rental Rate	\$24.00 /SF/YR
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Office Size	450 SF
Space Type	New
Space Use	Flex
Lease Term	3 - 15 Years

Flex space details• Office Build-Out: Each unit includes 460 SF of pre-built office space.• Loading Access: Equipped with a 14x14 grade-level door for efficient loading and unloading.• Energy Efficiency: Features a high-efficiency 14 SEER HVAC system for optimal temperature control.• Office Aesthetics: 9' ceiling height throughout the office space and tile flooring in wet areas.Financial and maintenance aspects• Property Tax: 2.07.• POA Fee: Estimated at \$1.34/SF/year, covering maintenance and insurance for common areas and structural elements (including roof, foundation, and exterior walls).• Utilities: City Water and Sewer are provided by Fort Bend MUD 37. MUDs typically provide essential services like potable water, sanitary sewer, and storm sewer service, and can levy taxes to fund operations and debt service. Fort Bend County MUD 37 operates in accordance with the Texas Water Code and is subject to the Texas Commission on Environmental Quality.Ideal usesThis flex space is well-suited for a variety of businesses, including:• Small Businesses• Dance Studios• Showrooms• Construction Warehouses• Sign CompaniesThis KMK Development offers a unique blend of location, flexibility, and modern amenities, creating an attractive proposition for businesses looking to establish or expand their operations in Katy, TX.

4

1st Floor Ste 1506

Space Available	3,080 SF
Rental Rate	\$24.00 /SF/YR
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Office Size	450 SF
Space Type	New
Space Use	Flex
Lease Term	3 - 15 Years

Flex space details• Office Build-Out: Each unit includes 460 SF of pre-built office space. • Loading Access: Equipped with a 14x14 grade-level door for efficient loading and unloading. • Energy Efficiency: Features a high-efficiency 14 SEER HVAC system for optimal temperature control. • Office Aesthetics: 9' ceiling height throughout the office space and tile flooring in wet areas. Financial and maintenance aspects • Property Tax: 2.07. • POA Fee: Estimated at \$1.34/SF/year, covering maintenance and insurance for common areas and structural elements (including roof, foundation, and exterior walls). • Utilities: City Water and Sewer are provided by Fort Bend MUD 37. MUDs typically provide essential services like potable water, sanitary sewer, and storm sewer service, and can levy taxes to fund operations and debt service. Fort Bend County MUD 37 operates in accordance with the Texas Water Code and is subject to the Texas Commission on Environmental Quality. Ideal uses This flex space is well-suited for a variety of businesses, including: • Small Businesses • Dance Studios • Showrooms • Construction Warehouses • Sign Companies This KMK Development offers a unique blend of location, flexibility, and modern amenities, creating an attractive proposition for businesses looking to establish or expand their operations in Katy, TX.

5

1st Floor Ste 1507

Space Available	3,080 SF
Rental Rate	\$24.00 /SF/YR
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Office Size	450 SF
Space Type	New
Space Use	Flex
Lease Term	3 - 15 Years

Flex space details• Office Build-Out: Each unit includes 460 SF of pre-built office space. • Loading Access: Equipped with a 14x14 grade-level door for efficient loading and unloading. • Energy Efficiency: Features a high-efficiency 14 SEER HVAC system for optimal temperature control. • Office Aesthetics: 9' ceiling height throughout the office space and tile flooring in wet areas. Financial and maintenance aspects • Property Tax: 2.07. • POA Fee: Estimated at \$1.34/SF/year, covering maintenance and insurance for common areas and structural elements (including roof, foundation, and exterior walls). • Utilities: City Water and Sewer are provided by Fort Bend MUD 37. MUDs typically provide essential services like potable water, sanitary sewer, and storm sewer service, and can levy taxes to fund operations and debt service. Fort Bend County MUD 37 operates in accordance with the Texas Water Code and is subject to the Texas Commission on Environmental Quality. Ideal uses This flex space is well-suited for a variety of businesses, including: • Small Businesses • Dance Studios • Showrooms • Construction Warehouses • Sign Companies This KMK Development offers a unique blend of location, flexibility, and modern amenities, creating an attractive proposition for businesses looking to establish or expand their operations in Katy, TX.

6

1st Floor Ste 1508

Space Available	3,080 SF
Rental Rate	\$24.00 /SF/YR
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Office Size	450 SF
Space Type	New
Space Use	Flex
Lease Term	3 - 15 Years

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7

1st Floor Ste 1509

Space Available	2,060 SF
Rental Rate	\$24.00 /SF/YR
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Office Size	450 SF
Space Type	New
Space Use	Flex
Lease Term	3 - 15 Years

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8

1st Floor Ste 1510

Space Available	2,060 SF
Rental Rate	\$24.00 /SF/YR
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Office Size	450 SF
Space Type	New
Space Use	Flex
Lease Term	3 - 15 Years

Flex space details• Office Build-Out: Each unit includes 460 SF of pre-built office space. • Loading Access: Equipped with a 14x14 grade-level door for efficient loading and unloading. • Energy Efficiency: Features a high-efficiency 14 SEER HVAC system for optimal temperature control. • Office Aesthetics: 9' ceiling height throughout the office space and tile flooring in wet areas. Financial and maintenance aspects • Property Tax: 2.07. • POA Fee: Estimated at \$1.34/SF/year, covering maintenance and insurance for common areas and structural elements (including roof, foundation, and exterior walls). • Utilities: City Water and Sewer are provided by Fort Bend MUD 37. MUDs typically provide essential services like potable water, sanitary sewer, and storm sewer service, and can levy taxes to fund operations and debt service. Fort Bend County MUD 37 operates in accordance with the Texas Water Code and is subject to the Texas Commission on Environmental Quality. Ideal uses This flex space is well-suited for a variety of businesses, including: • Small Businesses • Dance Studios • Showrooms • Construction Warehouses • Sign Companies This KMK Development offers a unique blend of location, flexibility, and modern amenities, creating an attractive proposition for businesses looking to establish or expand their operations in Katy, TX.

9

1st Floor Ste 1511

Space Available	2,060 SF
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Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Office Size	450 SF
Space Type	New
Space Use	Flex
Lease Term	3 - 15 Years

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10

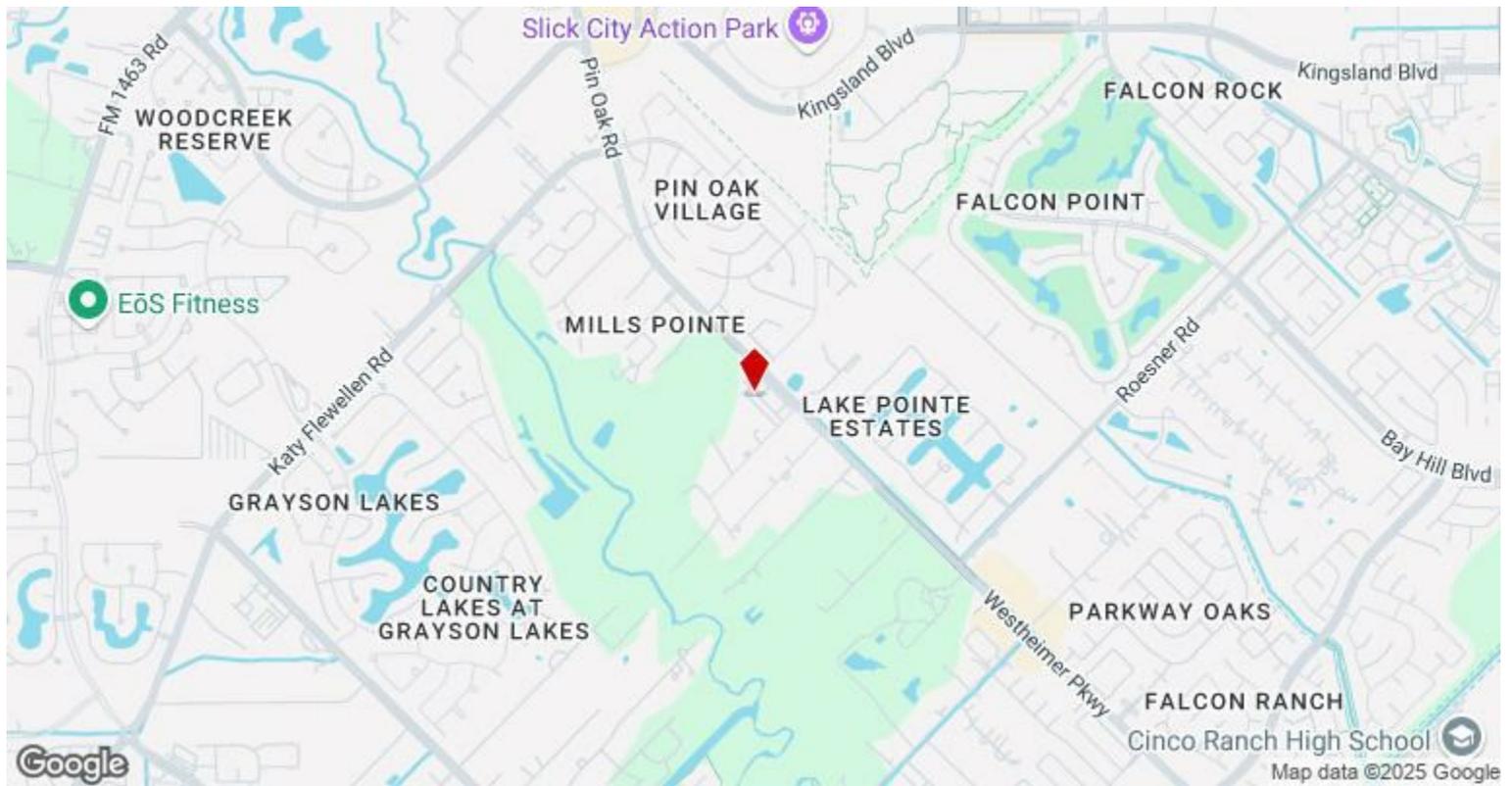
1st Floor Ste 1512

Space Available	2,060 SF
Rental Rate	\$24.00 /SF/YR
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Office Size	450 SF
Space Type	New
Space Use	Flex
Lease Term	3 - 15 Years

Flex space details• Office Build-Out: Each unit includes 460 SF of pre-built office space. • Loading Access: Equipped with a 14x14 grade-level door for efficient loading and unloading. • Energy Efficiency: Features a high-efficiency 14 SEER HVAC system for optimal temperature control. • Office Aesthetics: 9' ceiling height throughout the office space and tile flooring in wet areas. Financial and maintenance aspects • Property Tax: 2.07. • POA Fee: Estimated at \$1.34/SF/year, covering maintenance and insurance for common areas and structural elements (including roof, foundation, and exterior walls). • Utilities: City Water and Sewer are provided by Fort Bend MUD 37. MUDs typically provide essential services like potable water, sanitary sewer, and storm sewer service, and can levy taxes to fund operations and debt service. Fort Bend County MUD 37 operates in accordance with the Texas Water Code and is subject to the Texas Commission on Environmental Quality. Ideal uses This flex space is well-suited for a variety of businesses, including: • Small Businesses • Dance Studios • Showrooms • Construction Warehouses • Sign Companies This KMK Development offers a unique blend of location, flexibility, and modern amenities, creating an attractive proposition for businesses looking to establish or expand their operations in Katy, TX.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
JNS Engineering, LLC	-	
Veritas Montessori Academy	-	



26717 Westheimer Pky, Katy, TX 77494

This new KMK Development warehouse community in Cinco Ranch, Katy, TX, offers a compelling opportunity for businesses seeking flexible, modern industrial space in a thriving location.

Here's a breakdown of the key features:

Location

- Heart of Cinco Ranch: Situated in a desirable and growing master-planned community.
- Excellent Accessibility: Located near the intersection of I-10 and Pin Oak Road, only 0.9 miles from I-10.
- Major Thoroughfare Frontage: The development fronts Westheimer Parkway, a key artery in Cinco Ranch.
- Proximity to Amenities: Close to La Centerra at Cinco Ranch, offering shopping, dining, and entertainment options.
- Strategic Positioning: KMK Development Services notes the location is near I-10 and Cinco Ranch, providing easy access to Houston's major business hubs.

Development highlights

- Brand-New Construction: A newly developed warehouse community currently under construction.
- Expansive Development: Comprises 10.4 acres with 20 individual warehouse spaces.
- Flexible Sizing: Units start at 2,040 SF (including 460 SF of office build-out) and can be combined to create larger spaces up to 25,000 SF.
- Mixed-Use Environment: The warehouses are accompanied by 56 leased and owned office condominiums, fostering a dynamic business environment.
- Office Condominiums: KMK Development Services notes that these custom business condominiums place your company at the center of Katy's bustling commercial district, minutes away from Katy Mills Mall and upscale neighborhoods.

Property Photos

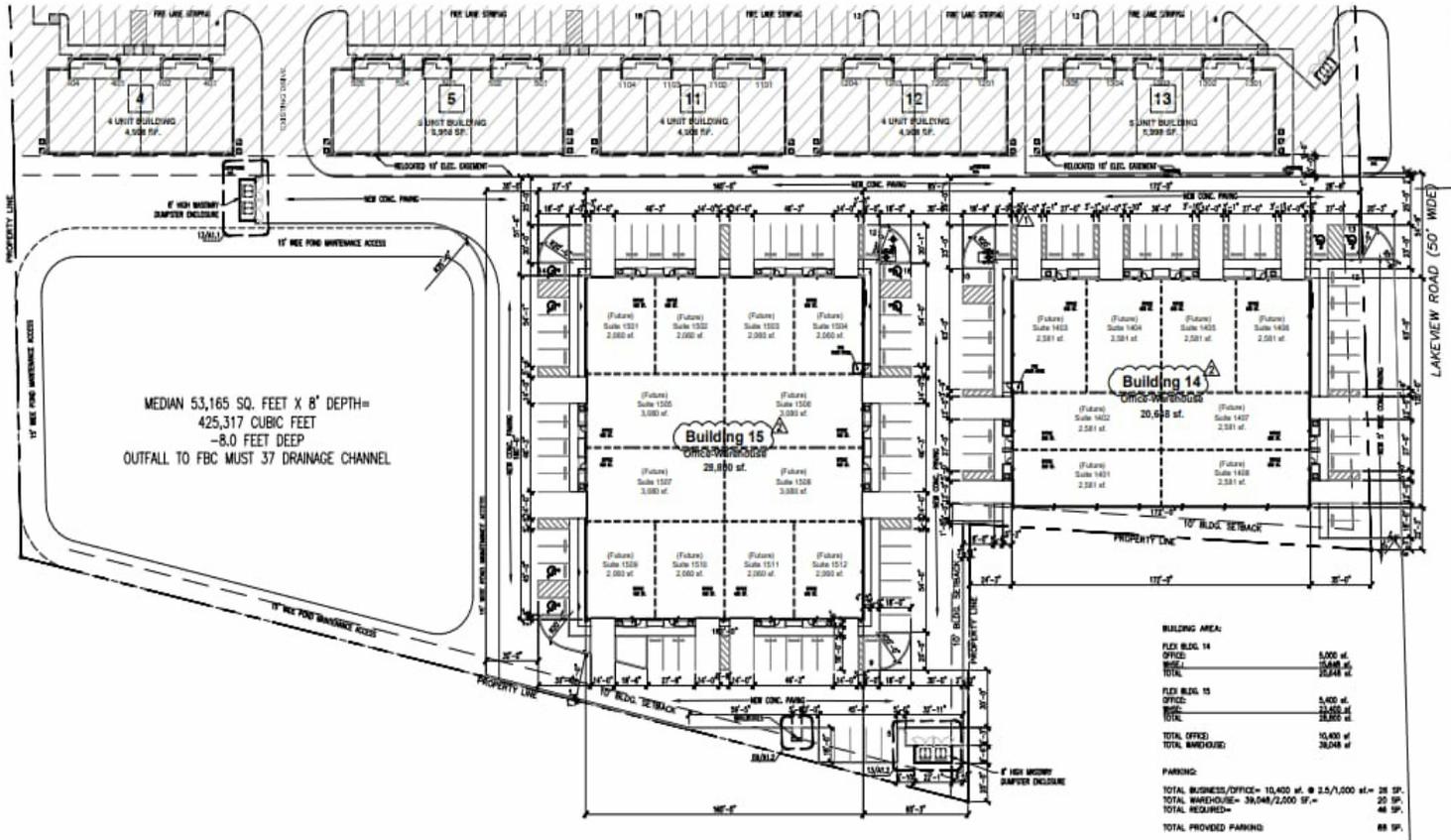


Building Photo



Building Photo

Property Photos



KMK DEVELOPMENT
SERVICES, LLC

FLEX WAREHOUSE

