

Medical Office | For Lease

CBRE

Katy MOB II

707 S Fry Rd, Katy, TX 77450

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From 1,300 - 6,945 SF Available



Building owned and managed by
HEALTHCARE REALTY

Property Highlights

- + 72,107 square foot, four-story medical office building
- + Covered all-weather patient drop-off area at building entry
- + Air conditioned crosswalk to Methodist Hospital and to Katy MOB I
- + Year Built: 2005
- + Monument signage is available
- + Free parking:
Ratio of 4.0/1,000 SF
- + Specialties: OB/GYN, Pediatrics, Oral Surgeon, Primary Care, Internal Medicine - Nephrology, Rheumatology, General Dentistry, Orthopedics

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

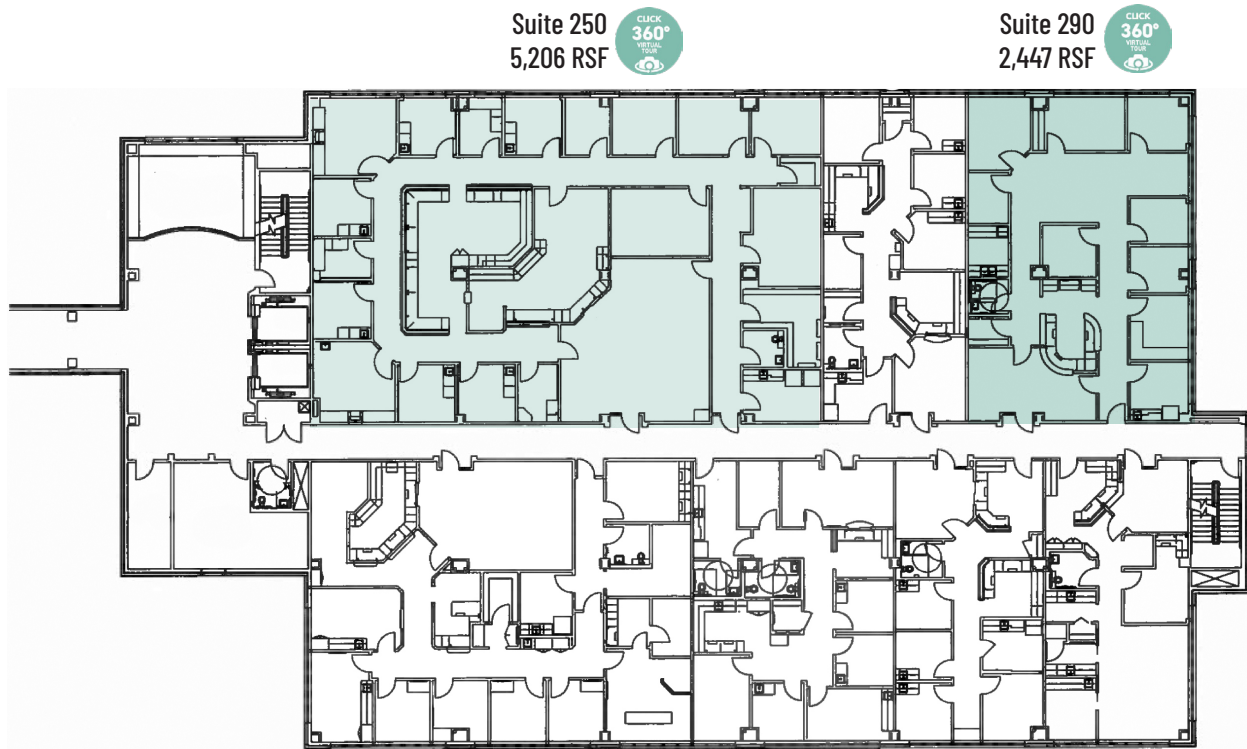


Availability

SUITE 250	5,206 RSF	SUITE 385	2,173 RSF
SUITE 290	2,447 RSF	SUITE 394	1,657 RSF
SUITE 360	1,877 RSF	SUITE 395	1,951 RSF
SUITE 365	1,432 RSF	SUITE 465	1,488 RSF
SUITE 375	1,389 RSF	SUITE 485 SPEC	1,356 RSF
SUITE 380	2,528 RSF	*Suite 360/380/394 - Contiguous for up to 6,062 RSF	

*Suite 365/375/385/395 - Contiguous for up to 6,945 RSF

2nd Floor Availabilities



Suite 250
5,206 RSF

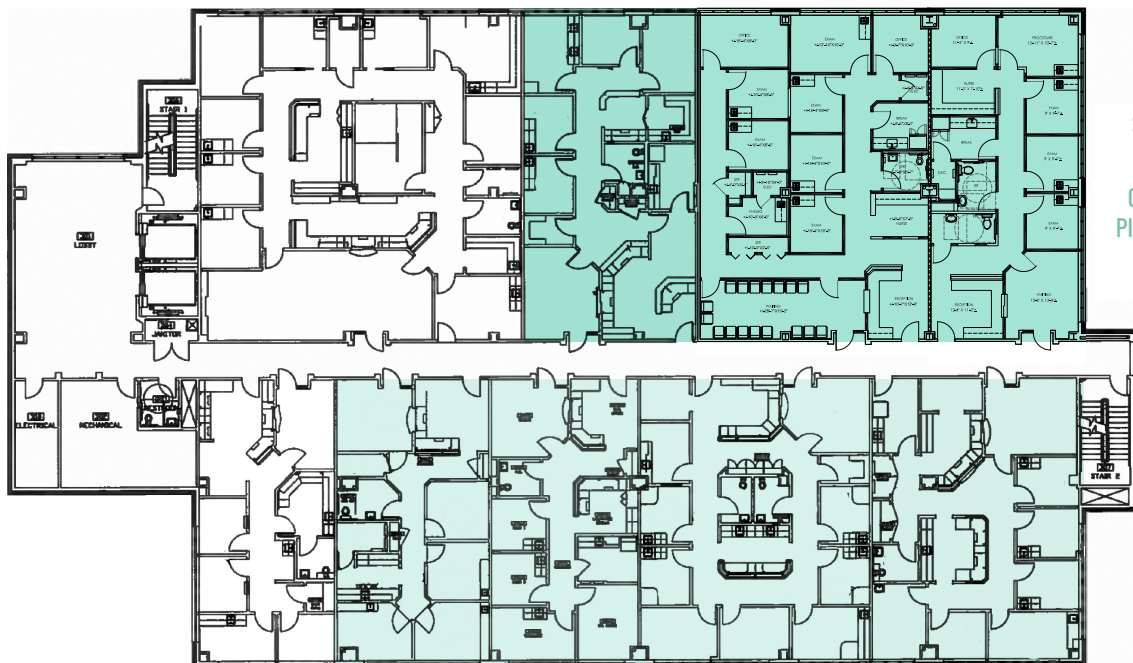


Suite 290
2,447 RSF



3rd Floor Availabilities - 14,298 RSF

*Suite 360/380/394 -
Contiguous for up to 6,062 RSF



Suite 360
1,877 RSF



Suite 380
2,528 RSF

Conceptual
Plan Available

Suite 394
1,657 RSF
Conceptual
Plan Available

*Suite 365/375/385/395 -
Contiguous for up to 6,945 RSF

Suite 365
1,432 RSF



Suite 375
1,389 RSF



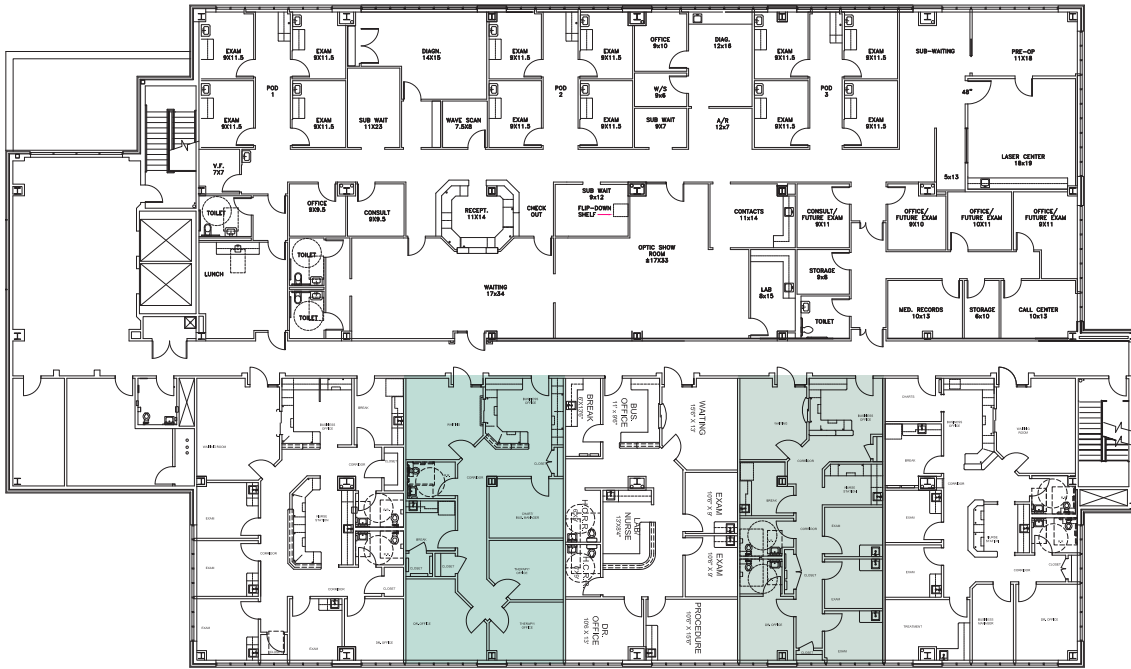
Suite 385
2,173 RSF



Suite 395
1,951 RSF



4th Floor Availabilities



[CLICK 360° VIRTUAL TOUR](#)
Suite 465
1,488 RSF

[CLICK 360° VIRTUAL TOUR](#)
Suite 485
1,356 RSF (SPEC)

KATY MOB II

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For Lease



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HEALTHCARE REALTY

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