



Kingsland Medical Office Plaza

20911 Kingsland Blvd, Katy, TX 77450

Contact LARA

(83

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Kingsland Medical Office Plaza

\$24.00 /SF/YR

- Multi-Purpose Office Building
- 12 rooms, 4 rooms larger than 10 x 15 and 2 rooms smaller than 12 x 9
- 1 full private office and Lobby offers 10-15 seats with office / check-in transaction counter at front
- 3 private restroom downstairs and 2 upstairs. Break room and conference room..
- Storage closet available
- Upstairs provides large bullpen 12 x 40, with restroom, large conference room, and with breakroom and 2nd bathroom
- 16 Free Surface Spaces with 3.64/1,000 Parking Ratio, as well as common parking
- ...

- Ample 12 parking spaces in front
- Easy access to Katy Freeway
- Offices face busy Kingsland Boulevard
- Katy VA Outpatient Clinic is next door
- Great proximity to I-10
- Signage available for tenant

Contact LARA
369 (832) laralifehealth

Rental Rate: \$24.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 4,000 SF

Year Built: 2005

Walk Score ®: 68 (Somewhat Walkable)

Transit Score ®: 26 (Some Transit)

Rental Rate Mo: \$2.00 /SF/MO

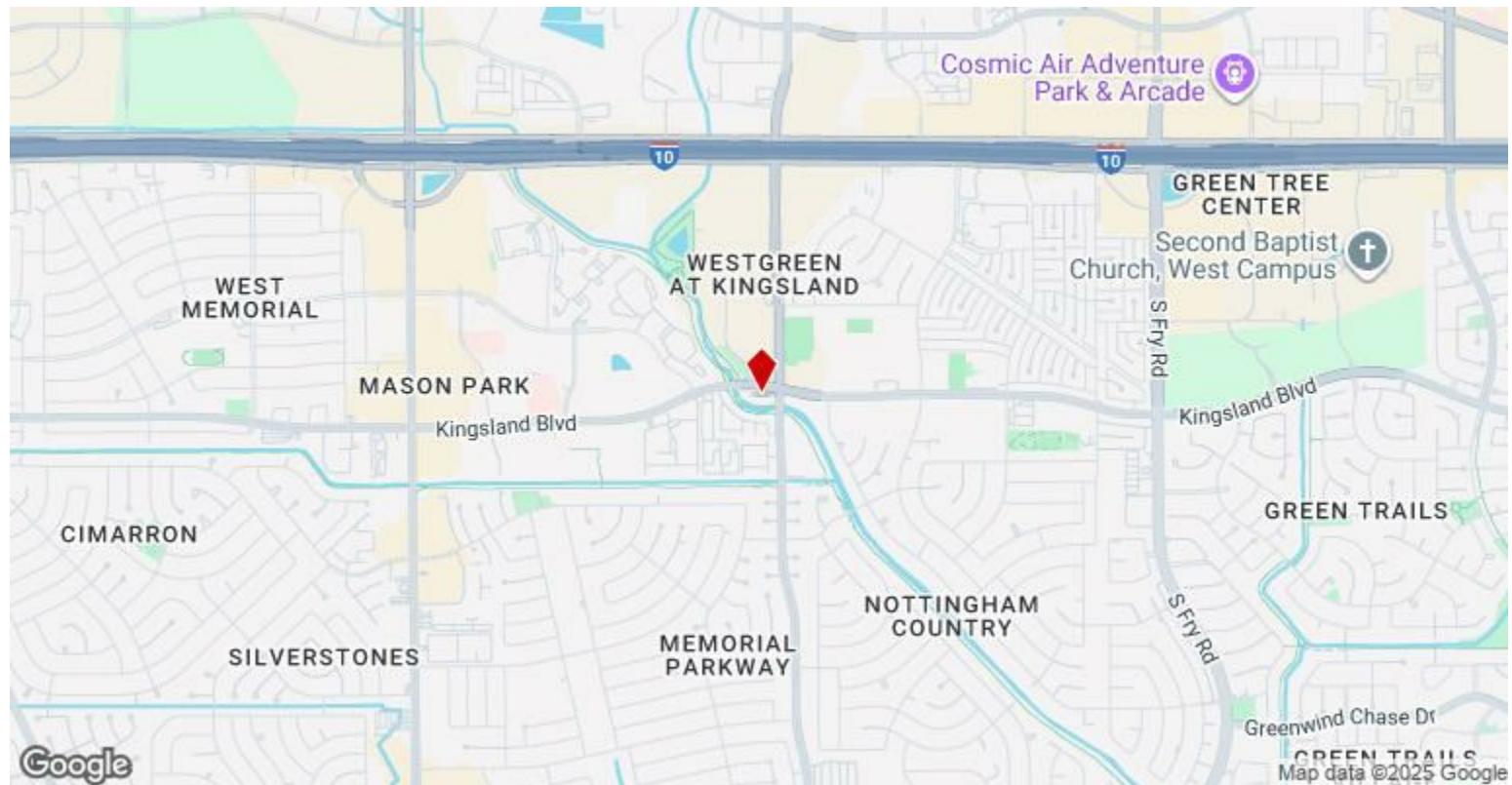


1st Floor Ste 100/300

1

Space Available	4,000 SF
Rental Rate	\$24.00 /SF/YR
Contiguous Area	4,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 - 10 Years

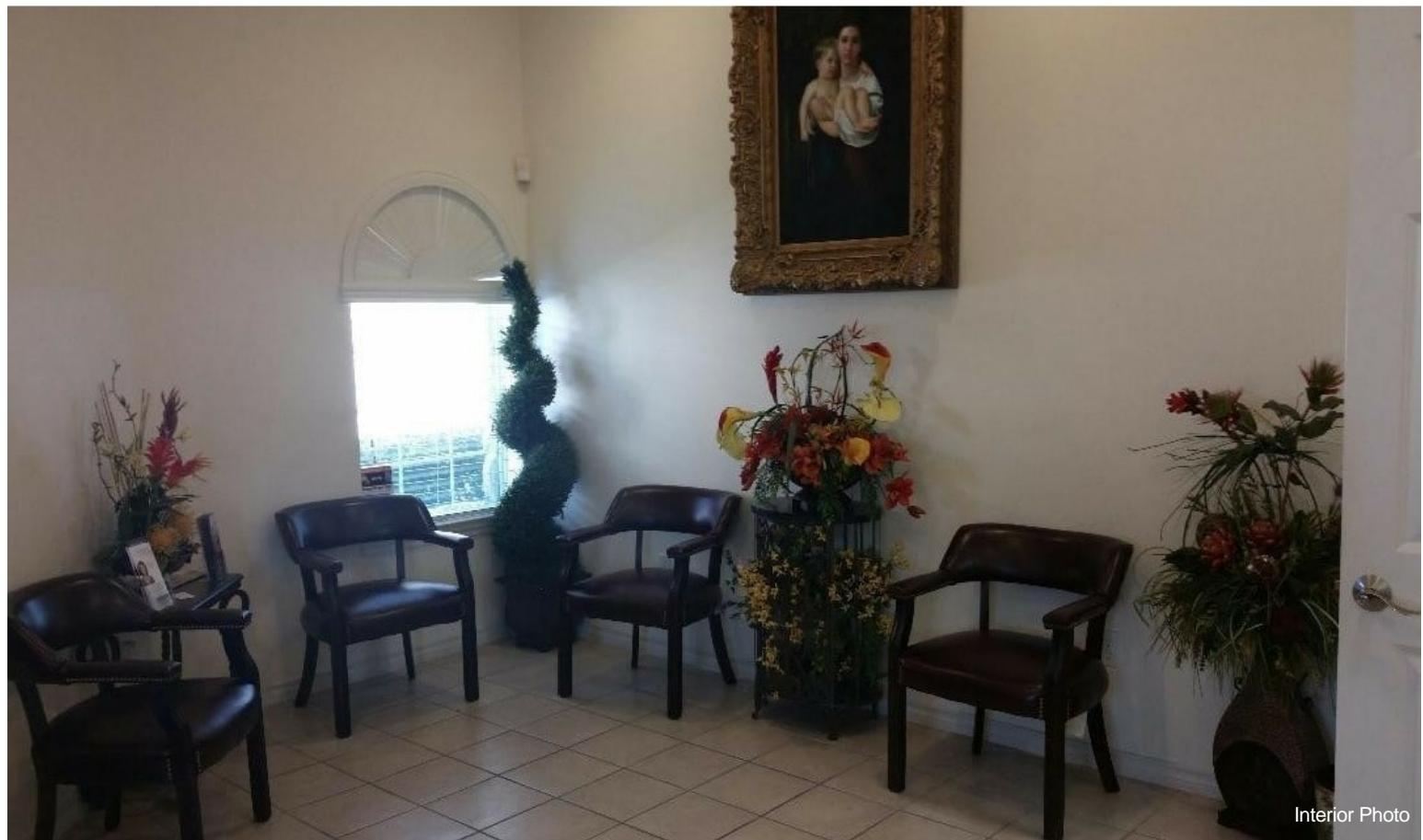
Contact Lara for more information (832) 441-6369. Approximately ~4,000 square feet available for lease. Two electrical services available per each side of the building. Building can be divided into 2 equal mirror images, although the right side has one extra room. Separate electric and gas meters are available with separate entrances. There is also a provision to walk from one unit to the other. Ideal for counselling centers, behavioral therapy clinics, any kind of professional office, or doctors office, urgent care or dentist office. (Measurements of Square Footage is an Estimate)



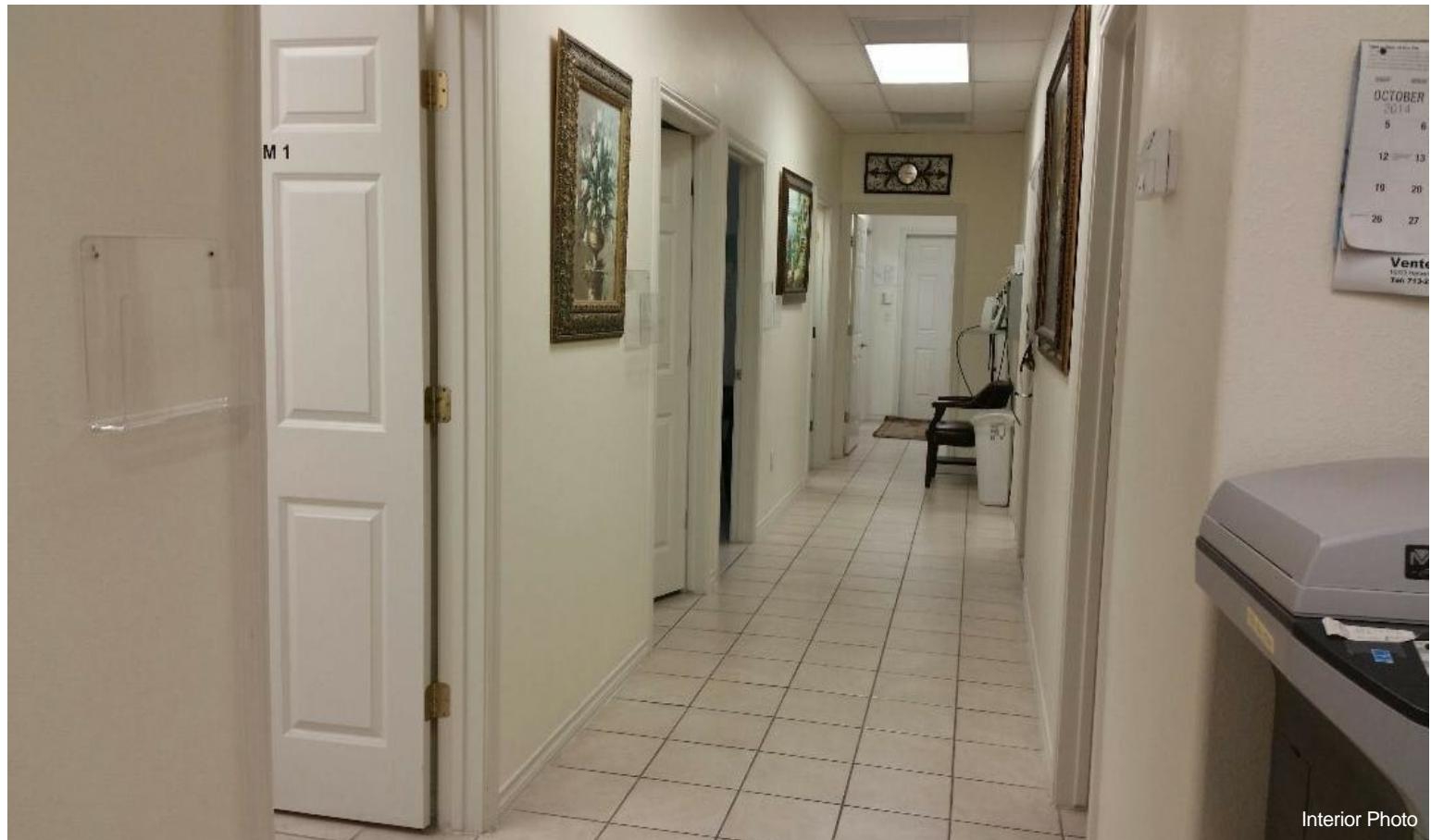
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- 16 Free Surface Spaces with 3.64/1,000 Parking Ratio, as well as common parking
- OSHA and ADA compliant
- No association fees for property
- Space capable of being split into 2 different spaces, each of 2,000 square feet, with separate electric gas meters and separate entrances
- Tenant-Specific Storefronts Great Exposure on Kingsland Blvd.
- One mile from S. Fry Rd., south of Westgate Marketplace and approximately 2 minutes from I-10
- Next door to Katy VA Outpatient Clinic, opposite to Manor Building
- Close Proximity to Houston Methodist Continuing Care Hospital and James E. Taylor High School
- Easy Access to Katy Freeway

Property Photos

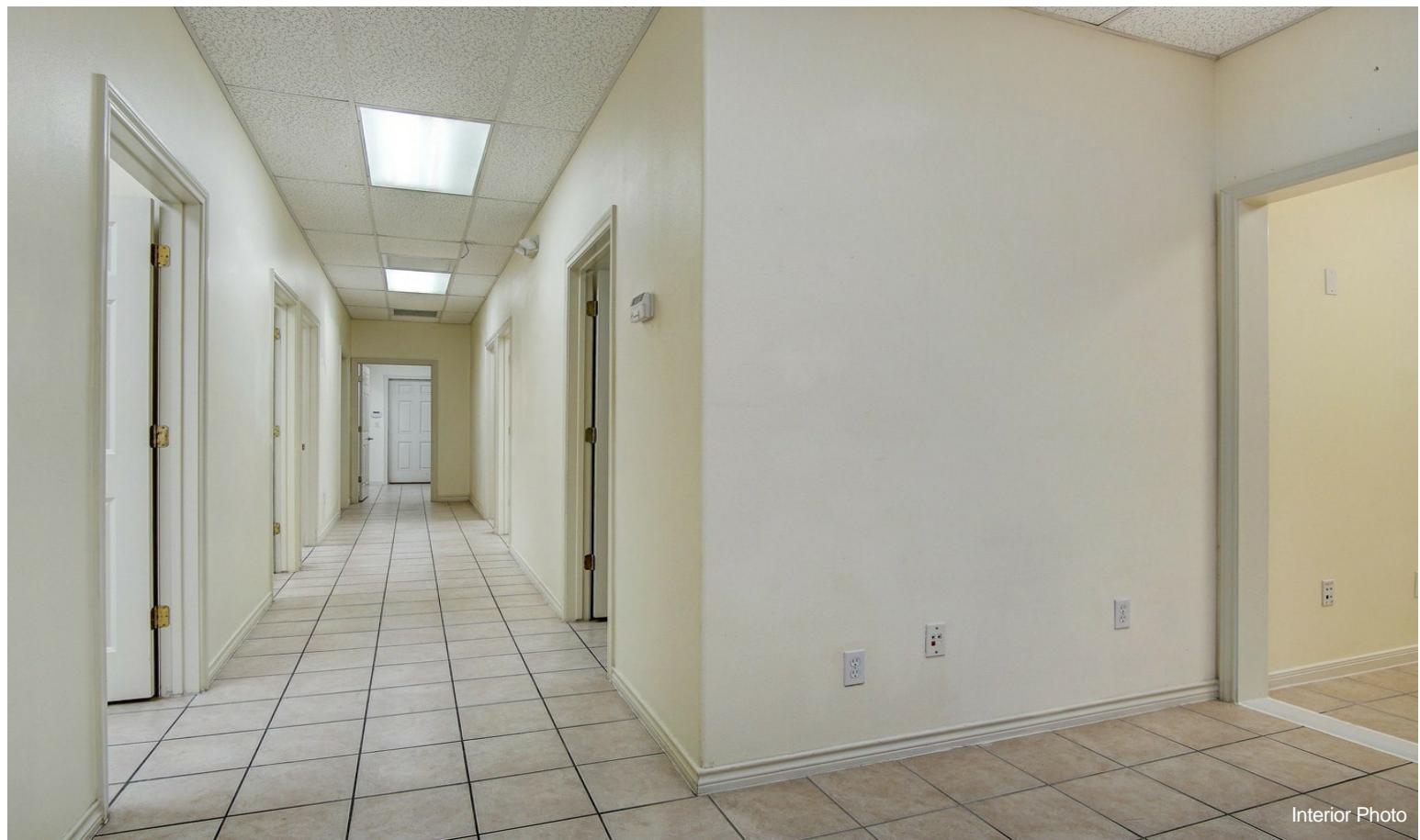


Interior Photo



Interior Photo

Property Photos



Interior Photo



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Interior Photo



Property Photos

BUILDING ADDRESS:

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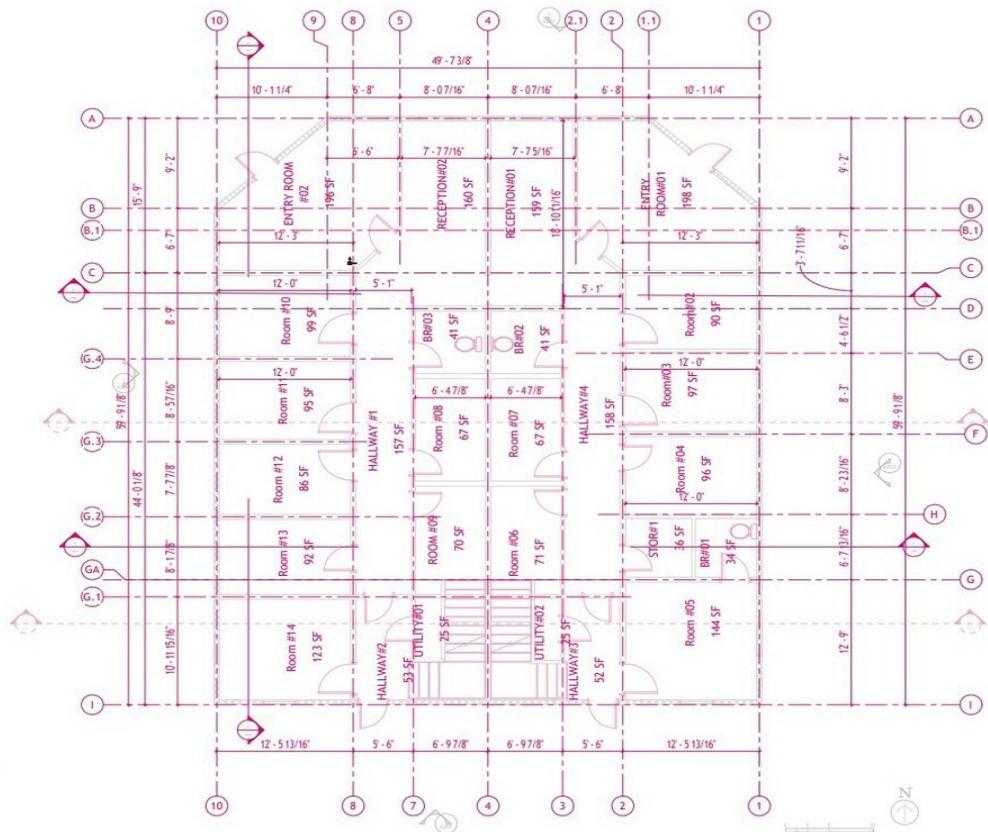
LOT COVERAGE

LOT SIZE AREA : 9,485 Sq.ft
TOTAL BUILT-UP AREA: 4,390 Sq.ft
PARKING AREA: 12 SPACES

HABITABLE AREA

1ST FLOOR: 2,276 Sq.ft
 2ND FLOOR: 1,110 Sq.ft
 1ST FLOOR STORAGE: 089 Sq.ft
 2ND FLOOR STORAGE: 130 Sq.ft

 TOTAL AREA: 4,092 Sq.ft



The logo for Vista Consulting Engineers, LLC, features a stylized, three-dimensional 'V' shape composed of three nested, yellowish-orange triangles pointing downwards. To the left of the logo, the company name is printed in a bold, black, sans-serif font, with 'VISTA' on the first line and 'CONSULTING ENGINEERS, LLC' on the second line. Below the company name is the address '24044 Cinco Village Center Blvd.,' followed by 'Ste 100, Katy, TX 77494' on the line below.

Ste. 100, Katy, TX 77494
Office: 832.490.0982
www.vistaces.com

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