



Bldg. 15 Unit 1501

440 Cobia Dr, Katy, TX 77494

Om Realty Group

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Sameera Syed

Om Realty Group

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(281) 777-7471



Bldg. 15 Unit 1501

\$20.00 /SF/Yr

Located in the heart of Professional, Medical and Industrial opportunities in the West Houston area. Very near to Houston Energy corridor and I-99 and I-10 intersection. This beautiful corner unit features neutral colors, wood floors throughout the hallways, reception areas, and granite countertops in the kitchen. It also includes a water dispenser and refrigerator. Fully furnished with office furniture, Kitchenette and printer room area with 3 office and 1 conference room and reception area. This Unit is equipped with High-speed, fiber optic, WiFi internet access Security: 24/7 monitoring, card access, motion sensors, indoor/outdoor cameras with Furniture. Call Sameera at 1-281-777-7471 to schedule an appointment or for more information....

- Lots of Natural light
- Corner office
- Ample parking space in corner



Rental Rate:	\$20.00 /SF/Yr
Property Type:	Office
Property Subtype:	Office Live/Work Unit
Building Class:	A
Rentable Building Area:	1,225 SF
Year Built:	2015
Walk Score ®:	43 (Car-Dependent)
Rental Rate Mo:	\$1.67 USD/SF/Mo

1st Floor Ste 1501

Space Available	1,225 SF
Rental Rate	\$20.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Texans IT Services INC	945	
U S Chiropractic	1,225	March 2021



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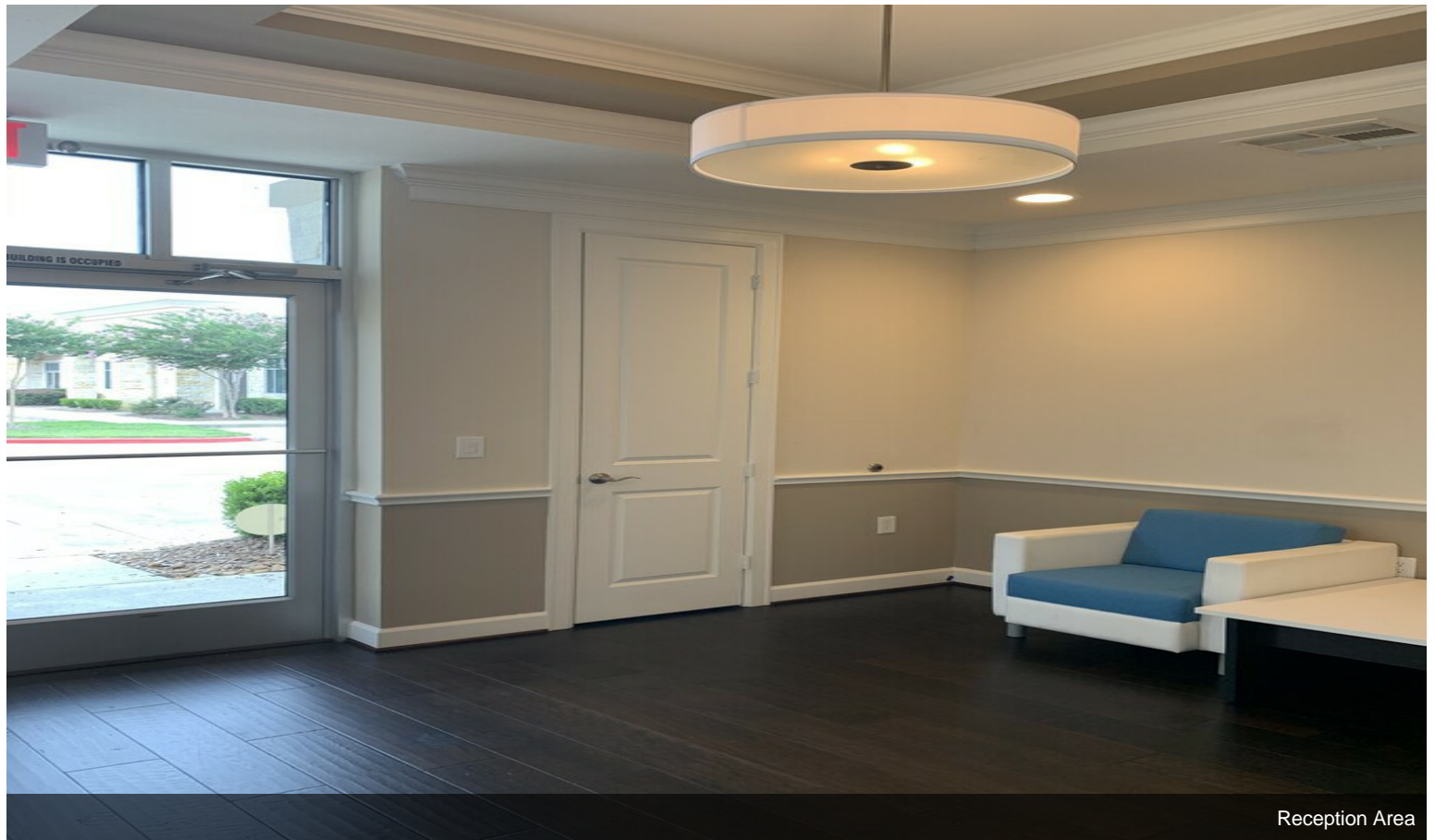
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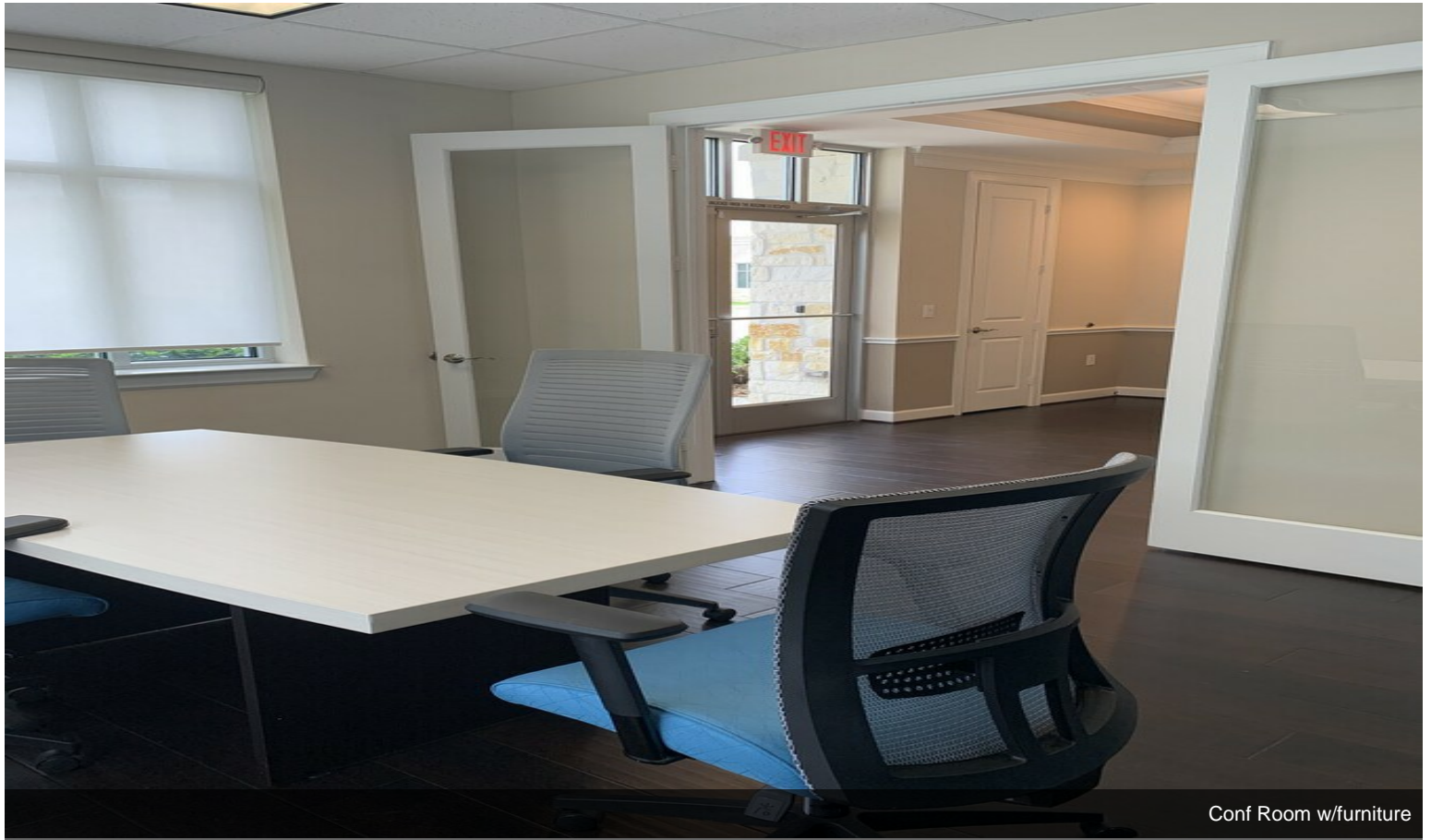
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Property Photos



Property Photos



Conf Room w/furniture



Conf Room w/furniture

Property Photos



Hallway



Kitchenette w/appliances

Property Photos



Property Photos



Property Photos

