



Bldg. 15 Unit 1501

440 Cobia Dr, Katy, TX 77494

Om Realty Group
Buy, Sell, Lease, Manage. - Flat Rate Realty Services
Assist, Advice, Achieve Together Smartly.



Sameera Syed
Om Realty Group
6140 Highway 6, Suite 157, Missouri City, TX 77459
sameeratexasrealtor@gmail.com
(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

1

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

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 refrigerator. 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. If needed furniture can be removed by owner. Call Sameera at 1-281-777-7471 to schedule an appointment or for more information.

Major Tenant Information

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



440 Cobia Dr, Katy, TX 77494

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.

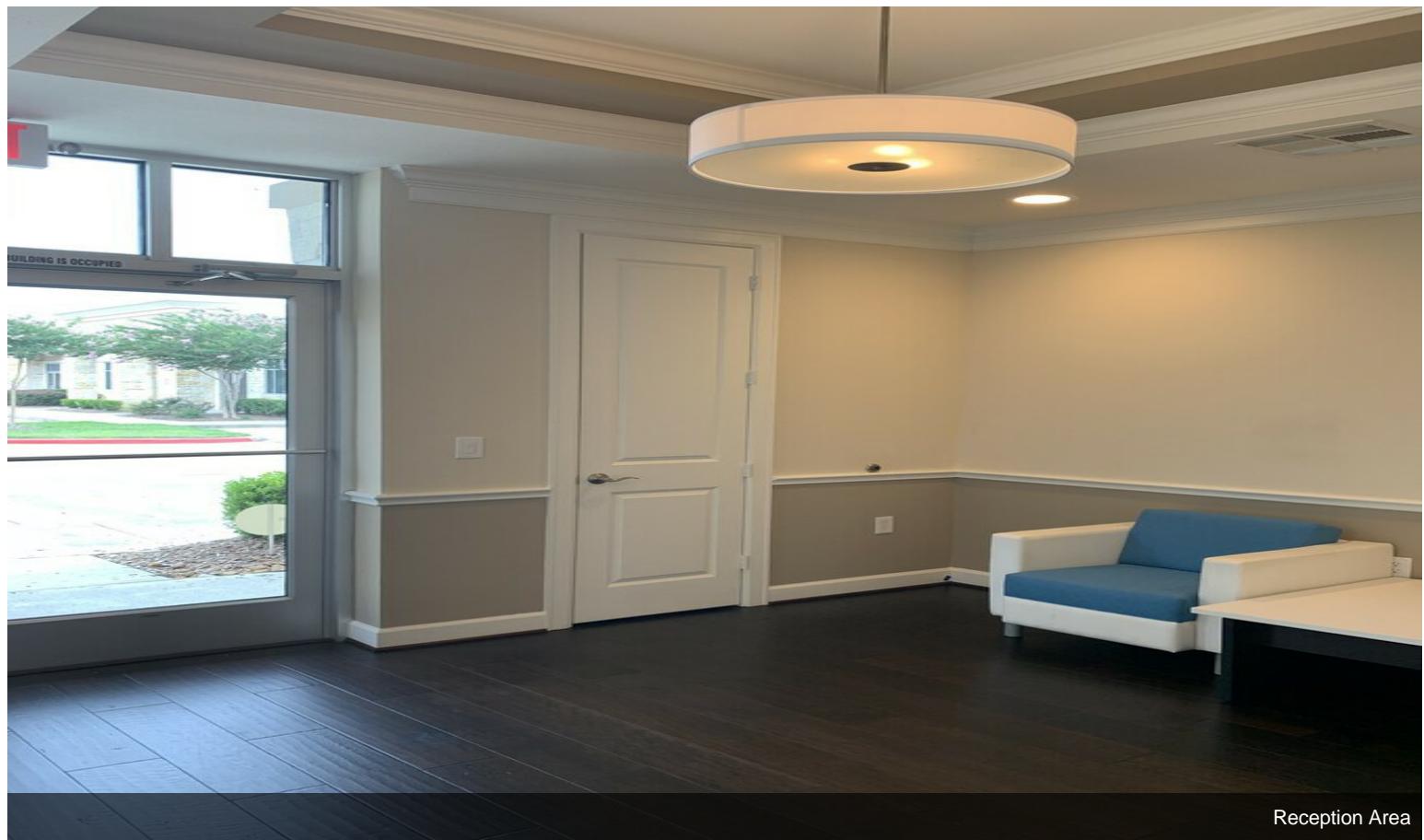
This Unit is equipped with High-speed, fiber optic, WiFi internet access Security: 24/7 monitoring, card access, motion sensors, indoor/outdoor cameras with Furniture.

Call Sameera at 1-281-777-7471 to schedule an appointment or for more information.

Property Photos

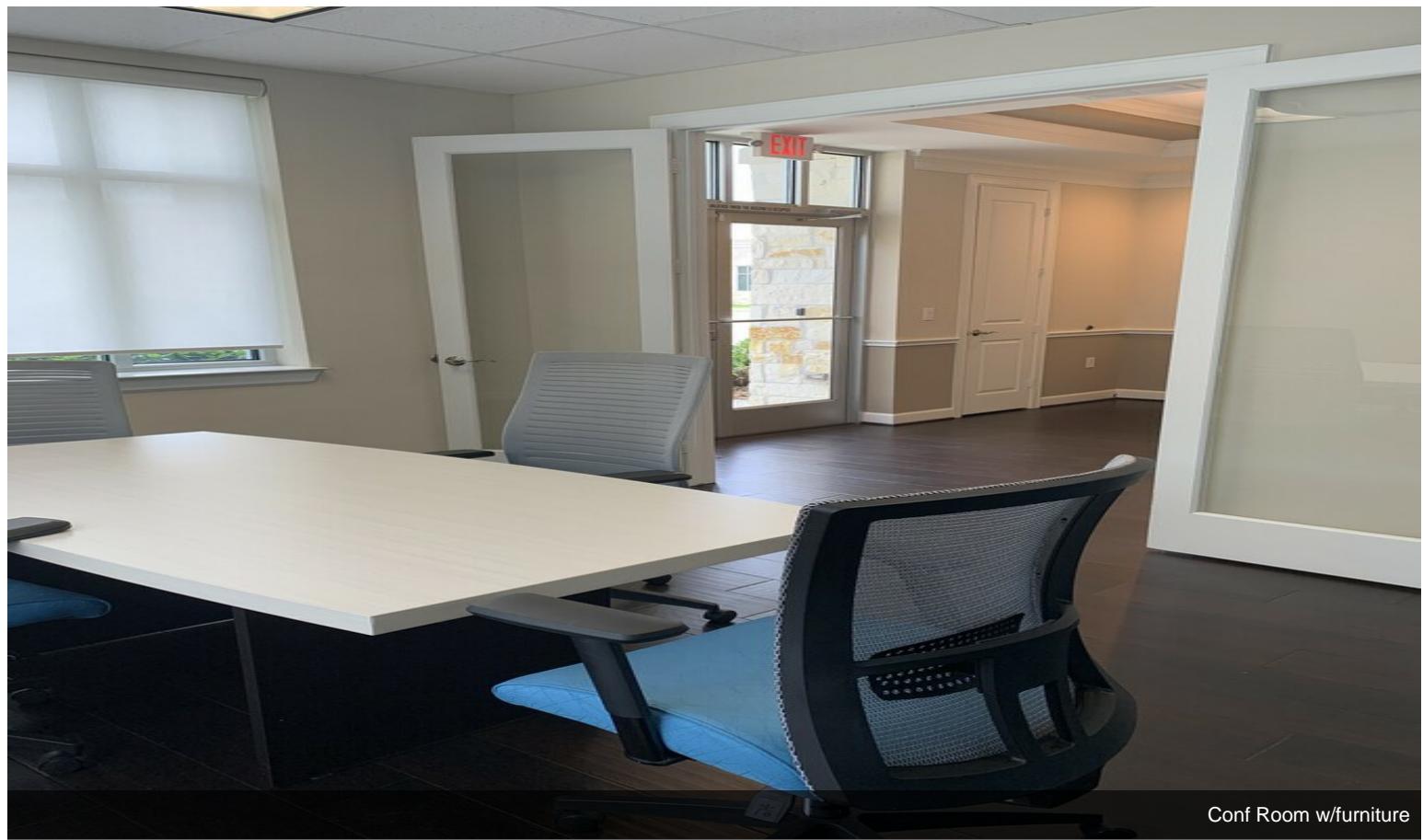


Conference Room View

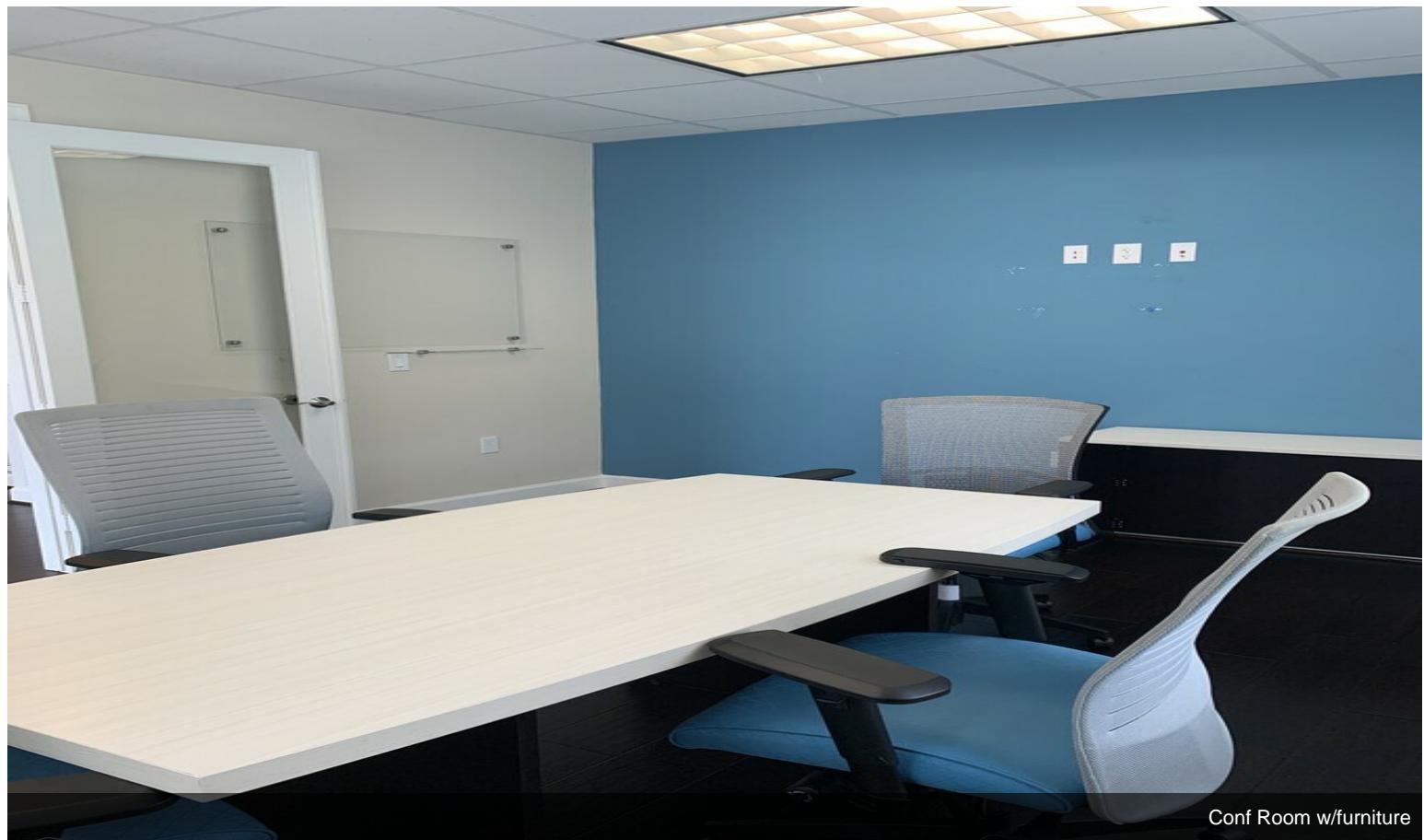


Reception Area

Property Photos

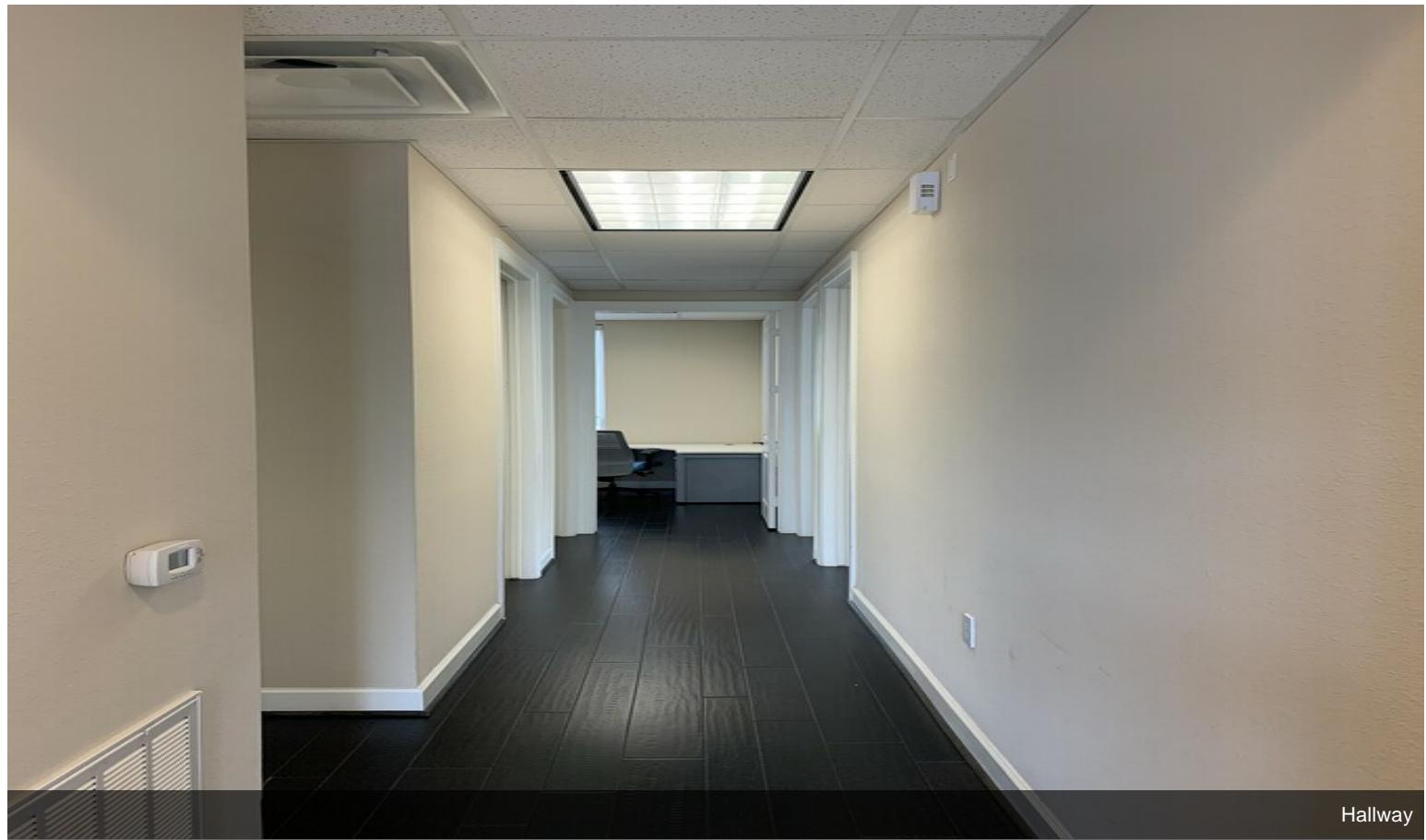


Conf Room w/furniture



Conf Room w/furniture

Property Photos



Hallway

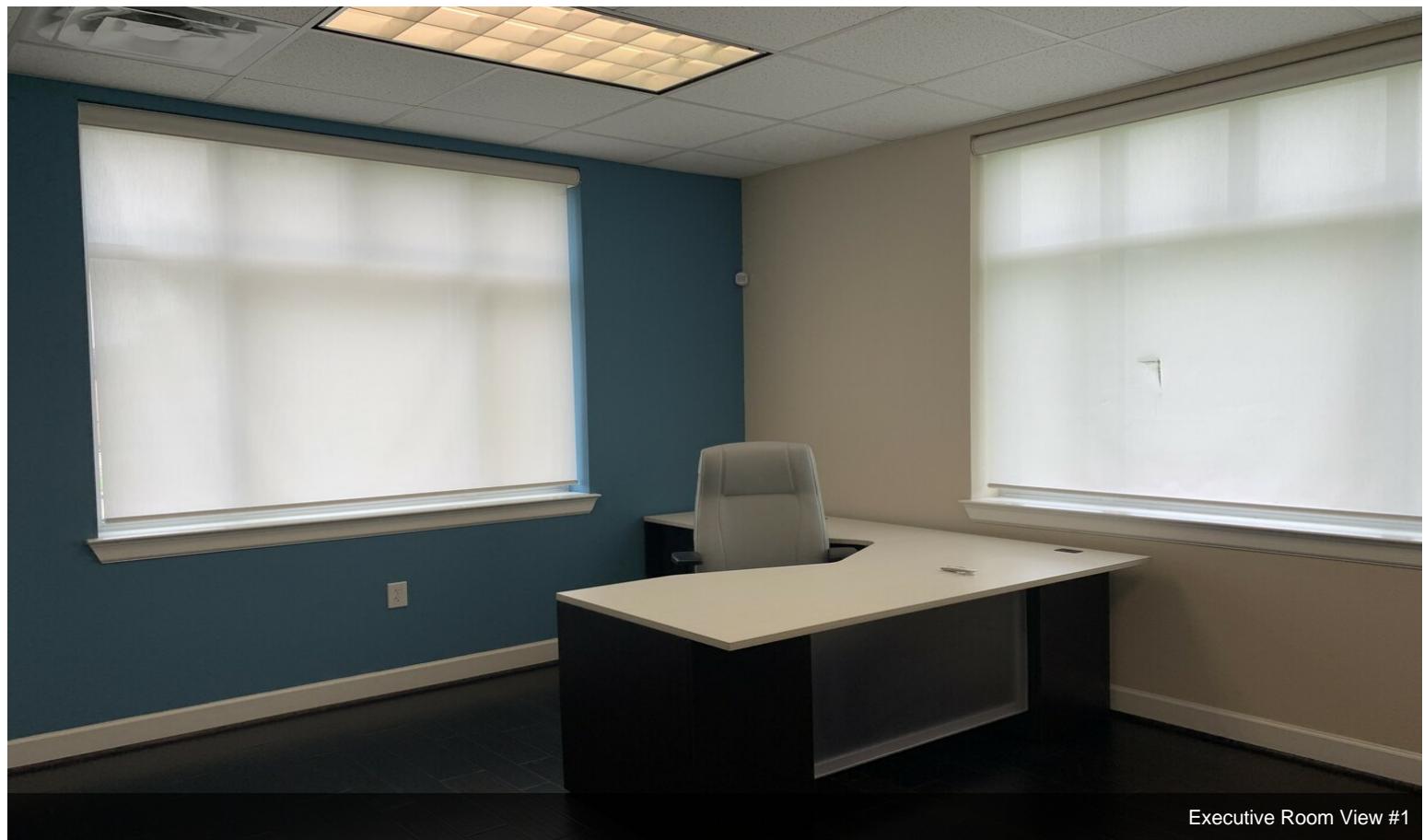


Kitchenette w/appliances

Property Photos

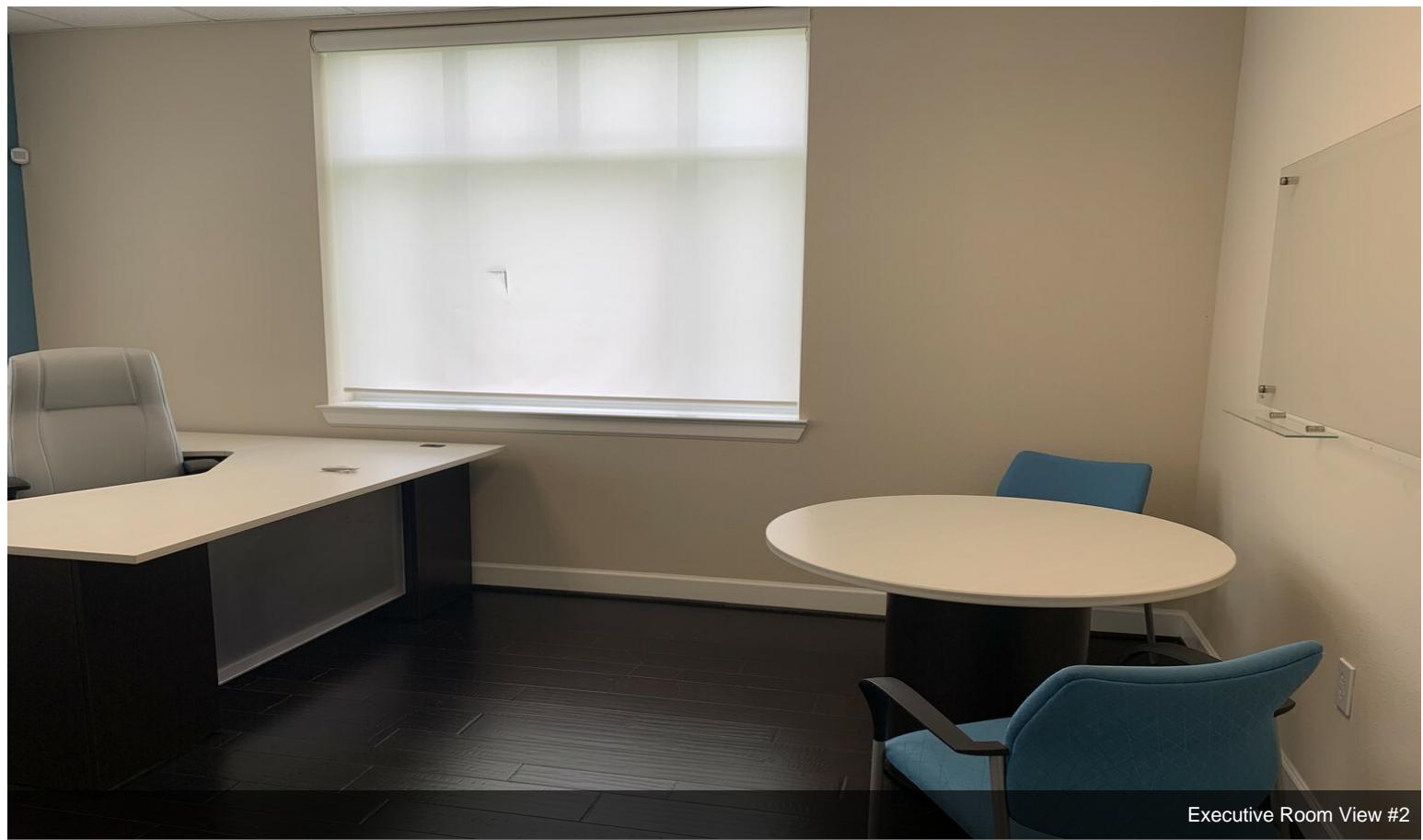


Kitchenette w/appliances

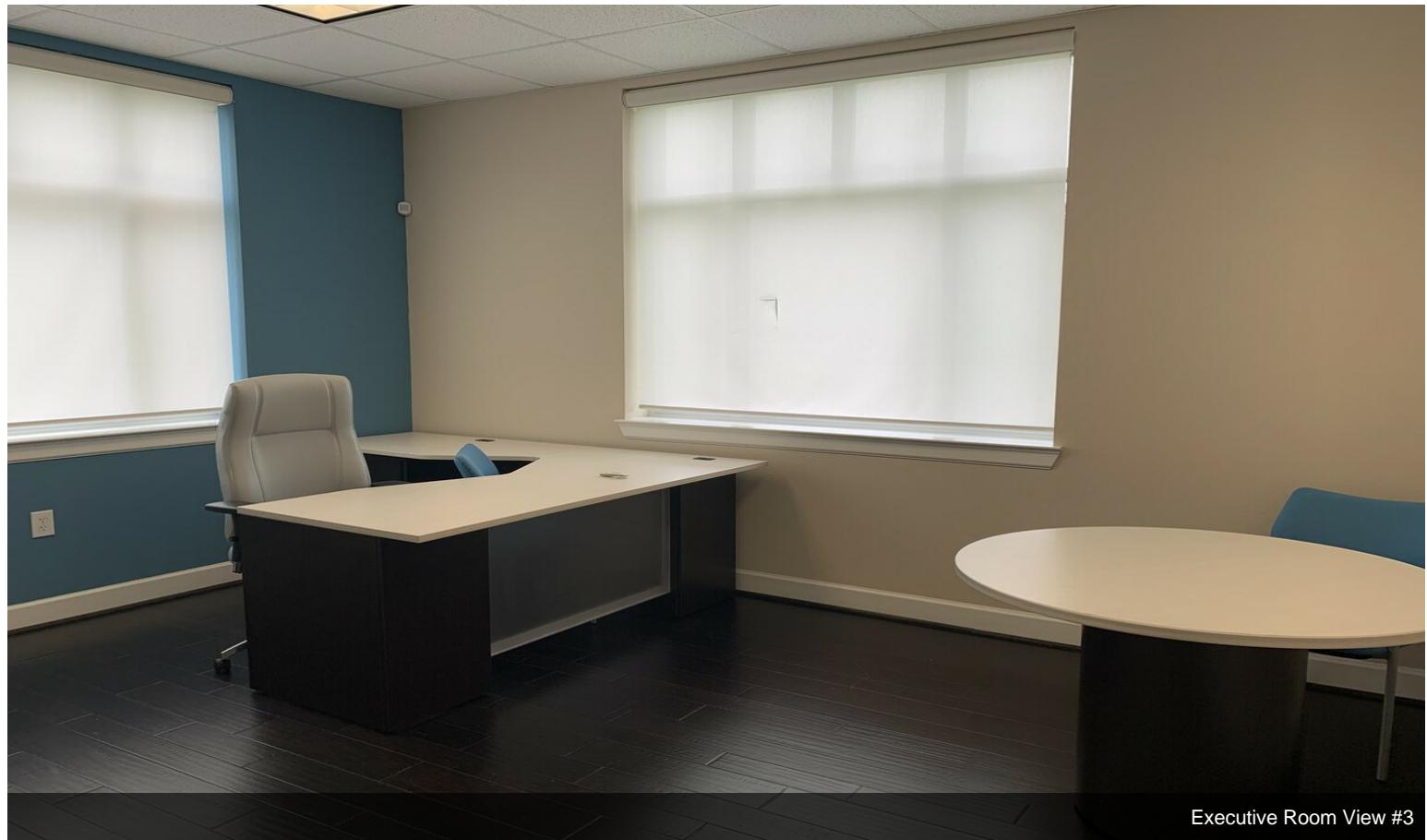


Executive Room View #1

Property Photos



Executive Room View #2

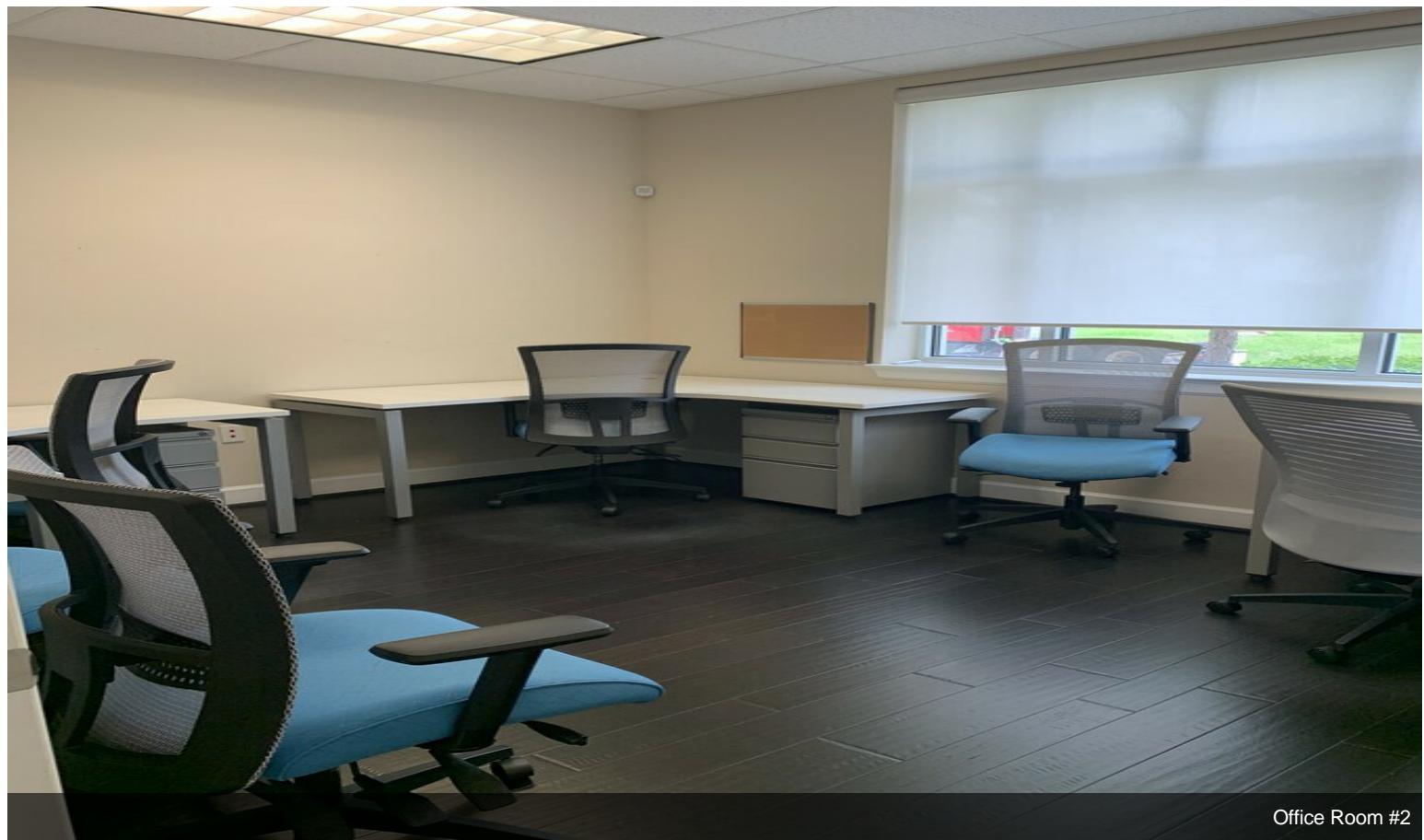


Executive Room View #3

Property Photos



Office Room #1



Office Room #2