



GerID Medical Village

20811 Westheimer Pkwy, Katy, TX 77450

Sebastian Andrade

Gerid Medical Consultants

20811 Westheimer Pkwy, Suite A, Katy, TX 77450

sebastian@geridmedical.com

(713) 263-4291



GerID Medical Village

\$26.00 /SF/Yr

Newly constructed elegant medical village on Westheimer Pkwy. With lots of vehicular traffic, schools, homes, and other businesses, this location is prime to set up your medical practice. Lenient and flexible contract. The building is designed to have 4 tenants: GerID Clinic in Suite A, in service with a Family Care Physician and an Infectious Disease physician; Suite C has a pharmacy in construction. Suite B will have additional medical services, including medical billing office. SUITE D (2030 sqft) is ready to be leased!

The owners are WILLING TO CONTRIBUTE CONSTRUCTION COSTS. Feel free to contact us for more information....

- Heavy vehicle traffic. High elevation. Newly constructed



GerID Medical Building
2017 - 2018 - 2019 - 2020
Katy, Texas

Rental Rate: \$26.00 /SF/Yr

Property Type: Office

Property Subtype: Medical

Building Class: B

Total space available: 2,030 SF

Year Built: 2020

Walk Score ®: 56 (Somewhat Walkable)

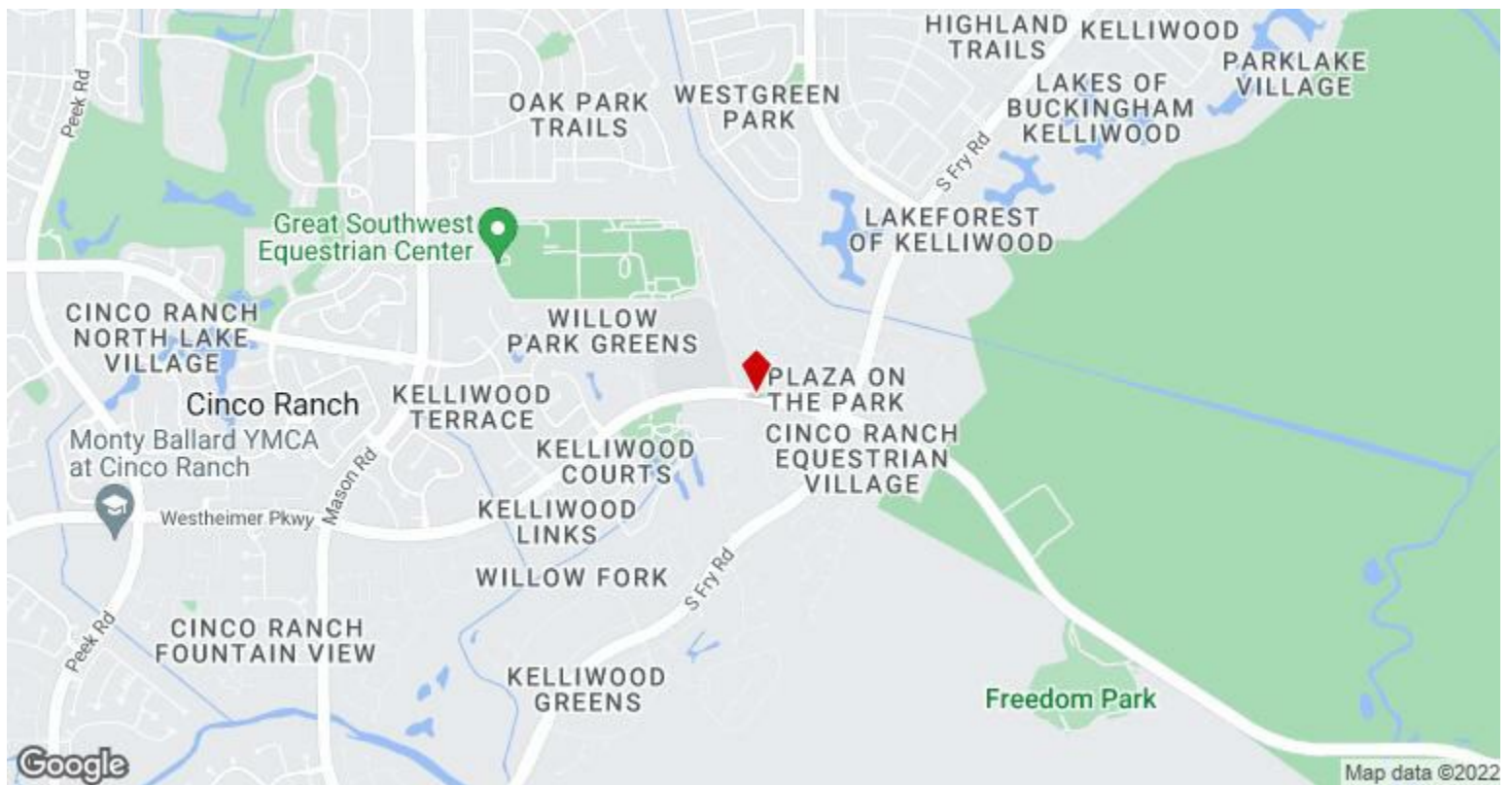
Rental Rate Mo: \$2.17 USD/SF/Mo

1st Floor Ste D

Space Available	2,030 SF
Rental Rate	\$26.00 /SF/Yr
Date Available	Now
Service Type	Plus Electric + CAM
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

Major Tenant Information

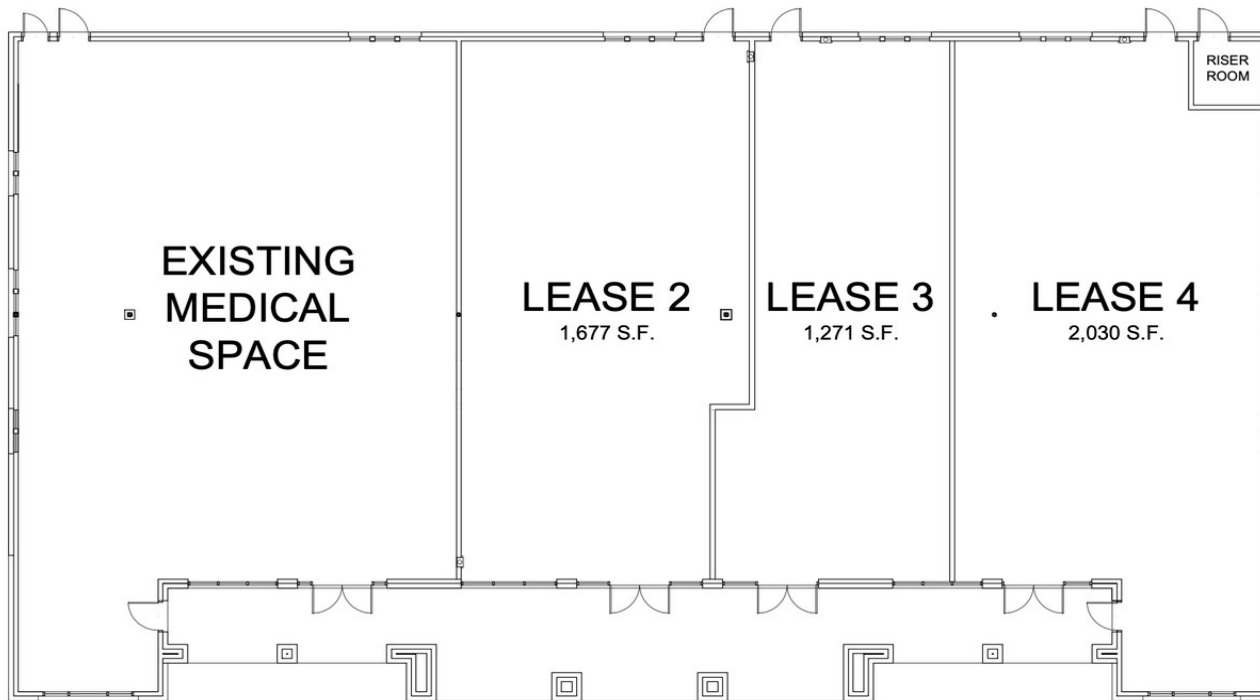
Tenant	SF Occupied	Lease Expired
CareMB Medical Billing	1677	
Cinco Ranch Community Pharmacy	1271	
GerID Medical Clinic	3023	



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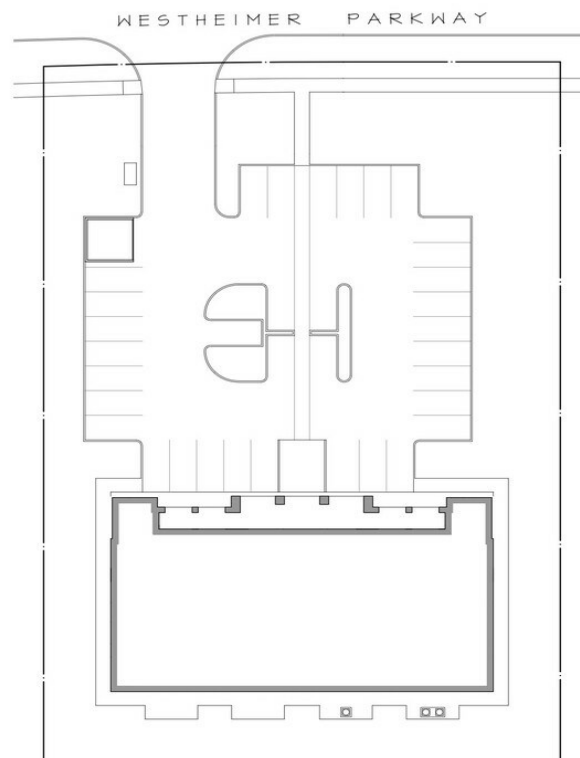
Property Photos



Floor Plan
Scale 0 8 FEET



GerID Medical Building
20811 Westheimer Parkway
Katy, Texas Floor Plan



Site Plan
Scale 0 30 FEET



GerID Medical Building
20811 Westheimer Parkway
Katy, Texas Site Plan

Property Photos



GerID Medical Building
20811 Westheimer Parkway
Katy, Texas

Leasing

