

Medical Office | For Lease

CBRE

Katy MOB I

705 S Fry Rd, Katy, TX 77450

www.cbre.com/properties

Up to 3,633 SF Available



Building owned and managed by
HEALTHCARE REALTY



Property Highlights

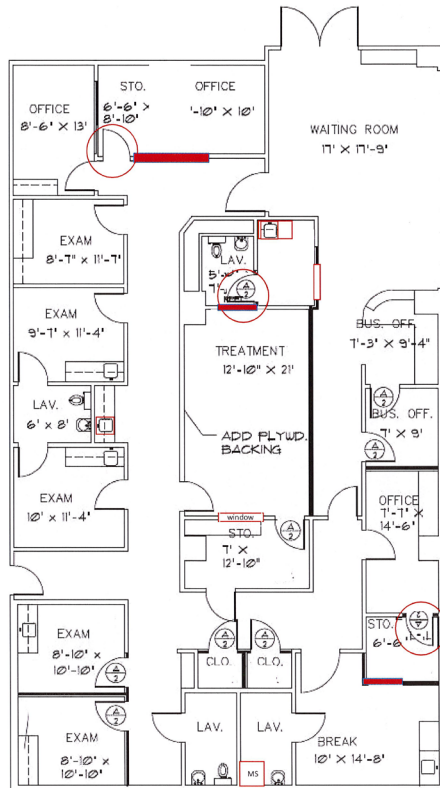
- + 48,542 SF Medical Office Building
- + Recently upgraded lobby and common area finishes
- + Move-in ready clinical space
- + 24 Hour Availability
- + Monument signage is available
- + Free surface parking with parking ratio of 4:1,000 SF
- + Dedicated covered patient drop-off
- + Located a half a mile south of Katy Fwy

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	SF AVAILABLE	
SUITE 100	3,633	VIRTUAL TOUR
SUITE 300	2,772	VIRTUAL TOUR
SUITE 315	3,144	VIRTUAL TOUR

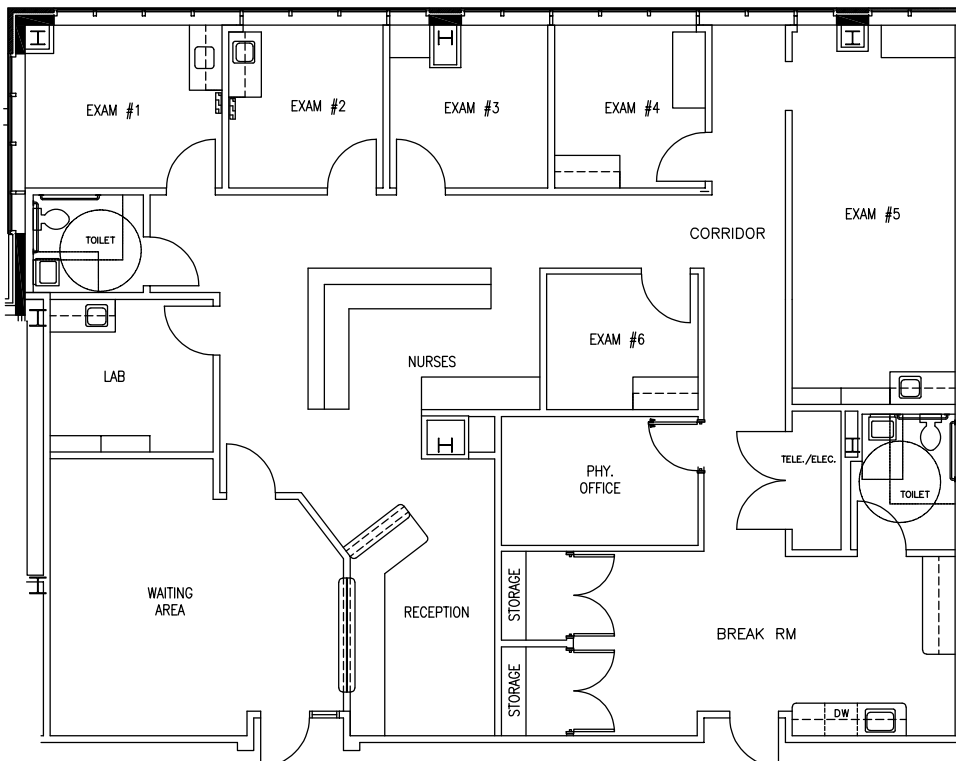
SUITE 100 - 3,633 RSF



1st Floor



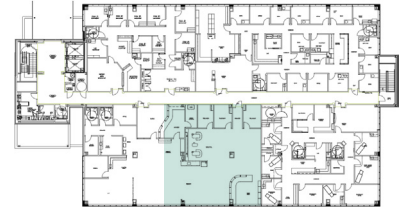
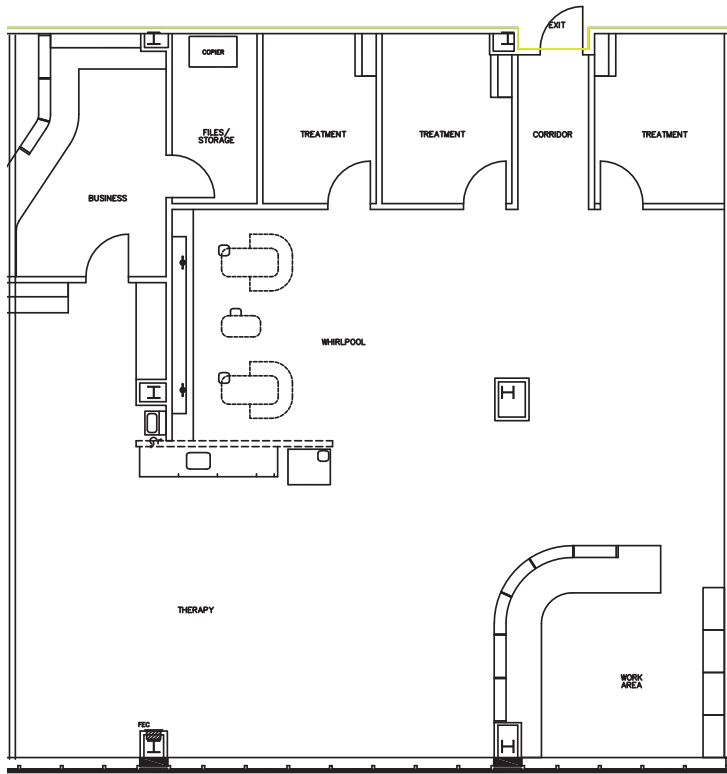
SUITE 300 - 2,772 RSF



3rd Floor



SUITE 315 - 3,144 RSF



3rd Floor





Contact Us

Angela Barber

Vice President

+1 832 455 6945

angela.barber@cbre.com

Danielle Parsons

Associate

+1 713 907 8905

danielle.parsons@cbre.com

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