

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

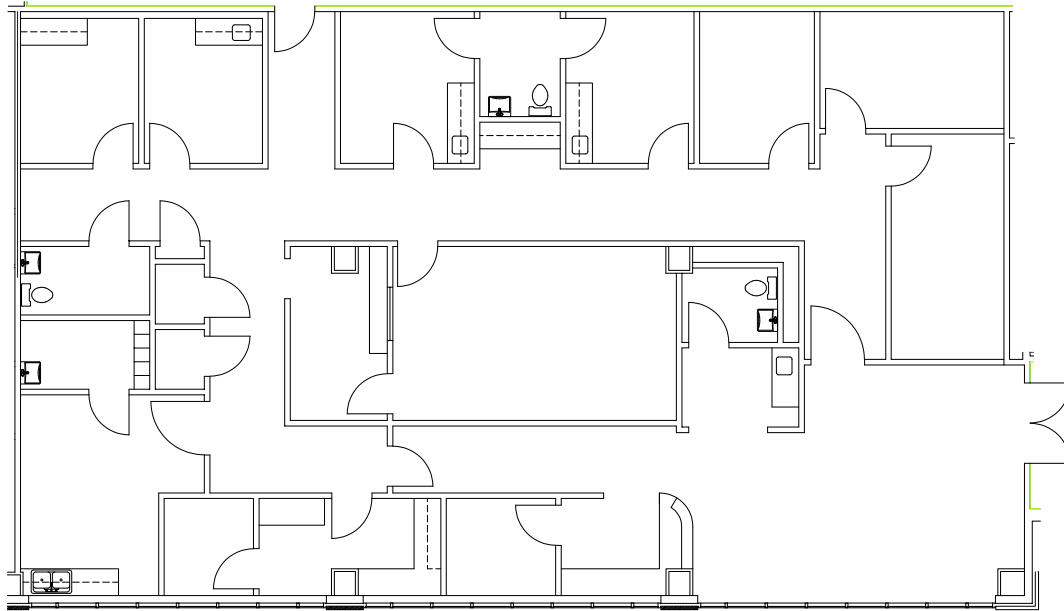
- + 48,542 SF Medical Office Building
- + Recently upgraded lobby and common area finishes
- + Move-in ready clinical space
- + 24 Hour Availability
- + Monument signage is available
- + Free surface parking with parking ratio of 4:1,000 SF
- + Dedicated covered patient drop-off
- + Located a half a 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 205	2,382	Available 10/1/2026
SUITE 315	3,144	VIRTUAL TOUR

SUITE 100 - 3,633 RSF

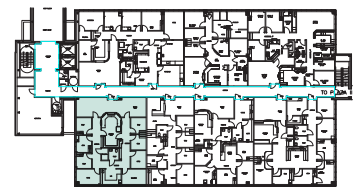
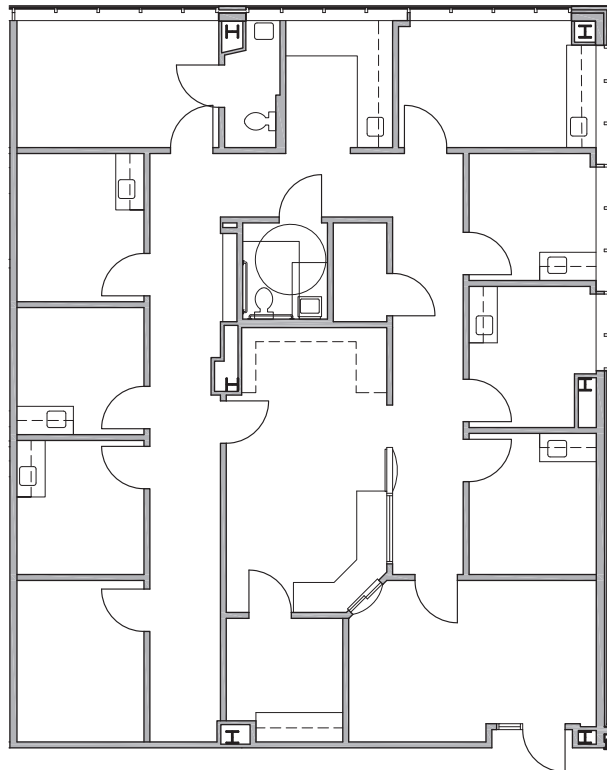


1st Floor



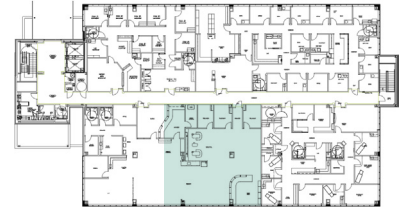
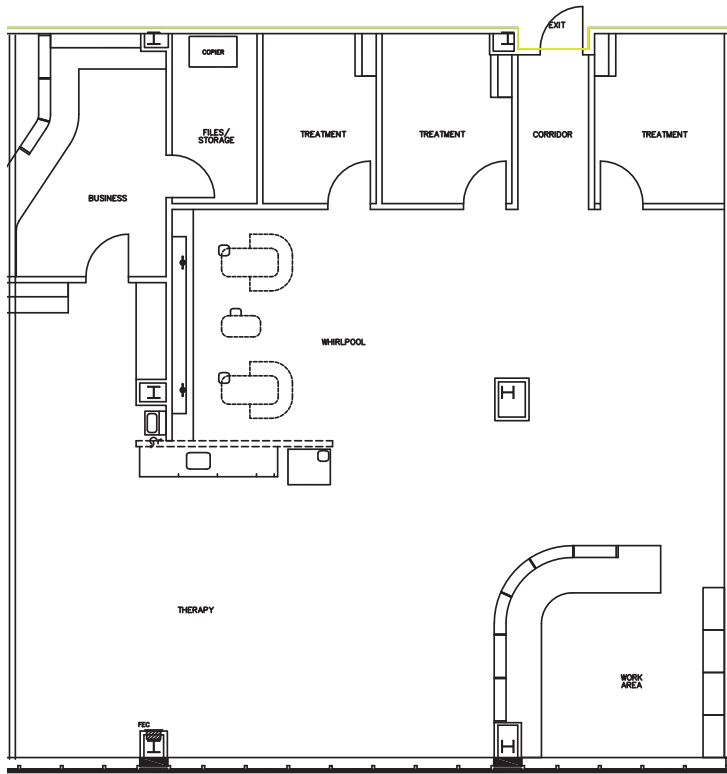
SUITE 205 - 2,382 RSF

Available 10/1/2026



2nd 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

Building owned and managed by

HEALTHCARE REALTY

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.