



MERIDIAN
INVESTMENT REALTY

FOR LEASE
OFFICE / MEDICAL · KATY, TX

Kingsland Medical Office Plaza

20911 Kingsland Blvd, Katy, TX 77450 CINCO RANCH · 2 MIN TO I-10

4,000 SF

AVAILABLE NOW

\$24.00

PER SF / YEAR

16

FREE PARKING SPACES

2005

YEAR BUILT

PROPERTY HIGHLIGHTS

Fully built out as standard medical space, in excellent condition — move-in ready. Divisible into two mirror-image 2,000 SF suites, each with its own entrance, electric and gas meter.

Lobby with check-in counter and seating for 10–15; five restrooms and two break rooms.

Upstairs bullpen (12' x 40') with dedicated conference room, break room and bath.

Tenant storefronts with strong Kingsland Blvd exposure; monument and building signage available.

Next door to the Katy VA Outpatient Clinic, minutes from Houston Methodist Continuing Care.

12 PRIVATE OFFICES **12** WORKSTATIONS **2** CONFERENCE ROOMS

LEASE TERMS

Monthly	\$8,000 / mo
Annual	\$96,000 / yr
Term	5–10 years
Divisible	2 x 2,000 SF

Rate excludes utilities, property expenses and building services. Ideal for medical, dental, urgent care, behavioral health or professional office use.



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Commercial leasing · Houston

LEASING BROKER

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