

• OFFICE / MEDICAL SPACE · KATY, TX 77450

Kingsland Medical Office Plaza

20911 Kingsland Blvd, Katy, TX 77450 4,000 SF AVAILABLE NOW	\$24.00 PER SF / YEAR	16 SURFACE PARKING SPACES	2005 YEAR BUILT
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The Opportunity

A fully built-out, move-in-ready medical/office property with genuine street presence on Kingsland Boulevard. Stone-and-stucco construction, arched storefronts, and a covered entry give the building a professional, patient-friendly first impression — and the layout is flexible enough to lease as one 4,000 SF suite or split into two mirrored 2,000 SF units, each with its own entrance, electric, and gas meter.

 12 Private Offices	 12 Workstations	 2 Conference Rooms	 5-32 People Capacity	 5-10 Year Term
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Property Highlights

- Fully built-out as standard medical space, in excellent condition
- Divisible into two 2,000 SF mirror-image suites, each with separate entrance, electric & gas meters
- Lobby with check-in / office transaction counter, seating for 10–15
- 3 restrooms downstairs, 2 upstairs, plus break room
- Upstairs bullpen (approx. 12' x 40') with its own conference room, break room and bathroom
- Central air conditioning, Wi-Fi, storage closet
- Tenant-specific storefronts with strong exposure on Kingsland Blvd
- Monument & building signage available
- 16 free surface spaces on site (3.64 / 1,000 SF ratio) plus common parking
- OSHA and ADA compliant — no association fees
- Ideal for medical, dental, urgent care, counseling / behavioral health, or professional office use
- Located in a patient-familiar medical corridor

1st Floor, Suite 100/300

4,000SF · Office/Medical · FullBuild-Out · Available Now

\$24.00

/SF/YR

\$2.00/SF/MO · \$96,000/YR · \$8,000/MO

Lease rate excludes utilities, property expenses & building services

Location

Situated in Cinco Ranch, one mile from S. Fry Rd. and roughly two minutes from I-10 / the Katy Freeway. **Next door to the Katy VA Outpatient Clinic** and across from the Manor Building, with close proximity to Houston Methodist Continuing Care Hospital and James E. Taylor High School — an established, easy-to-find address for patients and clients alike.