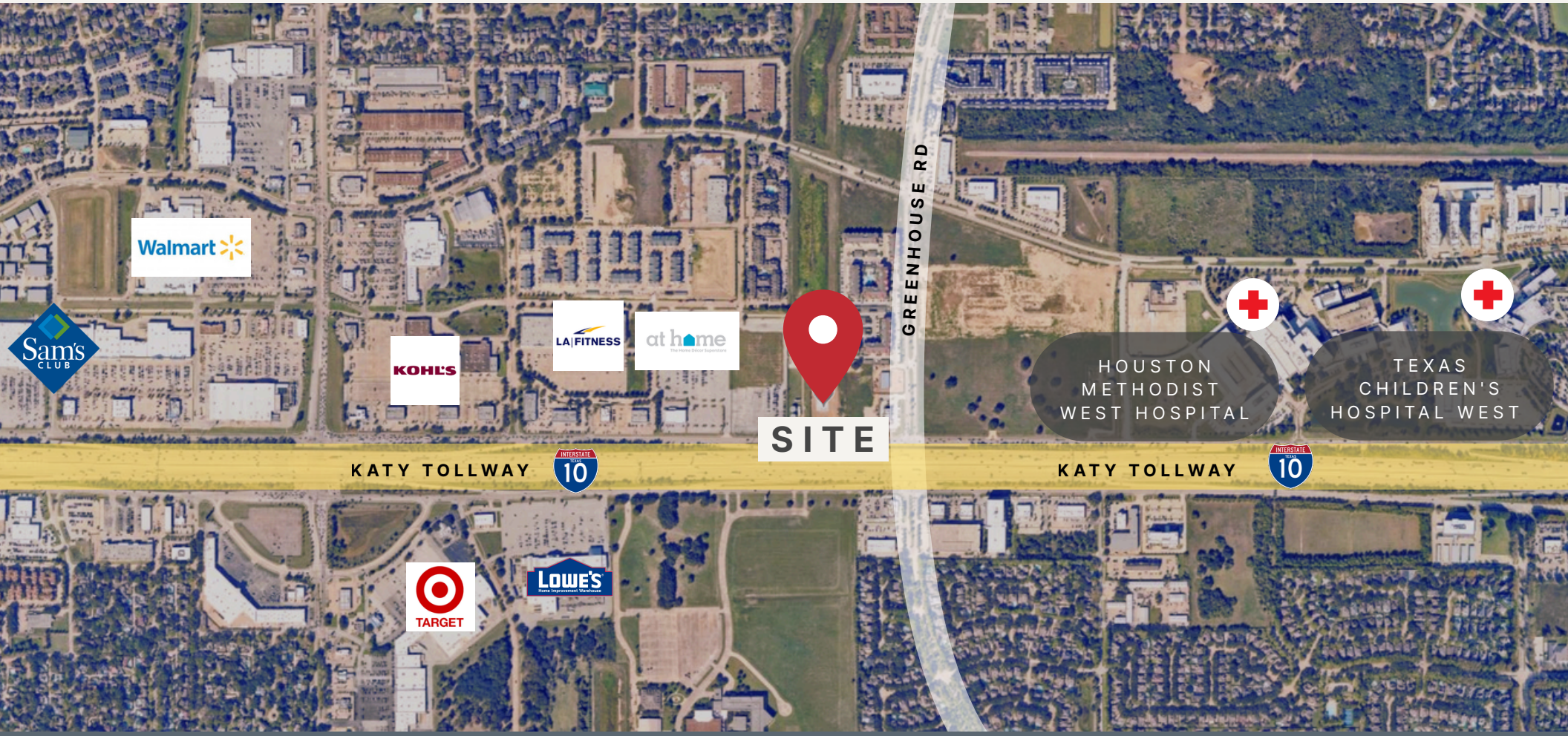
# 19304 Katy Fwy Ste 100

Office/Retail Space For Lease

PRACTICE REAL ESTATE




LEASE

19304 KATY FWY, STE 100 | HOUSTON, TX | 77084

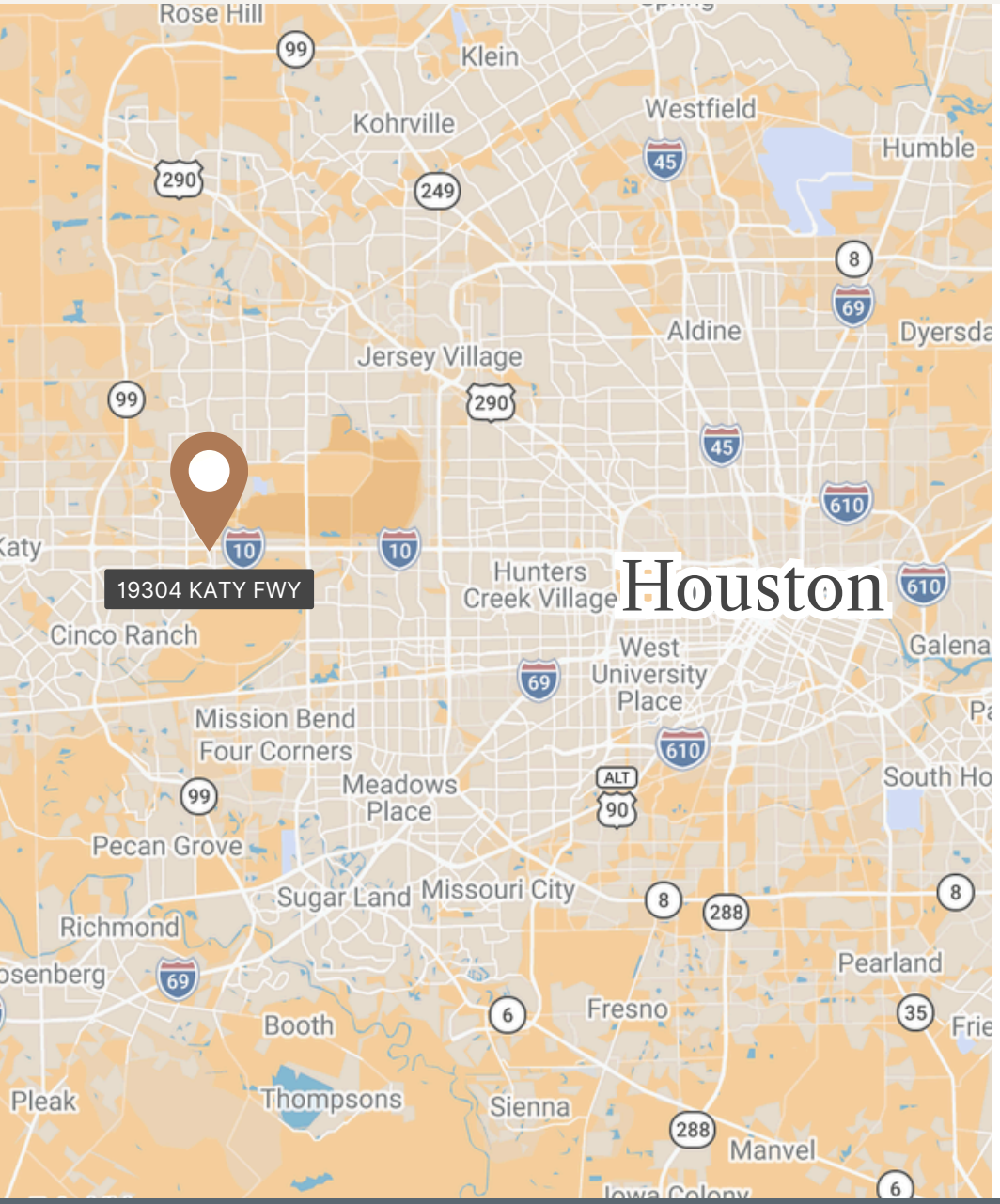
OFFICE/ RETAIL SPACE

MAX BURROWS
MBURROWS@PRACTICEREALESTATEGROUP.COM
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# 19304 Katy Fwy Ste 100

Office/Retail Space For Lease

PRACTICE
REAL ESTATE




## PROPERTY HIGHLIGHTS

- Newly Constructed (2023/2024) with High-Quality Finishes and Systems
- Shell Condition
- Prominent location along Katy Tollway (Interstate 10) Frontage Road
- Proximity to major medical anchors, including Houston Methodist West Hospital and Texas Children's Hospital West Campus
- Situated inline between Excel Urgent Care and Biopharma Clinical Research
- Strong West Houston demographics with continued population growth and healthcare demand
- Positioned within a high-growth medical corridor
- Surrounded by national retailers; Shake Shack, Cava, Tim Hortons, Pluckers, Tacodeli, Excel Urgent Care, Chick-f-ila, etc
- Located in Katy, Texas, with proactive economic development, low-tax focus, and a diverse employer mix

# 19304 Katy Fwy Ste 100

Office/Retail Space For Lease

PRACTICE REAL ESTATE

## PROPERTY OVERVIEW

This 3,000 SF office/retail space is available for lease within a best-in-class building fronting the Katy Freeway (Interstate 10) Frontage Road, one of Houston's most active medical corridors. The suite offers strong frontage visibility and convenient access, positioned near two premier healthcare anchors — Houston Methodist West Hospital and Texas Children's Hospital West Campus — supporting steady patient traffic and referral potential for a medical tenant.

Delivered in 2023/2024, the building features contemporary construction and an efficient layout suited to many medical uses. The suite offers flexibility to accommodate a variety of clinical or administrative configurations, making it well-suited for a practice looking to establish or expand its presence in West Houston.

The surrounding submarket continues to see strong population growth and rising demographic density, supporting sustained demand for quality medical office space along the I-10 corridor — an ideal setting for a growing practice.



## SPACE AVAILABLE

| SPACE | SIZE | CONDITION | AVAILABLE |
|---|---|---|---|
| Suite 100 | 3,000 SF | Shell Condition | Now |

This 3,000 SF office/ retail space is available for lease in a best-in-class building fronting the Katy Freeway (I-10) Frontage Road, near Houston Methodist West Hospital and Texas Children's Hospital West Campus. Delivered in 2023/2024, the building offers contemporary construction and a flexible layout suited to a range of clinical or administrative uses. Cotenants include Excel Urgent Care and Biopharma Clinical Research. Strong area population growth continues to support demand for quality medical office space - making this an ideal opportunity for a growing practice.

# 19304 Katy Fwy Ste 100

Office/Retail Space For Lease

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For more information,

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS**

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|---|---|---|---|
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