

5151 KATY FREEWAY

Houston, TX 77007



Space Features

- 51,170 SF, 3-story, Medical/Office Building
- Brand new move-in ready medical office suites with new finishes
- Available Q1 2026
- Convenient patient drop-off
- Located along Katy Freeway with excellent visibility and easy access to site.
- Excellent walkability with surrounding shops and restaurants.
- Ample parking with 3.39/1,000 parking ratio



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Availability

Office/Medical

Sublease Term Expiration

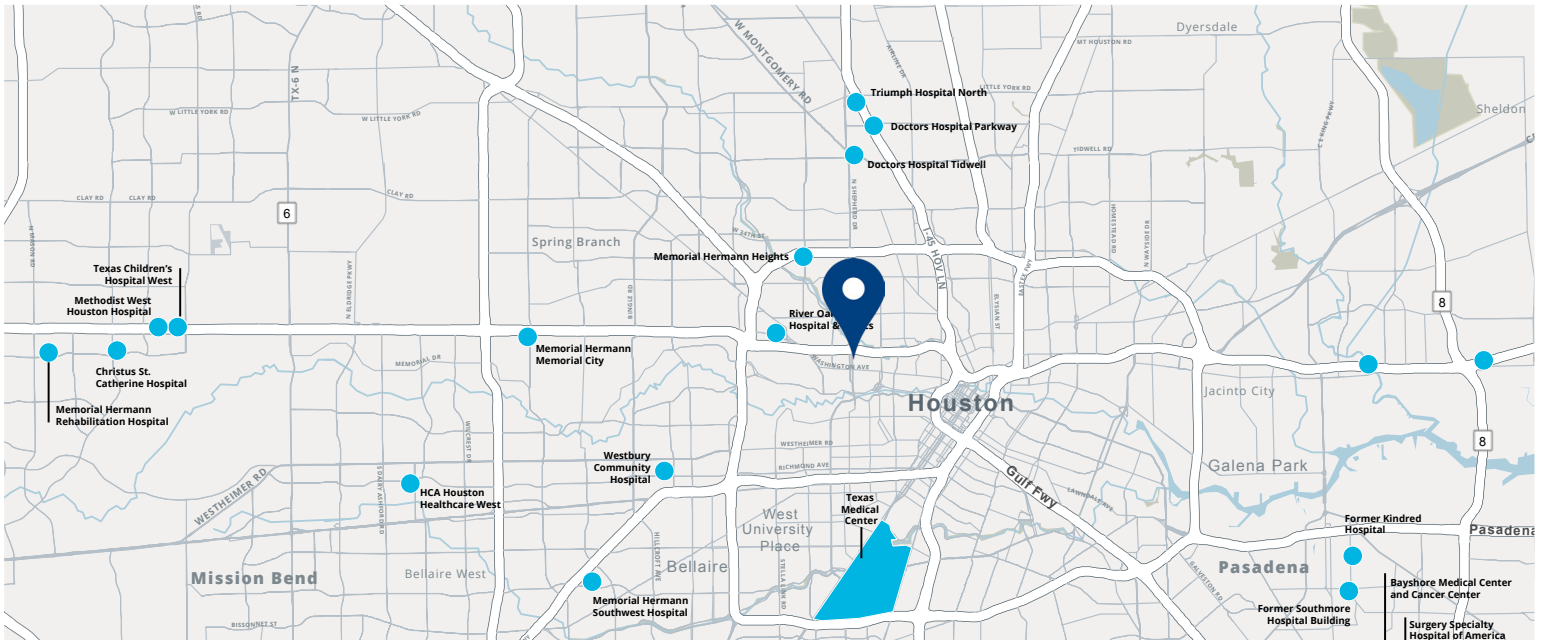
Oct 2035

Lease Rate

Withheld

Occupancy

Available Q1 2026



Leasing Information:

Lisa Bovermann | SVP
(713) 270-0457
Lisa.Bovermann@transwestern.com

Elise Jaco | Associate
(713) 231-1580
Elise.Jaco@transwestern.com



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Suite 130

7,192 SF | Medical Office

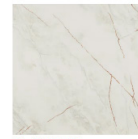
For Sublease – Sublease space currently under construction to deliver January 2026

- Features**
- 18 Exam Rooms
 - 3 Nurse Stations
 - Large Waiting Room

Finish Schemes



VFI: MANNINGTON
COLOR ANCHOR | STRIDE
PEANUT SHELL
(LUXURY VINYL TILE)



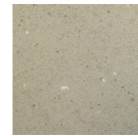
S31: ARCONA TILE
DELLA TERRA | CORTONA GOLD
2CM
(QUARTZ)



PT1: SHERWIN WILLIAMS
SW 7550 EGRET WHITE
(PAINT - FIELD)



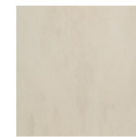
CFI: SHAW CONTRACT
TEAMWORK | HUBBLE TILE
IMPACT
(CARPET)



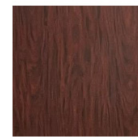
PL2: PIONITE
CURBICLE PANEL
(LAMINATE - COUNTERTOPS)



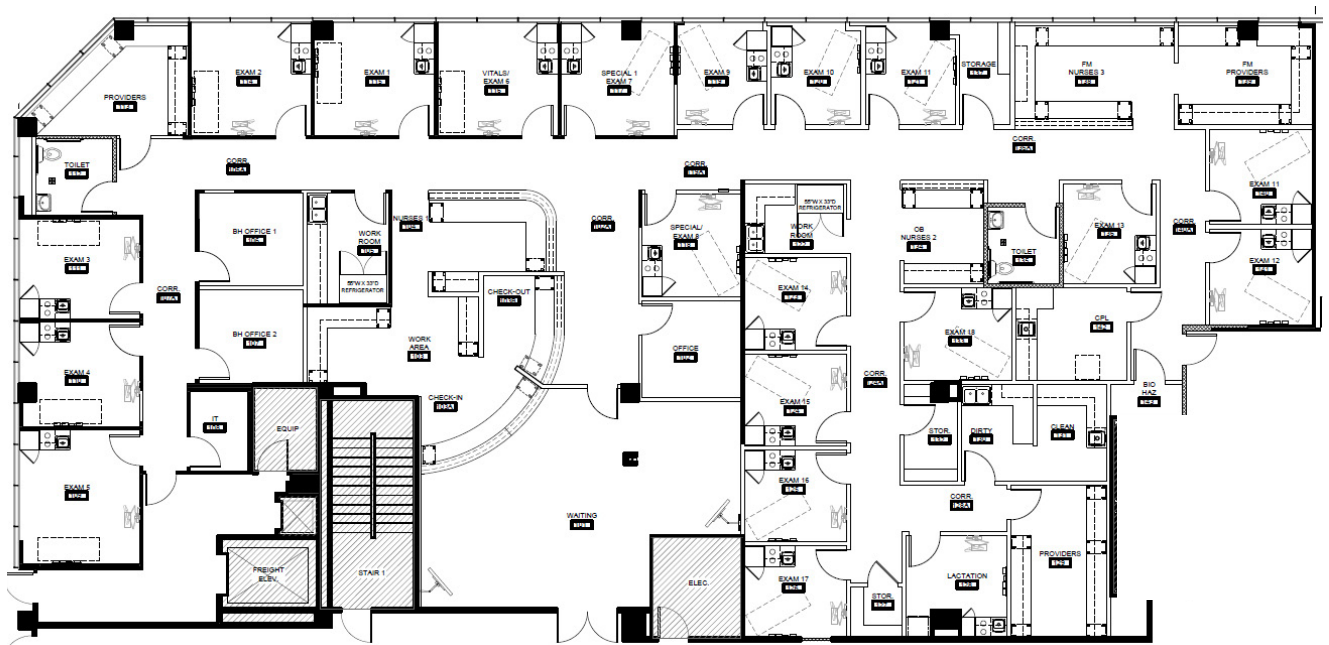
PT2: SHERWIN WILLIAMS
SW 7130 EVERGREEN FOG
(PAINT - ACCENT)



T1: ROCA TILE
PRO | NUDE | MATTE
(TOILET - WALL & FLOOR TILE)



PL3: TO MATCH EXISTING DOOR
(LAMINATE - CABINETS & DOORS)



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5151 KATY FREEWAY

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Suite 305

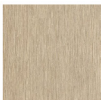
2,144 SF | Medical Office

For Sublease – Sublease space currently under construction to deliver January 2026

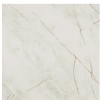
Features

- 3 Offices
- Conference Room
- Break Room

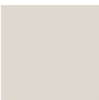
Finish Schemes



VTL MARBLECTOR
COLORE ANCHOR | STROBE
PLANK (SILVER VINYL TILE)



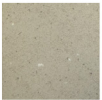
TLT ARBORA TILE
DELLA TERRA (CORTONA GOLD
303) (QUARTZ)



PTL 12 KEVIN WILLIAMS
SW 750 (SATIN WHITE)
(PAINT - FIELD)



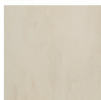
CFL 12 SHAW CONTRACT
TEAMWORK (HIDDEN TILE
IMPACT) (CARPET)



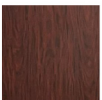
P-F 12 FINNY
CURBIE PAPER
(LAMINATE - COUNTERTOPS)



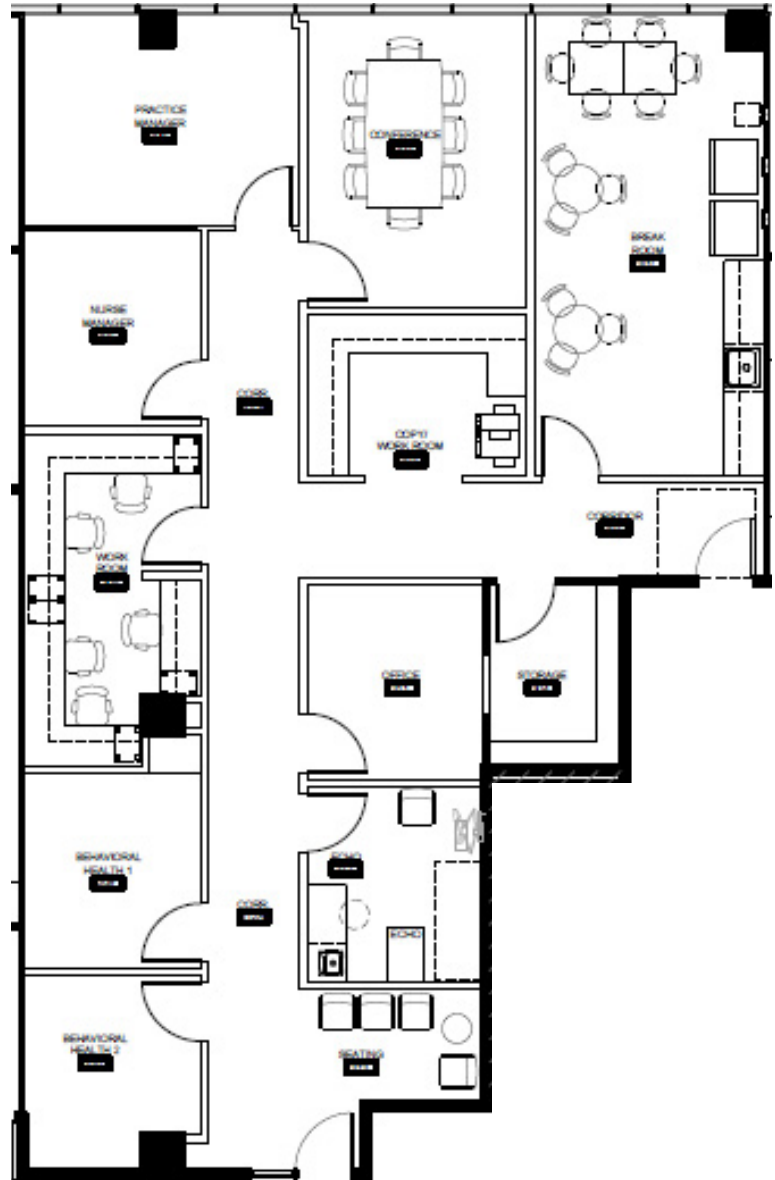
PTL 12 KEVIN WILLIAMS
SW 1130 (EVERGREEN FOG)
(PAINT - ACCENT)



TLT ROCKA TILE
PROVINCE 1 (WHITE)
(TOILET - WALL & FLOOR TILE)



PL2 TO MATCH EXISTING DOOR
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