



GerID Medical Village

20811 Westheimer Pkwy, Katy, TX 77450

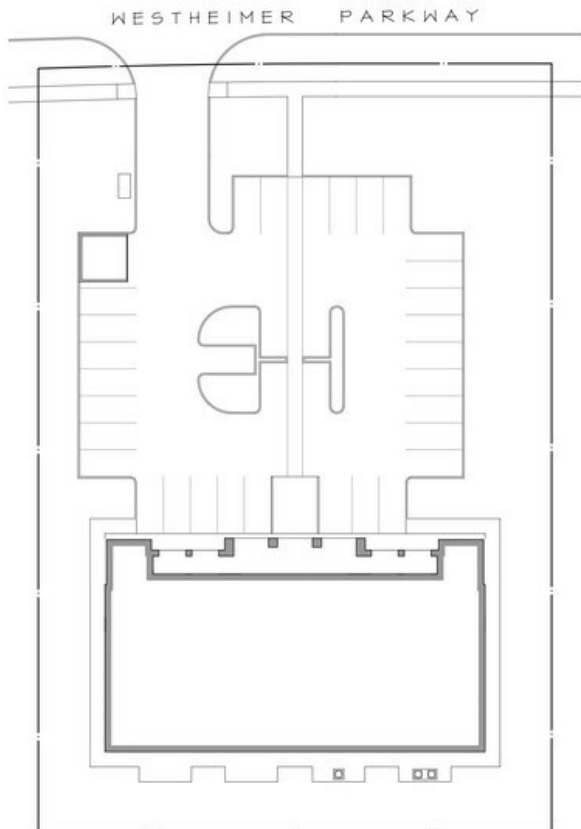
Sebastian Andrade

Gerid Medical Consultants

20811 Westheimer Pkwy, Suite A, Katy, TX 77450

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(713) 263-4291



Site P
Scale 0

GerID Medical Village

\$30.00 /SF/Yr

Newly constructed elegant medical village on Westheimer Pkwy. With lots of vehicular traffic, schools, homes, and other businesses, this location is prime to set up your medical practice. Lenient and flexible contract. The building is designed to have 3 tenants: GerID Clinic in Suite A, as completed and practicing with a Family Care Physician and an Infectious Disease physician; then Suite B and C are ready for leasing, to be divisible to a determined size, or in its entirety. They are ready to be modified for you needs. Feel free to contact me for more information....

- Heavy vehicle traffic. High elevation. Newly constructed



GerID Medical Building
2011 Westheimer Parkway
Katy, Texas



Rental Rate: \$30.00 /SF/Yr

Min. Divisible: 1,500 SF

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 8,000 SF

Year Built: 2020

Walk Score ©: 56 (Somewhat Walkable)

Rental Rate Mo: \$2.50 USD/SF/Mo

1

1st Floor Ste B

Space Available	1,500 - 2,500 SF
Rental Rate	\$30.00 /SF/Yr
Contiguous Area	5,000 SF
Date Available	Now
Service Type	Plus Electric
Space Type	New
Space Use	Medical
Lease Term	Negotiable

2

1st Floor Ste C

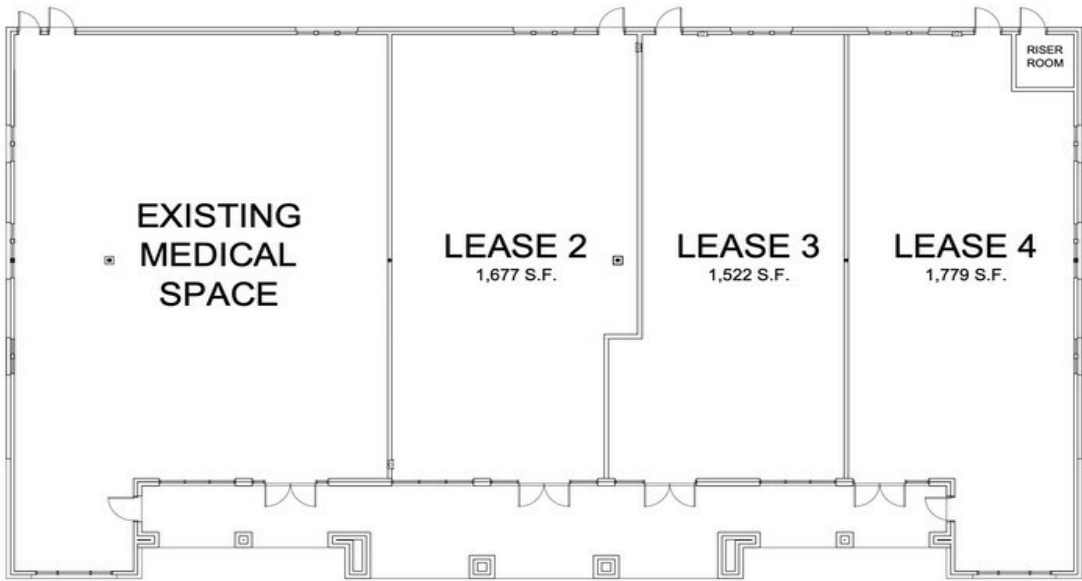
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Property Photos

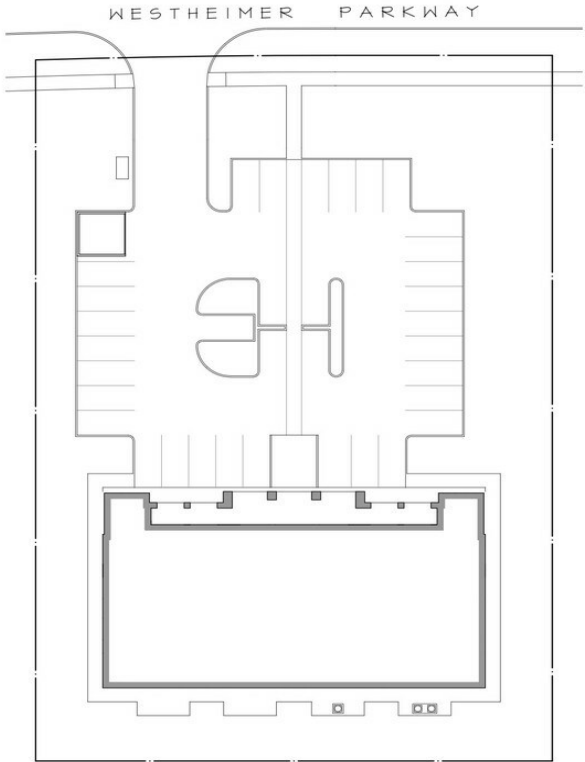


Floor Plan
Scale 0 8 FEET



GerID Medical Building
20811 Westheimer Parkway
Katy, Texas

Floor Plan



Site Plan
Scale 0 30 FEET



GerID Medical Building
20811 Westheimer Parkway
Katy, Texas

Site Plan

Property Photos



Gerid Medical Building

20811 Westheimer Parkway
Katy, Texas

Leasing

