

Unit 1103

25145 Star Ln, Katy, TX 77494

Presented by
TerraBella LLC



**NEXT TO KATY
MILLS MALL**



**CONTACT US:
ERFAN KHAVAR
REAL ESTATE ADVISOR
(713) 231-4538**

**OUR ADDRESS :
25145 STAR LANE
KATY, TX**

**GROW
YOUR BUSINESS**

- ✓ 1,225 SF
- ✓ 4 OFFICES
- ✓ RECEPTION
- ✓ KITCHEN
- ✓ PRIVATE ENTRANCE
WITH SURFACE
PARKING

Price: \$385,000

Explore the endless possibilities of this 1,225 SQFT office condo in Katy, TX. With 4-8 well-appointed offices, a convenient kitchen, and a restroom, this space is tailored for productivity. Nestled in a thriving area, Minutes from Katy Mills Mall, Typhoon Texas Water Park and Buc-ee's it offers unparalleled potential for your business to flourish in a vibrant community. A community that is fully landscaped that is maintained by the CMA, this development is a great opportunity for a business to get off their feet and have tremendous success in Katy, TX.

Prime location near Katy Mills Mall, Typhoon Texas, upcoming Katy Board Walk, Memorial Hermann Medical Center and much more

- Brand new office spaces
- Easy Access to I-10 and 99
- 1,225 SF
- 4 private offices/conference rooms

Please contact Erfan Khavarmanesh at (713) 231-4538 | ekmanesh@yahoo.com or Armin Pajand (310) 800-5900 | armin@integropartners.com for more information!

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This newly constructed office condominium offers a modern, turnkey environment designed for professional use. The space includes four well-appointed private offices, a dedicated kitchen area, and a restroom, providing a functional and efficient layout for a variety of business operations.

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Situated near Katy Mills Mall, Typhoon Texas, upcoming Katy Board Walk, Memorial Hermann Medical Center and much more.
Offers access to I-10 and 99.



Armin Pajand
armin@integropartners.com
(713) 231-4538

TerraBella LLC
1407 Utah St
Houston, TX 77007

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Lobby/Reception

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Lobby



Lobby

Major Tenant Information

Tenant	SF Occupied	Lease Expired
FireDisc	-	N/A

Conference + Lobby

25145 Star Ln, Katy, TX 77494

Property Photos



Private Conference Room



Conference Room

Conference Room

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Property Photos



Conference Room



Conference Room

Private Kitchen

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Property Photos



Kitchen



Kitchen

Three Additional Offices

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Property Photos



Private Office 1



Private Office 2

Three Offices

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Property Photos



Private Office 3



Private Office 3

Storage

25145 Star Ln, Katy, TX 77494

Property Photos



Storage

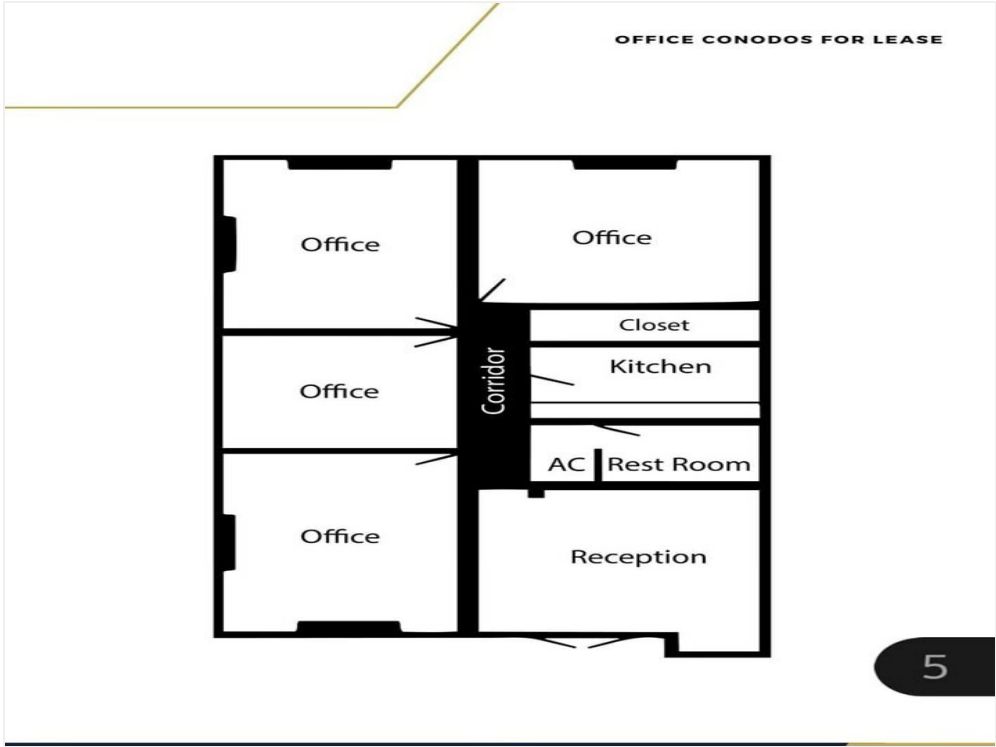


Washroom

Floor Plan

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Property Photos



Floor Plan

Map

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Location

