

# OWN YOUR OFFICE. BUILD YOUR EQUITY.

Introducing to you 1463 Office Park, Katy's new professional park developed by Pelician Ridge Investments.

1463  
OFFICE PARK

Located in a high traffic area right off of 1463 in Katy, TX, the location is ideal for close proximity to shopping, restaurants, professionals, and much more. 1463 Office Park is Katy's premier office condominiums for business professionals located in Katy, TX. Our modern, unique design, along with our commitment to provide quality office ownership, provides professionals in the Katy area with an ideal office park.

- Customize the space to your needs, multiple units can be combined.
- Pride of ownership, finally own all of your business.
- Located in a high traffic area and close proximity to many businesses.
- Every new condo comes with a two Year Bumper-to-Bumper Warranty.
- Potential for long term appreciation of your investment.
- Tax benefits for owners.
- Well-insulated walls to ensure noise doesn't easily carry from office to office.

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**Address:**

26622 Cook Field Rd, • Katy, TX 77494

**E-mail:**

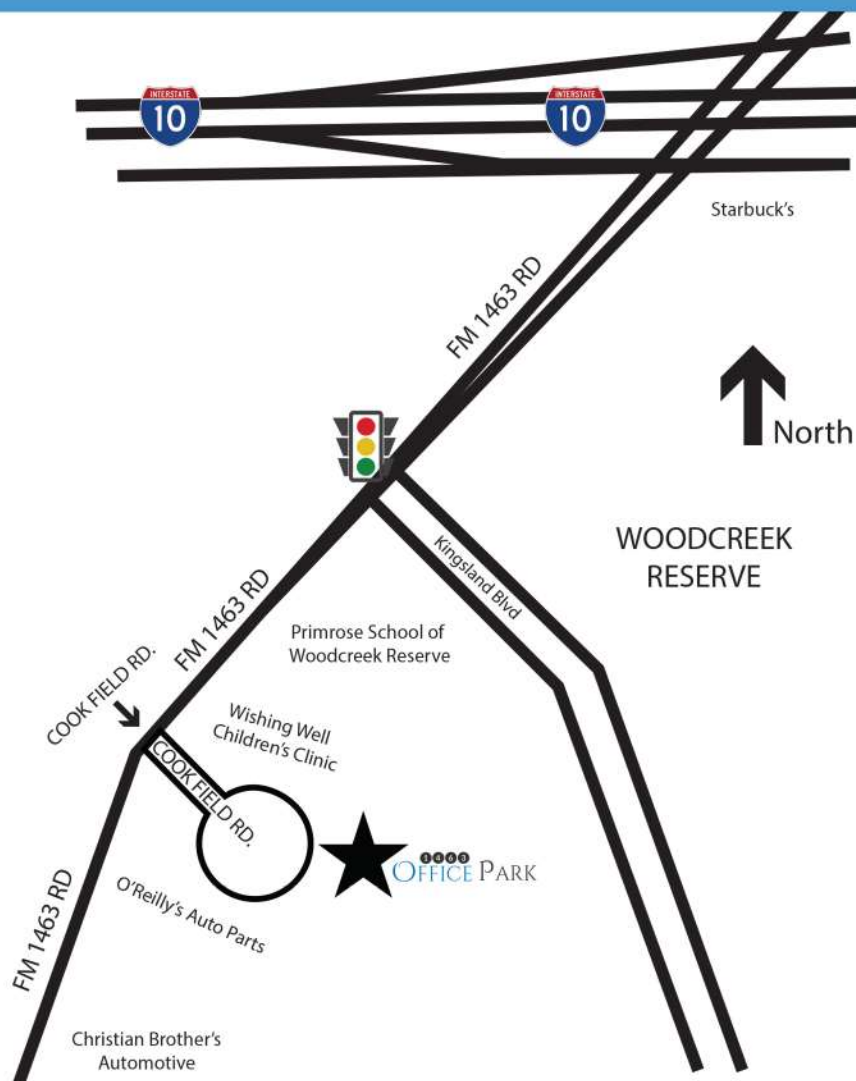
info@katyoffices.com

# 1463 OFFICE PARK

**Address:**  
26622 Cook Field Rd,  
Katy, TX 77494

**E-Mail:**  
info@katyoffices.com

**Phone Number:**  
(877) 869-6751  
(877) TO-WORK-1



1463 Office Park is located right off of FM 1463 and I10 in Katy, Texas, within minutes of major businesses such as Amazon, Texas Children's Hospital, and Igloo. Our office park offers professionals the opportunity to own or lease professional office space in a thriving business community.



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**Price Per Condo:** \$320K

**Property Type:** Office

**Square Footage:** Approx. 1,365

**Price Per Square Ft:** \$240 per sq ft

**Construction Status:** Construction

**Year Built:** 2020

**Sale Type:** Own or Lease

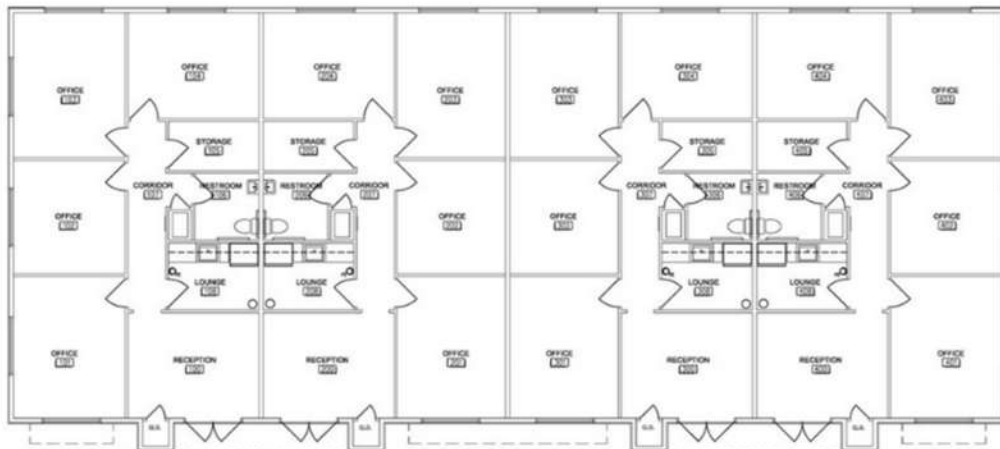
**Layout:** Floorplan or Custom Build Out

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While most base units are approx. 1,300 sq ft, we do have 2 larger units available as well at 1714 sq ft and 1500 sq ft.



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## HOW IT WORKS

To reserve any unit we require a Letter Of Intent (LOI). After the LOI, a sales agreement will be drafted and 2% will be required immediately prior to the start of construction on your chosen unit. During construction, you can work with our preferred lender to apply for SBA/Commercial loans if needed. Current Loan programs allow business owners to own the business and real estate for as low as 10% down payments.

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All prices, availability, and site plans are subject to change without notice. All dimensions are approximate and not designed to scale. The monthly CAM is \$241 and covers all exterior maintenance, all common area insurance and maintenance, trash pick-up via the on-site dumpsters and also the water/sewer bill.

[www.KatyOffices.com](http://www.KatyOffices.com)



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Our property is owned and operated by Pelican Ridge Investments, a firm founded by our parent company and featured tenant, JH Realty, with over a decade in real estate development. We created this property in order to provide business owners the flexibility to lease or own, while also permitting owners to no longer pay for an office for 20 to 30 years, only to never have equity in the very space they have built their business within.