

# OWN YOUR OFFICE. BUILD YOUR EQUITY.

INTRODUCING TO YOU KATY OFFICES AT THE  
BOARDWALK, KATY'S NEW PROFESSIONAL PARK  
DEVELOPED BY PELICAN RIDGE INVESTMENTS

## KATY OFFICES AT THE BOARDWALK

Located in a high traffic area next to Katy Mills Mall, the location is ideal for close proximity to shopping, restaurants, professionals and much more. Katy Offices are Katy's premier office condominiums for business professionals located in Katy, TX. Our modern, unique design, along with our commitment to provide 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 one 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:**

25307 Kingsland Blvd, Katy, TX 77494

**E-Mail:**

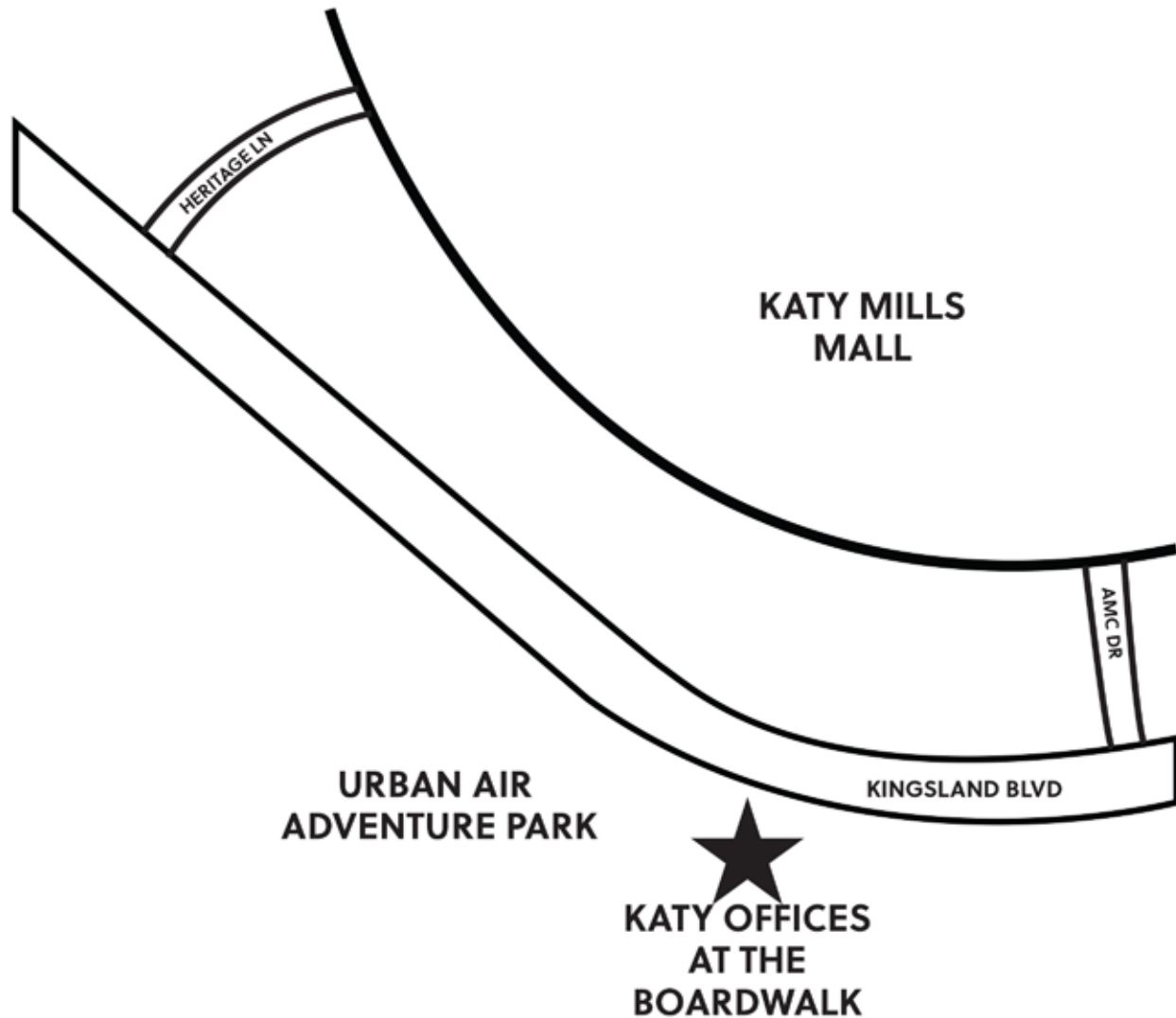
info@katyoffices.com

# KATY OFFICES AT THE BOARDWALK

Address:  
25307 Kingsland Blvd,  
Katy, TX 77494

E-Mail:  
info@katyoffices.com

Sohil Chopra  
(877) 869-6751  
(832) 693-2458



Katy Offices At The Boardwalk is located right next to Katy Mills Mall to the right of the Urban Air Adventure Park. 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: \$314K+

Property Type: Office

Square Footage: Approx. 1,225+

Price Per Square Ft: \$290 per sq ft

Construction Type: Concrete Core

Year Built: 2022-2023

Sale Type: Own or Lease

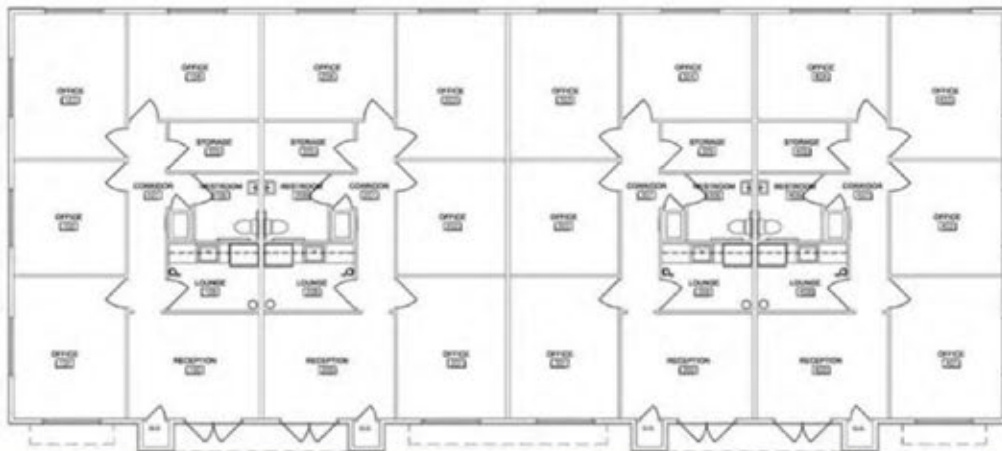
Layout: Floor Plan or Custom Build

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Recent project completed at 26622 Cook Field Rd, Katy, TX 77494.



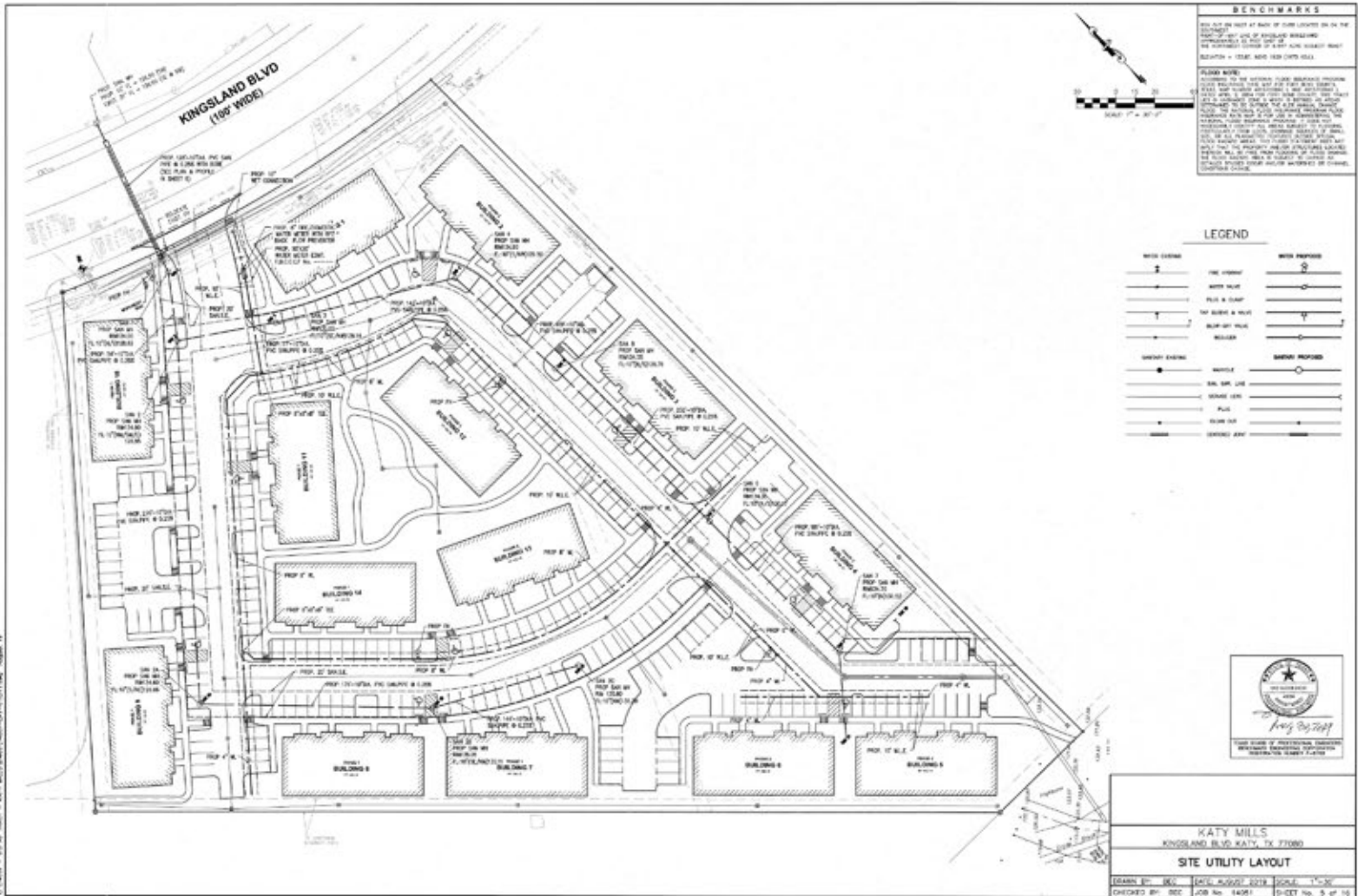
While most base units are approx. 1,225 sq ft,  
we can combine multiple units into larger units.

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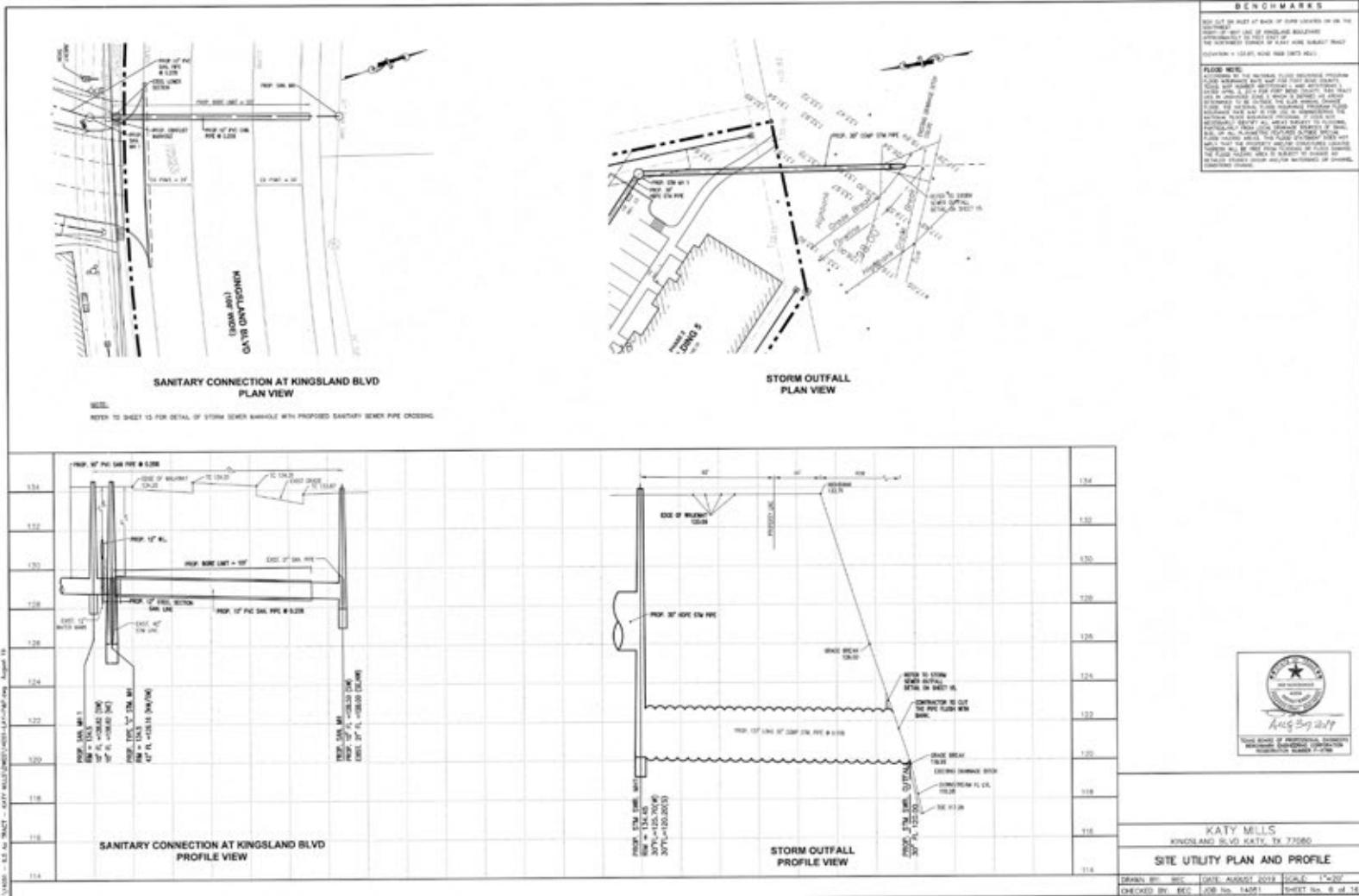


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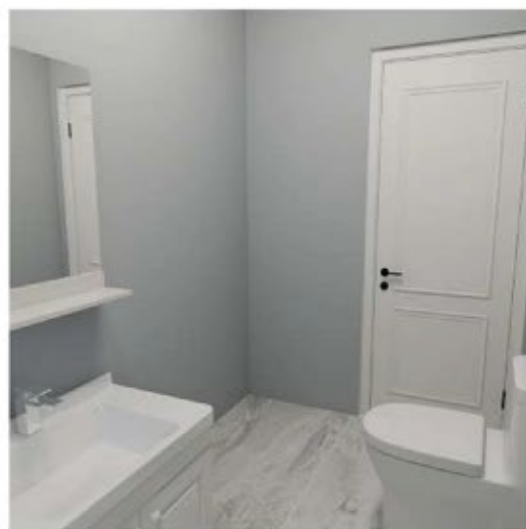
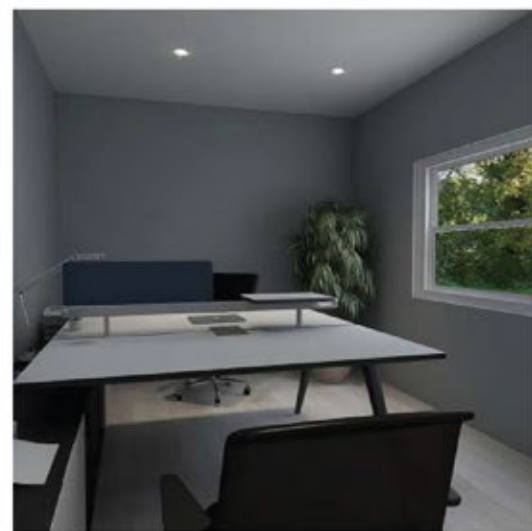
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Staged Interior Virtual Model (office does not come with furniture).





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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 \$275 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.

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Our property is owned and operated by Pelican Ridge Investments.

Pelican Ridge Investments just completed a 55,000 square foot project called 1463 Office Park in Katy, Texas for Katy professionals.

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.

**Contact our office to book your unit today!**