



For Lease

45,835 s.f. available (divisible to 9,416 s.f.)

Site features:

- 45,835 s.f. available (divisible to 9,416 s.f.)
- 2,296 s.f. office in place or build to suit
- 2:1,000 parking ratio
- Up to 2,000 amps available
- Fiber available
- ESFR sprinkler system
- 30' clear height
- 45' x 52' column spacing
- Dock high, rear load building (oversized doors with ramps available)
- New construction, available 75 – 100 days from lease execution
- Easy access to I-10, Beltway 8, Grand Parkway and Highway 6
- **Lease Rate:** Call broker

Location:

Ten West Crossing 8, 22370 Merchants Way is positioned on the northeast side of the Grand Parkway (99) and Interstate 10, which is located outside the city limits in Fort Bend County. The park offers convenient access to all major south/southwest thoroughfares (I-10, Beltway 8, Grand Parkway and Highway 6).

Ten West Crossing 8
22370 Merchants Way
Katy, TX 77449

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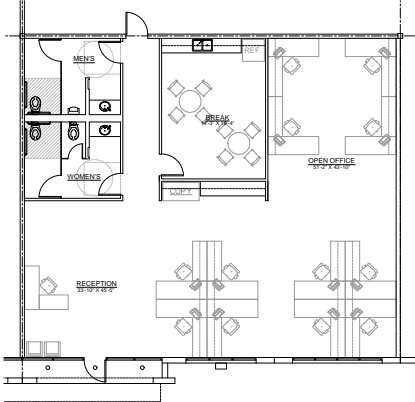


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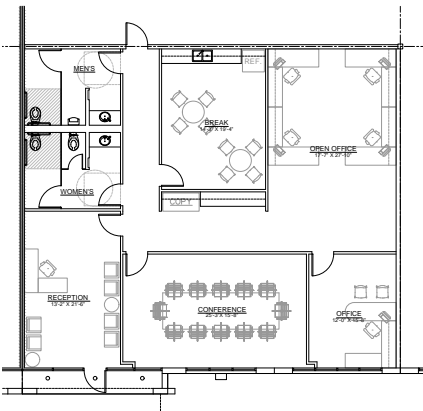
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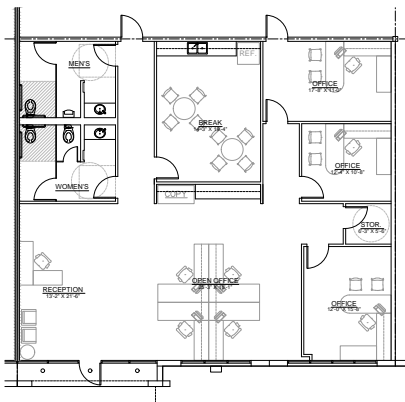
Floor Plan



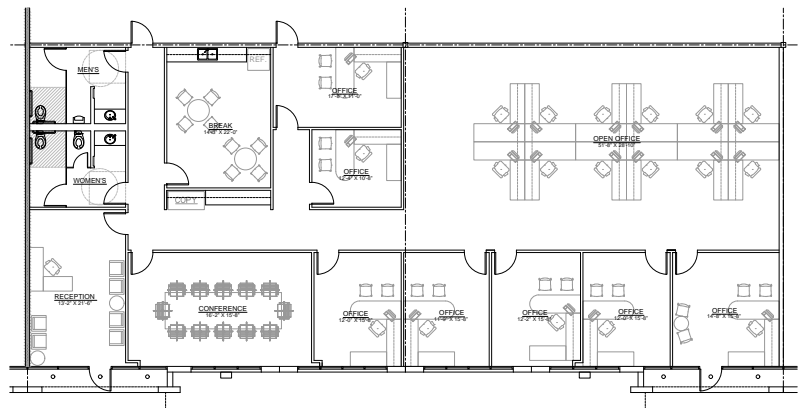
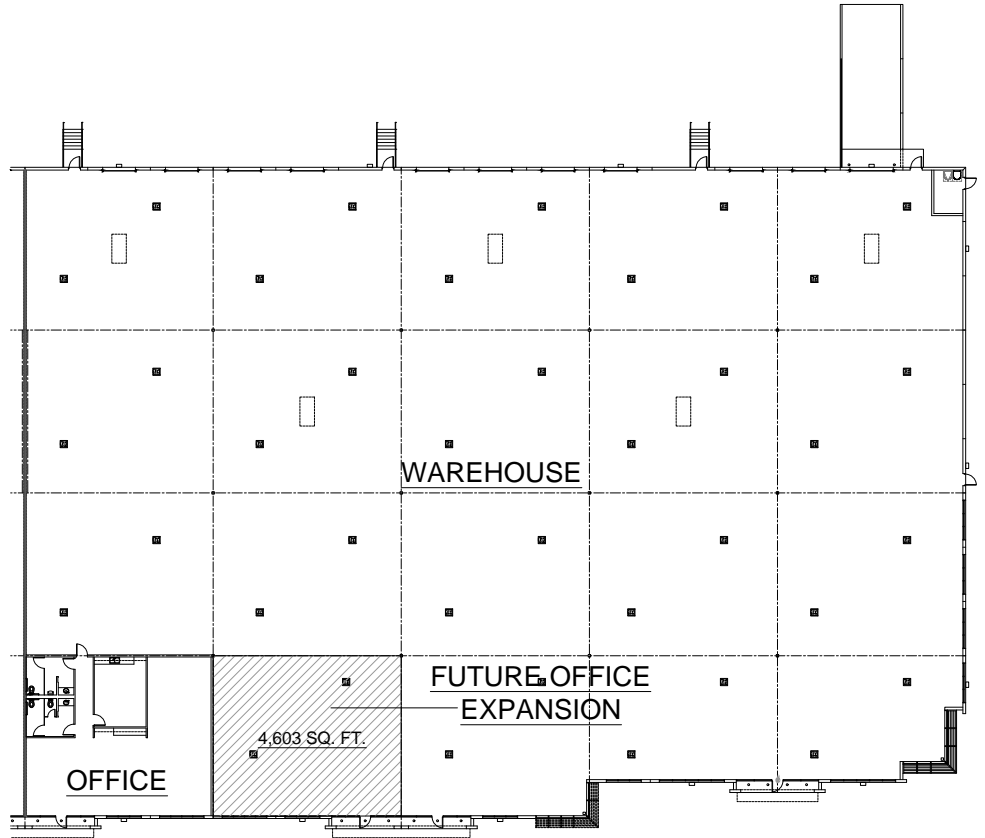
OFFICE PLAN: 2,296 SQ. FT.



ALTERNATE OFFICE PLAN 1: 2,296 SQ. FT.



ALTERNATE OFFICE PLAN 2: 2,296 SQ. FT.

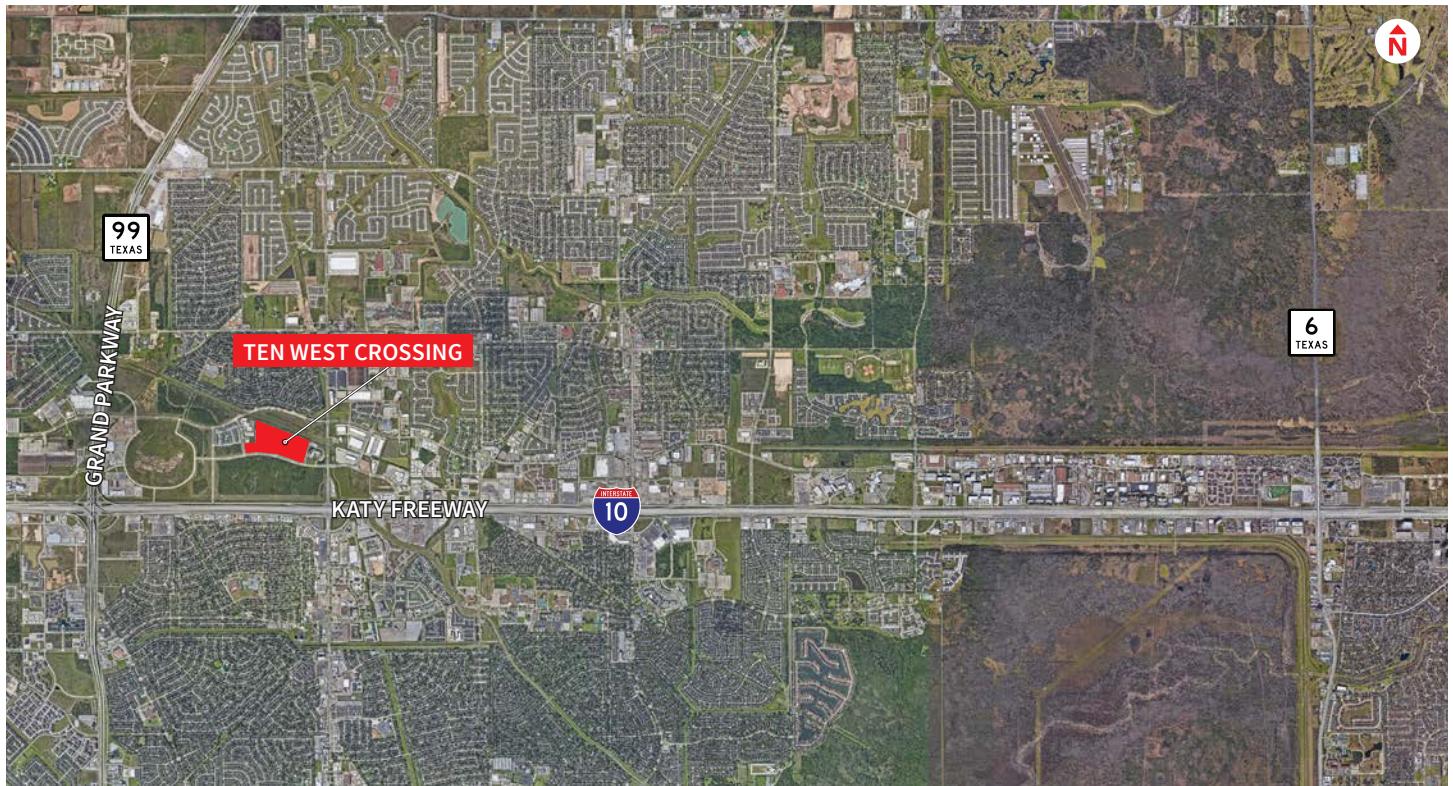


OFFICE EXPANSION PLAN: 4,603 SQ. FT.

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