



For Lease

21,674 s.f. available

Site features:

- 21,674 s.f. Total
- 2,900 s.f. Office Space
- 2.4:1,000 Parking Ratio
- ESFR Sprinkler System
- 24' Clear Height
- 45' x 50' Typical Column Spacing
- 7 Dock-High, Rear Loading Doors
- Easy access to I-10, Beltway 8, Grand Parkway and Highway 6
- **Lease Rate:** Call Broker

Location:

Ten West Crossing 6, 22240 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 6
22240 Merchants Way, Suite 130
Katy, TX 77449

Richard Quarles, SIOR
+1 713 888 4019
richard.quarles@am.jll.com

Jarret Venghaus, SIOR
+1 713 888 4035
jarret.venghaus@am.jll.com

Geoff Perrott
+1 713 888 4072
geoff.perrott@am.jll.com



For Lease

21,674 s.f. available with 2,900 s.f. office space

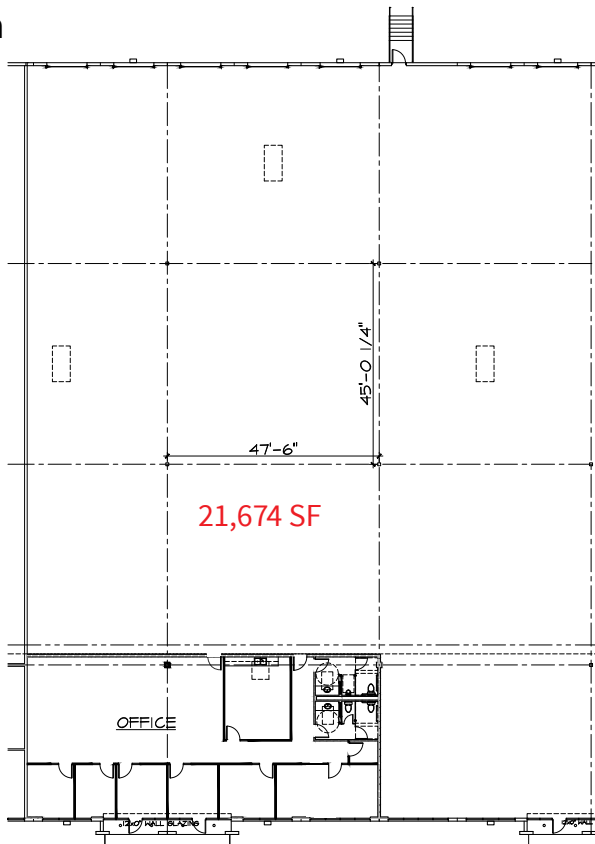
Ten West Crossing 6

22240 Merchants Way, Suite 130 | Katy, TX 77449

Site Plan



Floor Plan

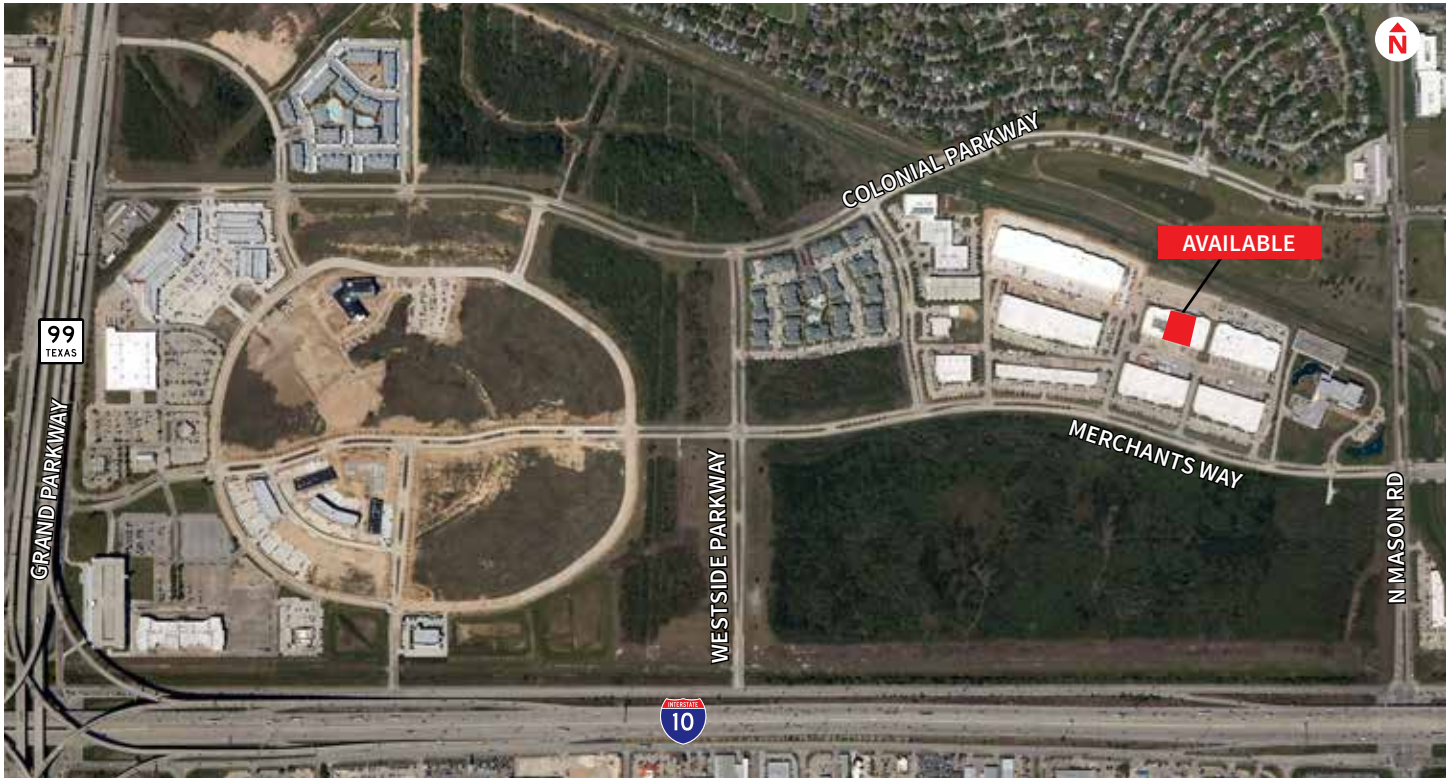


For Lease

21,674 s.f. available with 2,900 s.f. office space

Ten West Crossing 6

22240 Merchants Way, Suite 130 | Katy, TX 77449



The information contained herein is obtained from sources believed to be reliable; however, JLL makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.



For Lease

21,674 s.f. available with 2,900 s.f. office space

Ten West Crossing 6

22240 Merchants Way, Suite 130 | Katy, TX 77449

