



For Lease

7,666 s.f. available

Site features:

- 7,666 s.f.
- 100% Office
- Frontage on Merchants Way
- ESFR Sprinkler System
- 16' Clear Height
- Class A, Single Story Flex Building
- Grade Level, Overhead Doors Available
- Ample Parking
- Easy Access to I-10, Beltway 8, Grand Parkway and Highway 6
- **Lease Rate:** Call Broker

Location:

Ten West Crossing 2, 22330 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 2
22330 Merchants Way, Suite 170
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

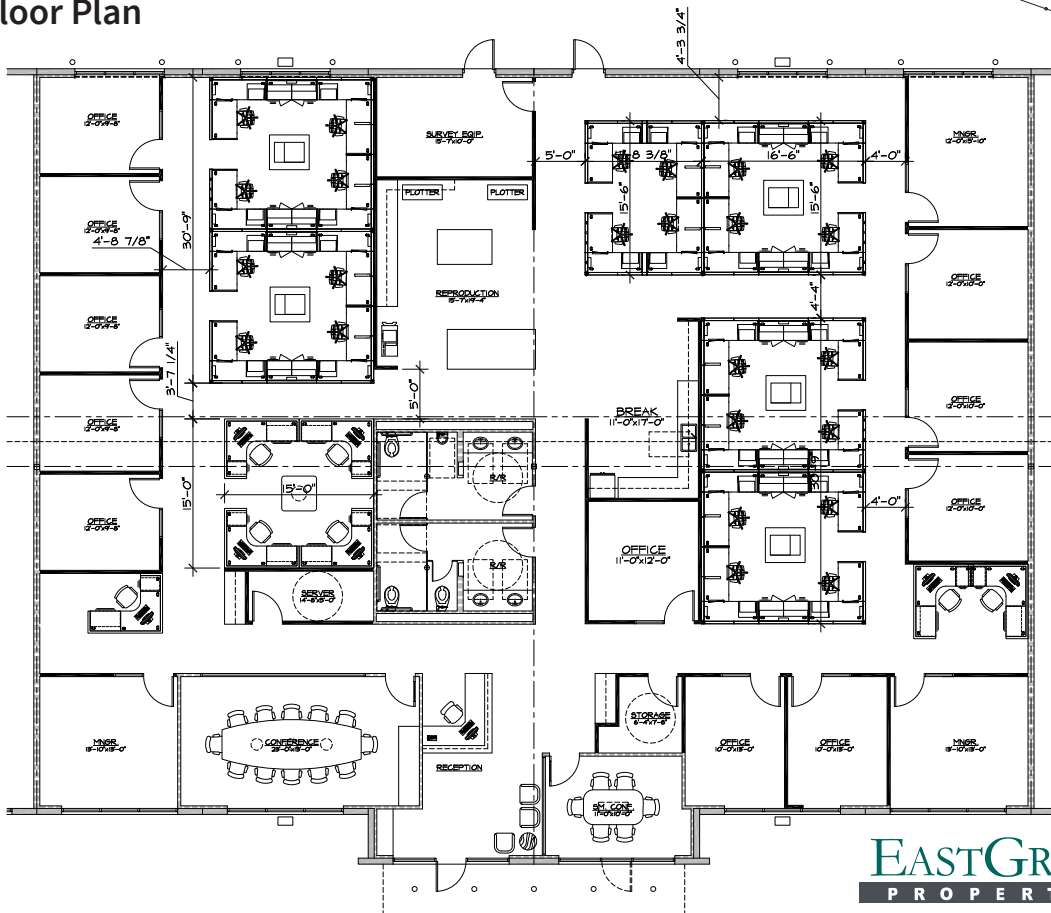
7,666 s.f. available, 100% office

Ten West Crossing 2
22330 Merchants Way, Suite 170 | Katy, TX 77449

Site Plan



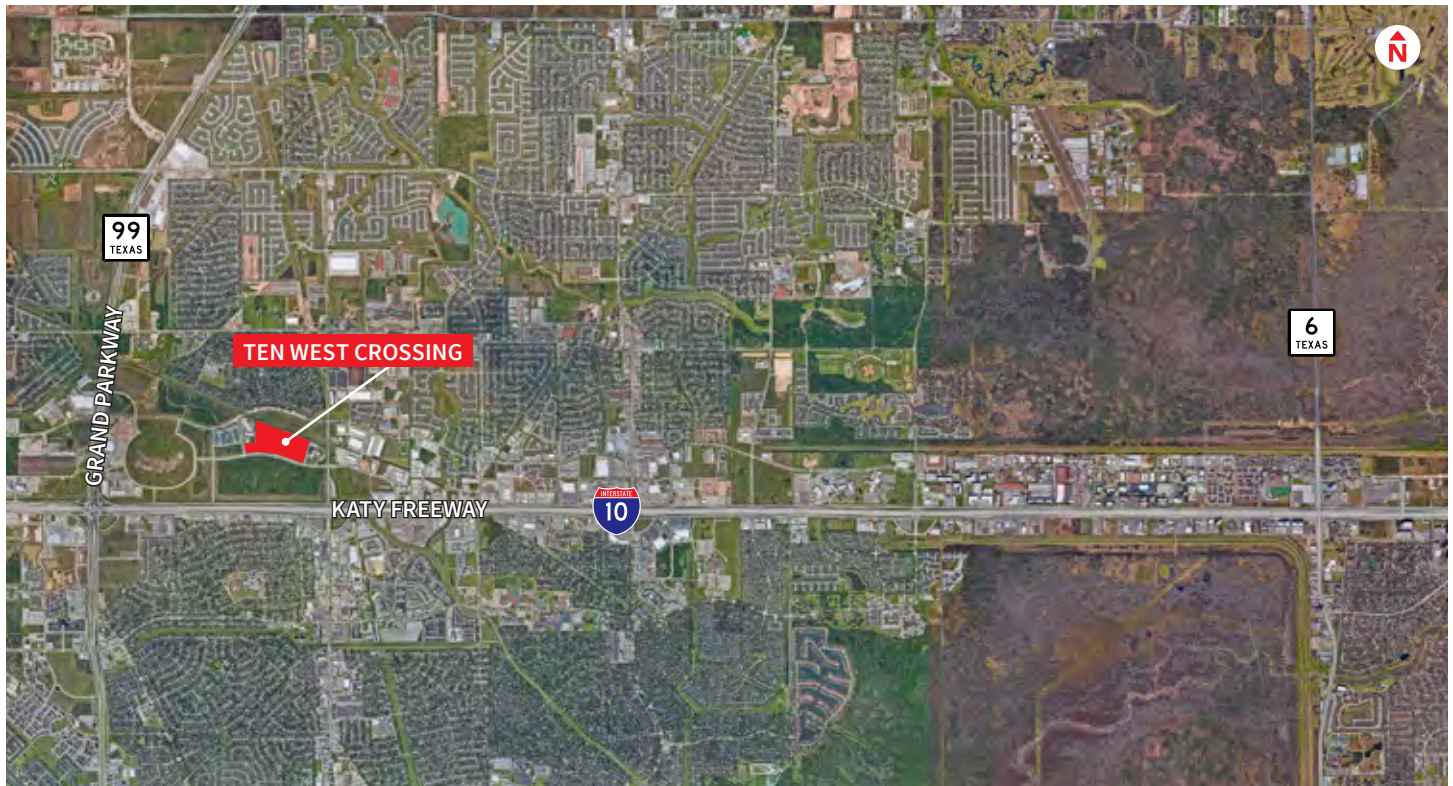
Floor Plan



For Lease

7,666 s.f. available, 100% office

Ten West Crossing 2
22330 Merchants Way, Suite 170 | Katy, TX 77449

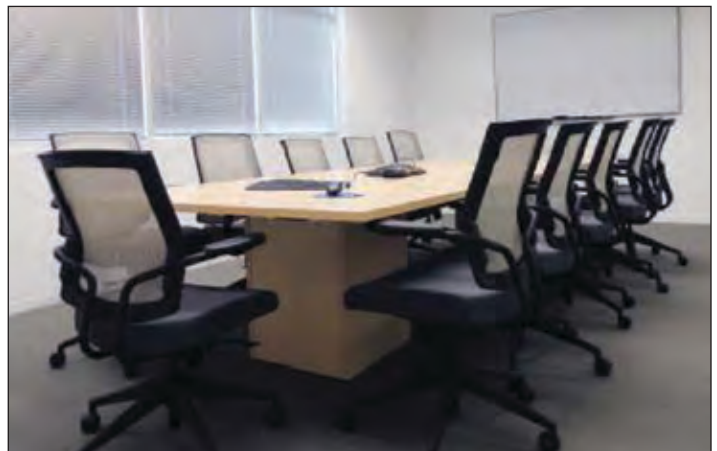


For Lease

7,666 s.f. available, 100% office

Ten West Crossing 2
22330 Merchants Way, Suite 170 | Katy, TX 77449

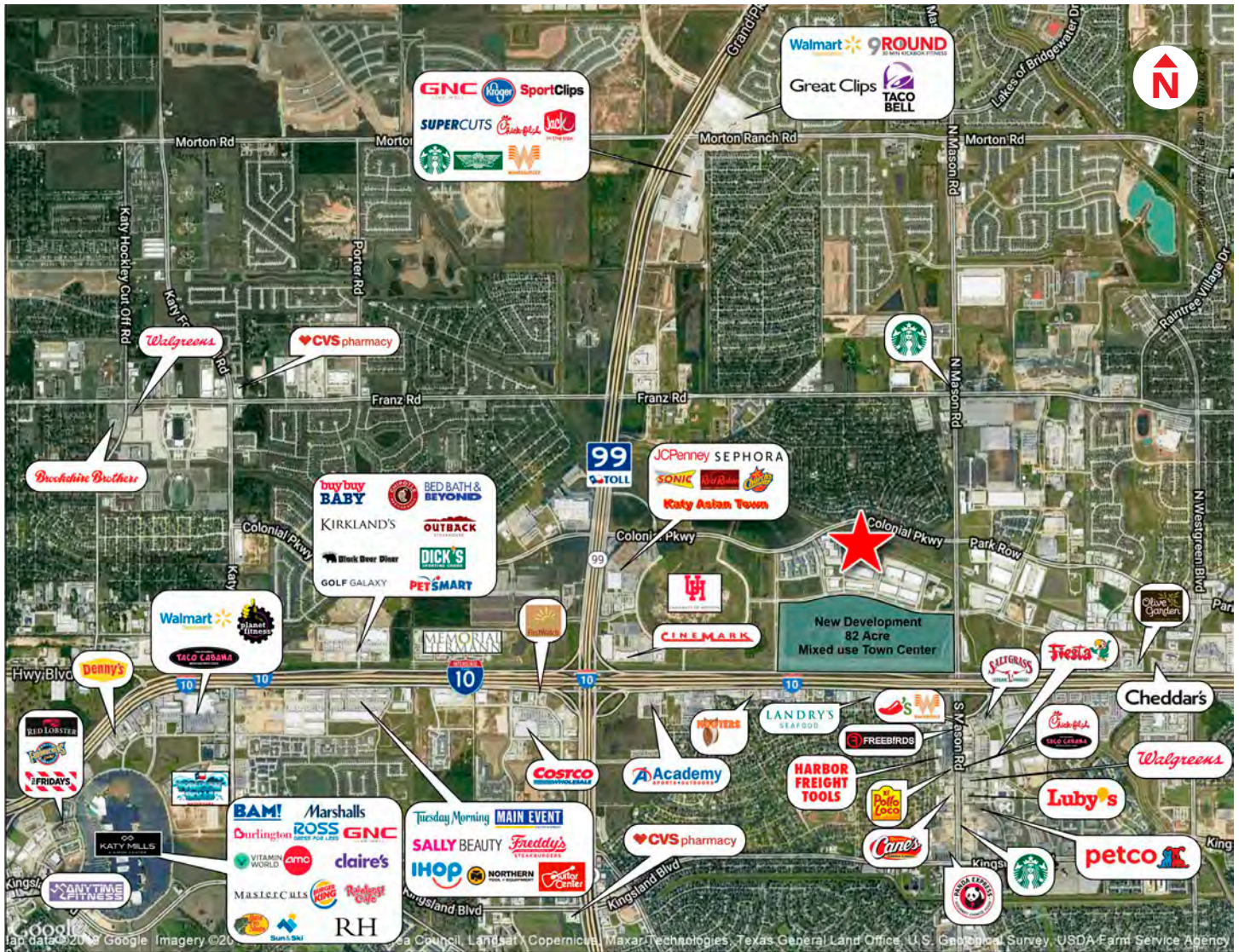
Interior



For Lease

7,666 s.f. available, 100% office

Ten West Crossing 2
22330 Merchants Way, Suite 170 | 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.

EASTGROUP
PROPERTIES

JLL