

# JULIE MARIE BUSINESS CENTER

21414 JULIE MARIE LANE, KATY, TX 77449



**WEST HOUSTON/  
KATY SUBMARKET**



**GREAT ACCESS TO I-10  
AND HWY-99**



**AMPLE TENANT PARKING**



**TENANT-CONTROLLED HVAC**



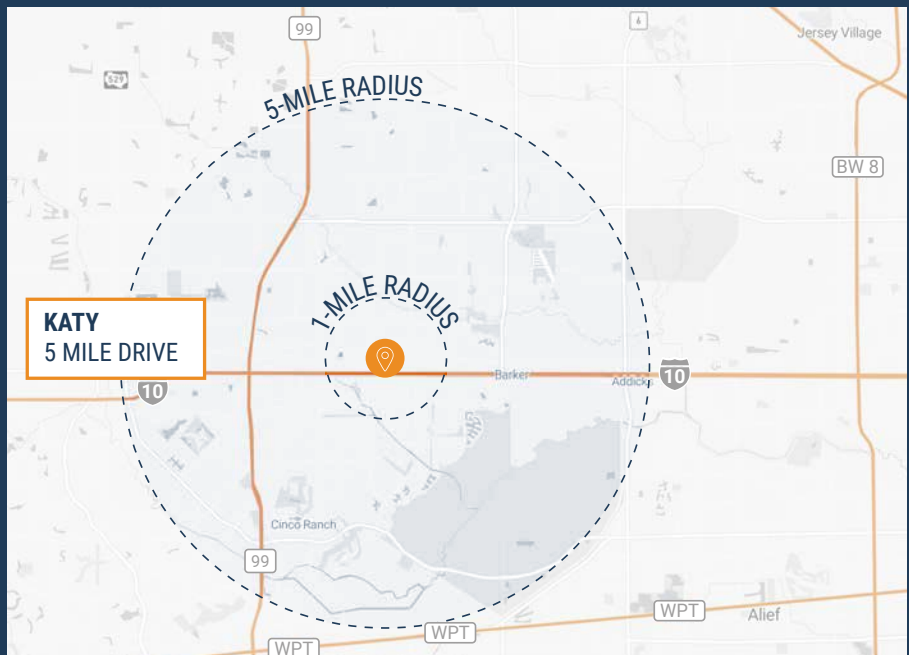
**10' X 10' GRADE-LEVEL LOADING**



**GLASS STOREFRONT &  
SHOWROOM-READY SPACES**



**1,000 SF - 4,000 SF  
SUITES AVAILABLE**



**RYAN YOUNG**

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281.504.7460  
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FORT CAPITAL

*This information is deemed reliable, however, Fort Capital makes no guarantee, warranties, or representations as to the completeness or accuracy thereof.*



FORT CAPITAL

# JULIE MARIE BUSINESS CENTER

21414 Julie Marie Lane  
Katy, TX 77449

## SITE PLAN



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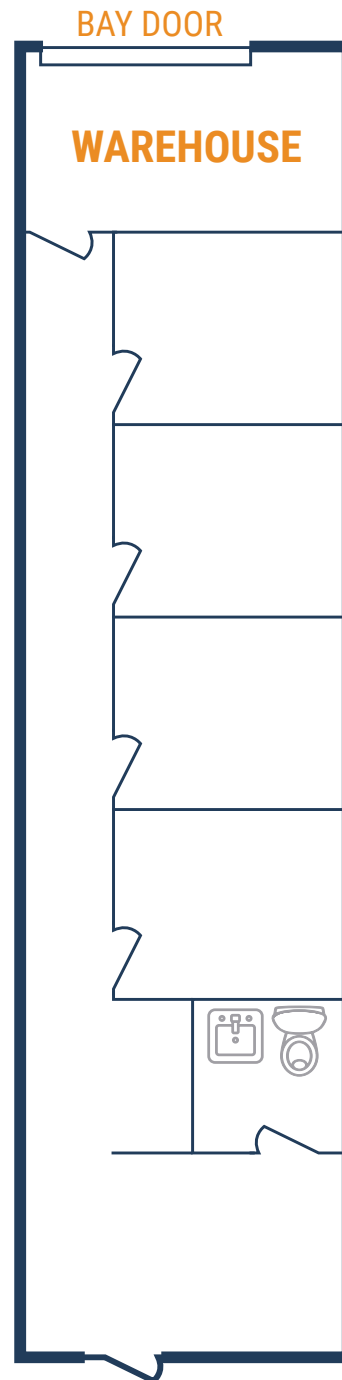
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## FLOOR PLAN – AVAILABLE IN MARCH

- » 1,000 SF Total Available
  - » 800 SF Office
  - » 200 SF Warehouse
- » (1) Grade Level Door
- » Tenant Controlled HVAC
- » Glass Storefront



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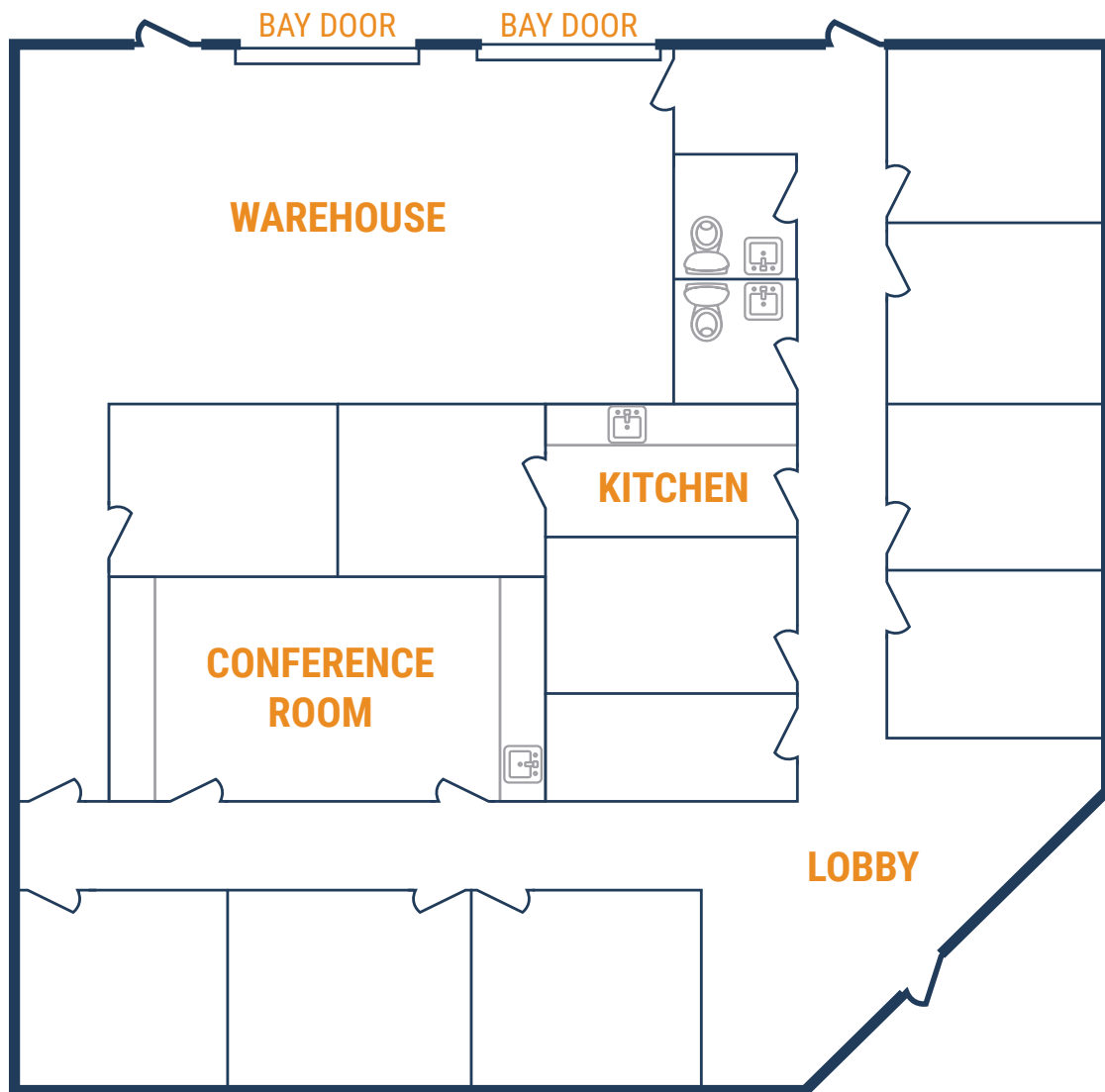
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## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 4,000 SF Total Available
- » 3,070 SF Office
- » 930 SF Warehouse
- » Glass Storefront
- » (2) 10' x 10' Grade Level Doors
- » (11) Offices
- » (1) Conference Room
- » (1) Kitchen/Break Room



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