

# 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**



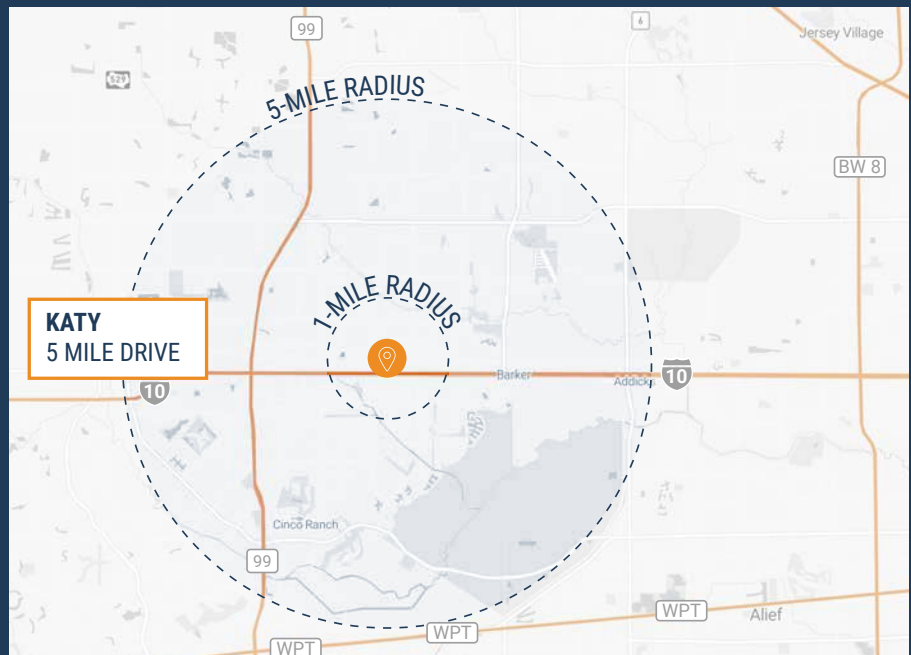
**10' X 10' GRADE-LEVEL LOADING**



**GLASS STOREFRONT &  
SHOWROOM-READY SPACES**



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



**RYAN YOUNG**

281.584.3320  
RYAN.YOUNG@FORT-COMPANIES.COM

**THOMAS PFEIFER**

281.504.7460  
THOMAS.PFEIFER@FORT-COMPANIES.COM



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



**RYAN YOUNG**

281.584.3320  
RYAN.YOUNG@FORT-COMPANIES.COM

**THOMAS PFEIFER**

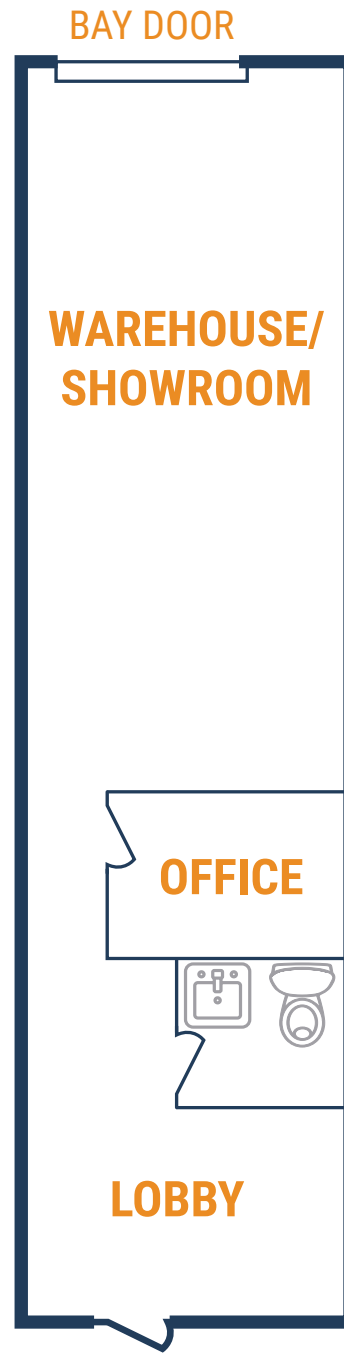
281.504.7460  
THOMAS.PFEIFER@FORT-COMPANIES.COM

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



## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 1,000 SF Total Available
  - » 400 SF Office
  - » 600 SF Warehouse/Showroom
- » (1) 10' x 10' Grade Level Door
- » 100% Climate-Controlled



**RYAN YOUNG**

281.584.3320  
RYAN.YOUNG@FORT-COMPANIES.COM

**THOMAS PFEIFER**

281.504.7460  
THOMAS.PFEIFER@FORT-COMPANIES.COM

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



## FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 1,000 SF Total Available
  - » 550 SF Office
  - » 450 SF Warehouse
- » (1) 10' x 10' Grade Level Door
- » 100% Climate-Controlled



**RYAN YOUNG**

281.584.3320  
RYAN.YOUNG@FORT-COMPANIES.COM

**THOMAS PFEIFER**

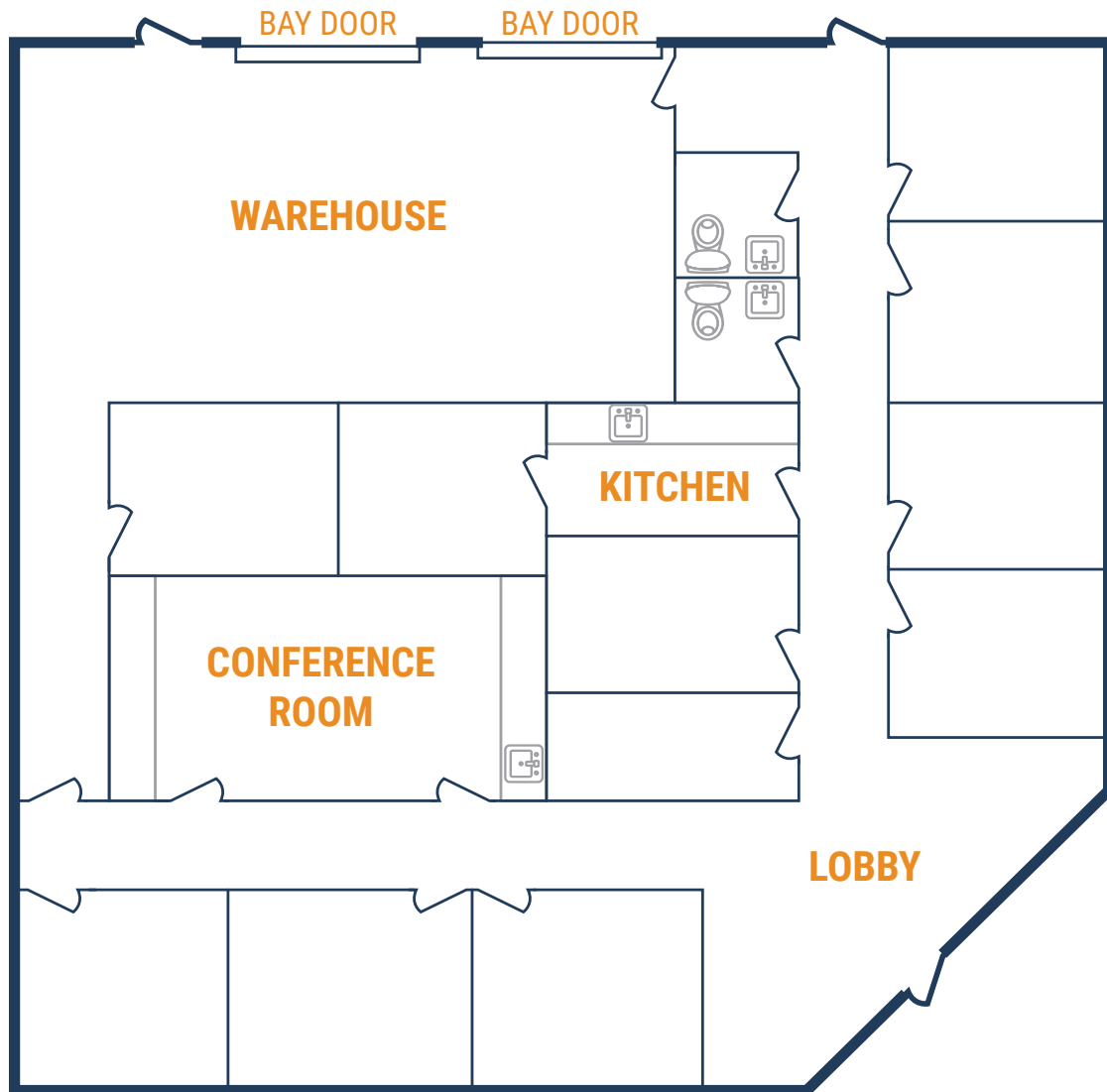
281.504.7460  
THOMAS.PFEIFER@FORT-COMPANIES.COM

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



## FLOOR PLAN – AVAILABLE IMMEDIATELY

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



**RYAN YOUNG**

281.584.3320  
RYAN.YOUNG@FORT-COMPANIES.COM

**THOMAS PFEIFER**

281.504.7460  
THOMAS.PFEIFER@FORT-COMPANIES.COM

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