

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



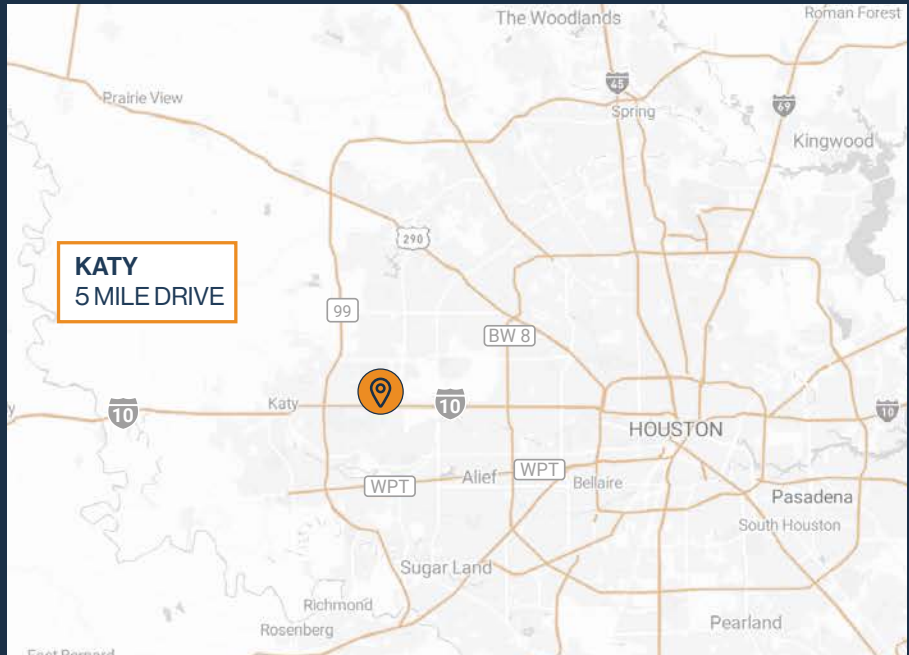
**10' X 10' GRADE-LEVEL
LOADING**



**GLASS STOREFRONT &
SHOWROOM-READY SPACES**



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



RYAN YOUNG

281.584.3320

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THOMAS PFEIFER

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SITE PLAN



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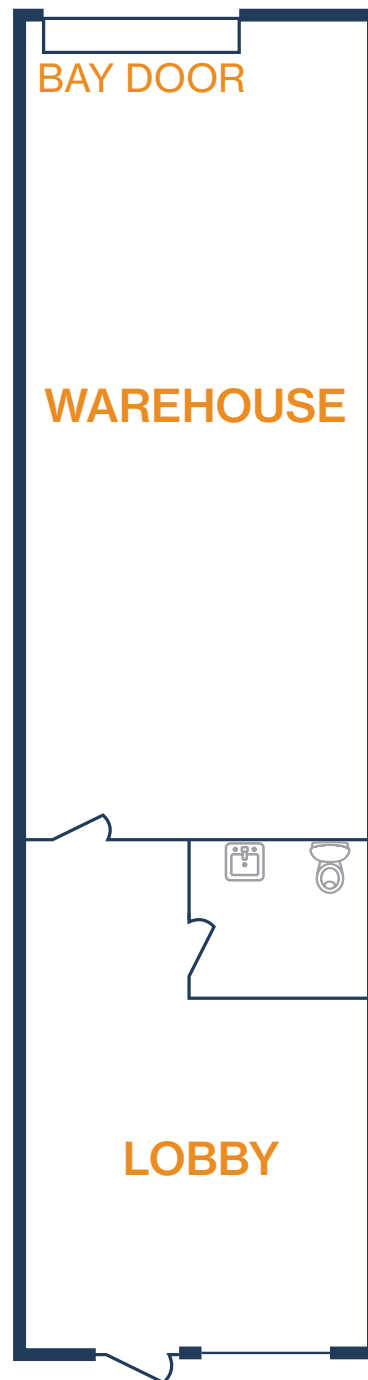
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This information is deemed reliable, however, Fort makes no guarantee, warranties, or representations as to the completeness or accuracy thereof.



FLOOR PLAN — AVAILABLE IMMEDIATELY

- » 1,000 SF Total Available
- » Glass Storefront
- » (1) 10x10 Grade Level Door
- » 100% Climate Controlled



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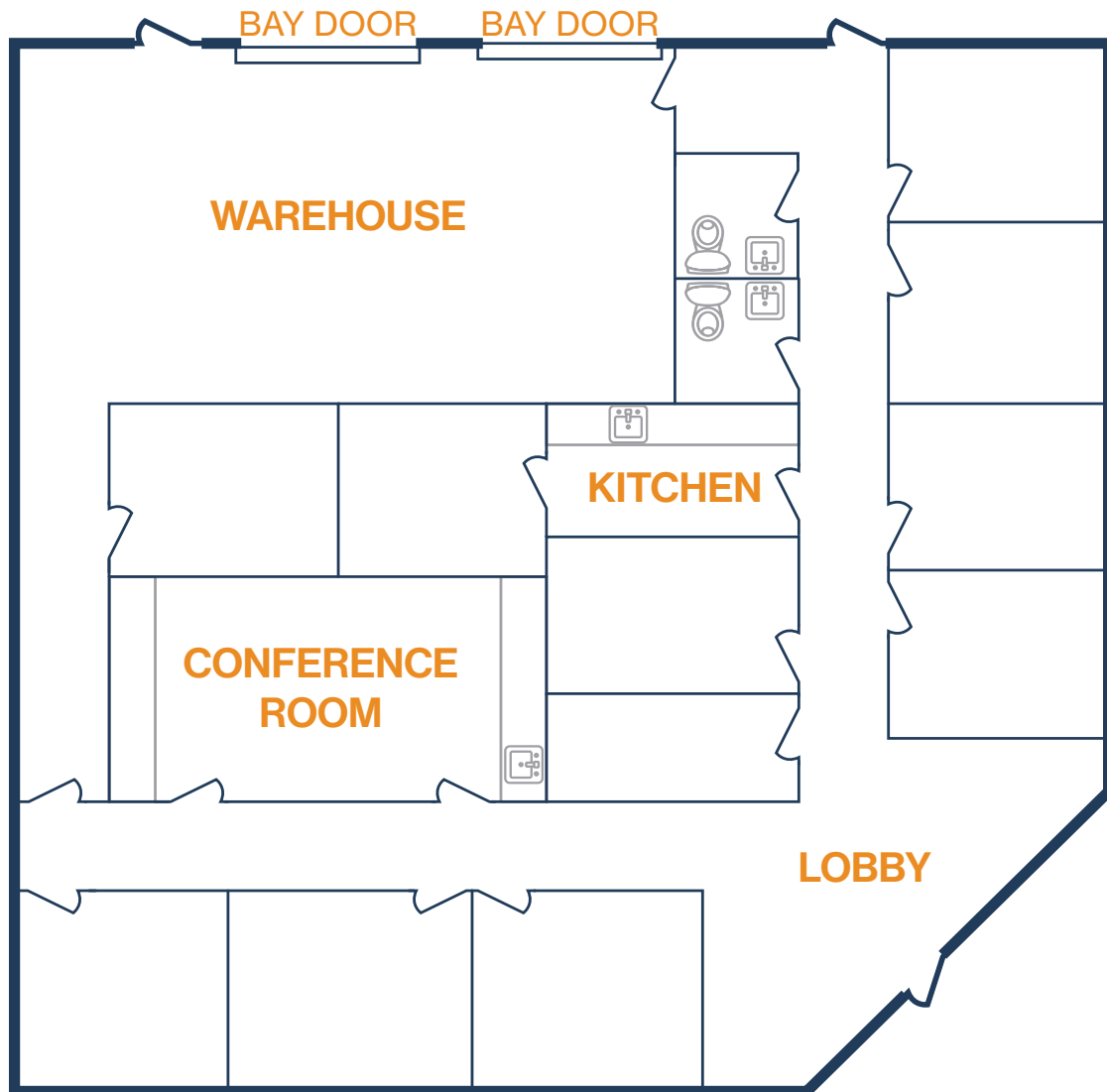
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FLOOR PLAN — AVAILABLE IMMEDIATELY

- » 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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