

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



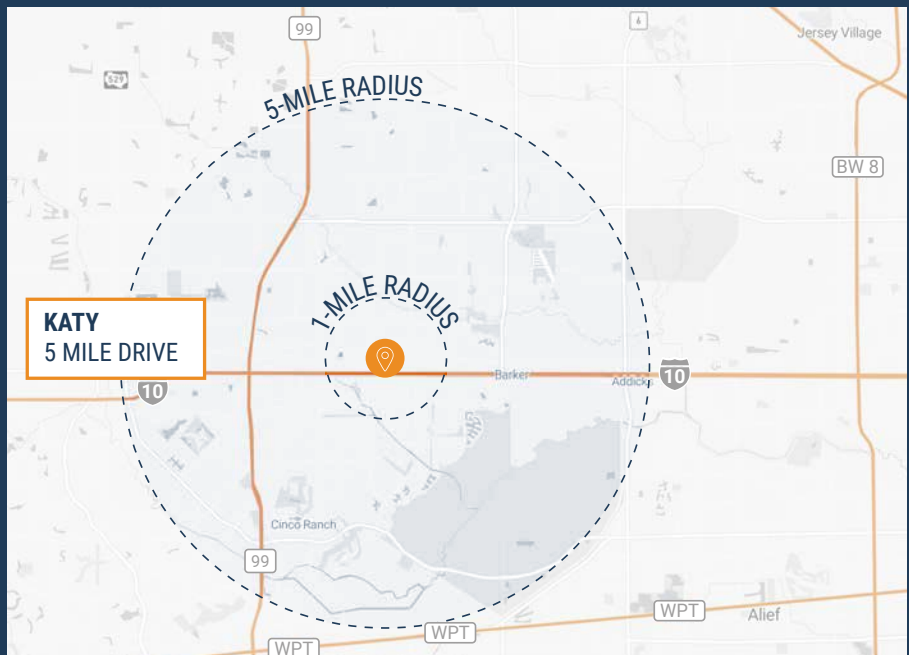
10' X 10' GRADE-LEVEL LOADING



**GLASS STOREFRONT &
SHOWROOM-READY SPACES**



**900 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.



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21414 Julie Marie Lane
Katy, TX 77449

SITE PLAN



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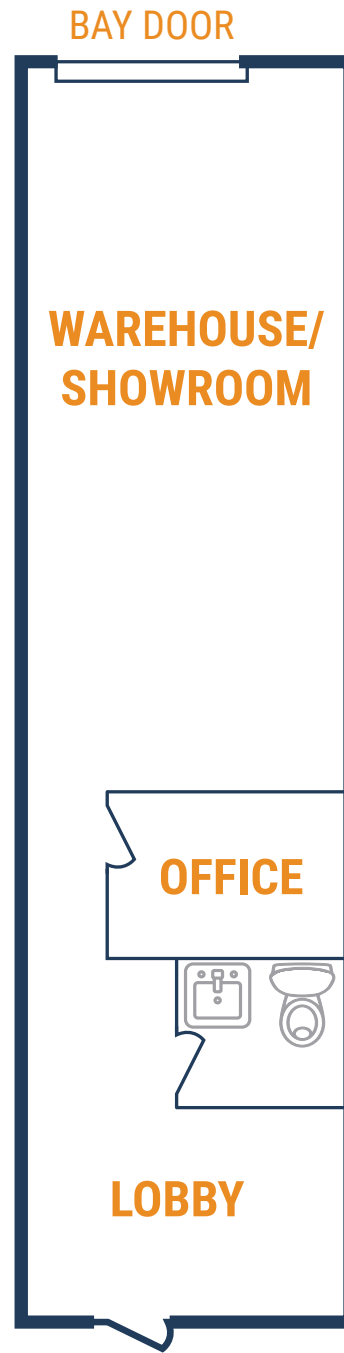
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FLOOR PLAN – AVAILABLE IMMEDIATELY

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



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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



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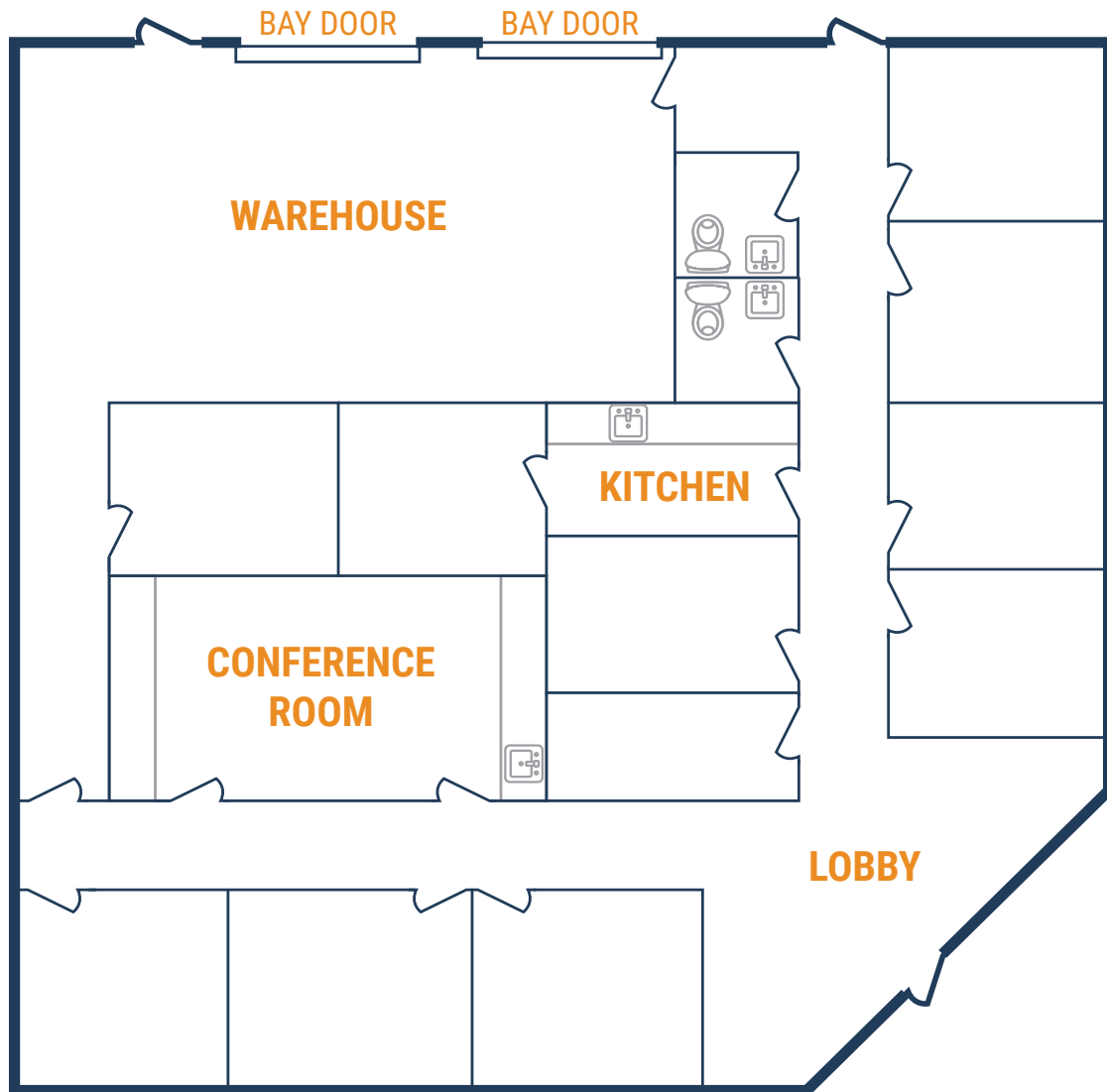
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FLOOR PLAN – AVAILABLE IMMEDIATELY

- » 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



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