



# For Lease

**7,483 s.f. available with 4,193 s.f. office space**

## Site features:

- 7,483 s.f. total
- 4,193 s.f. office space
- 5:1,000 parking ratio
- Sprinklered
- 16' Clear Height
- Grade Level, Overhead Doors Available
- 100% Climate controlled
- Frontage on Merchants Way
- 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).

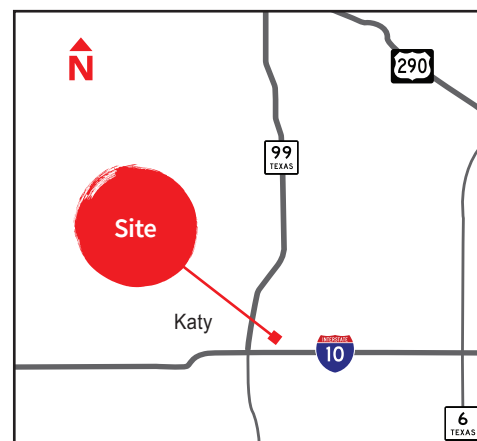
**Ten West Crossing 2**  
**22330 Merchants Way, Suite 190**  
**Katy, TX 77449**

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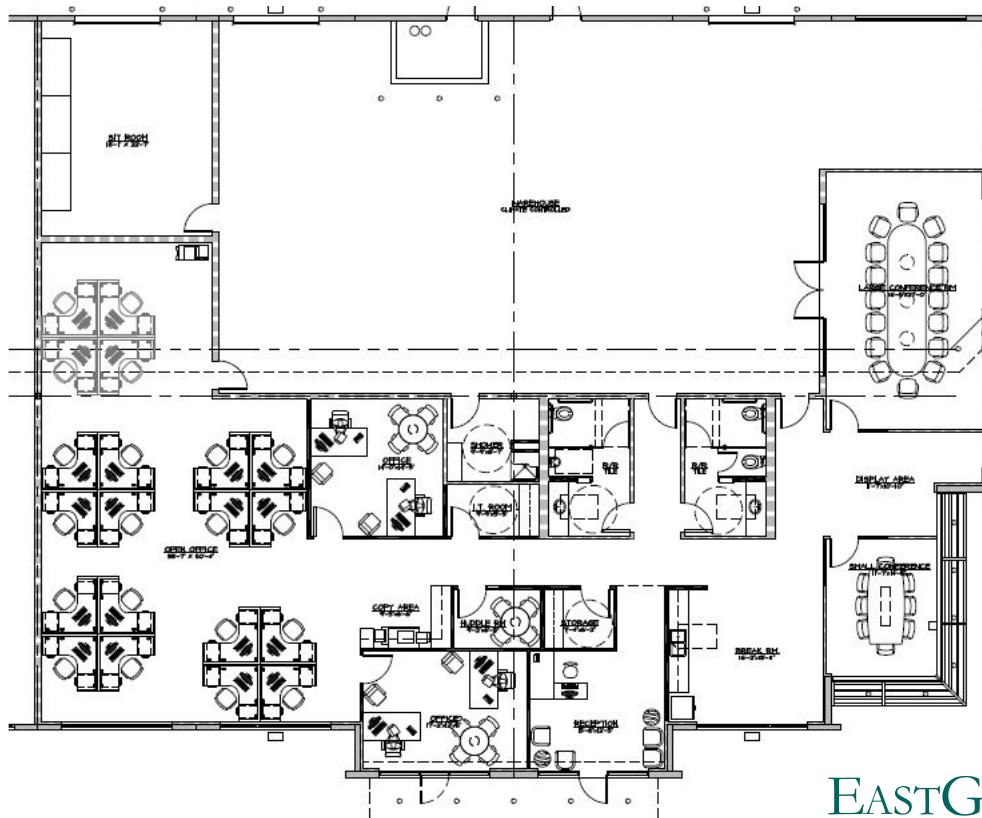
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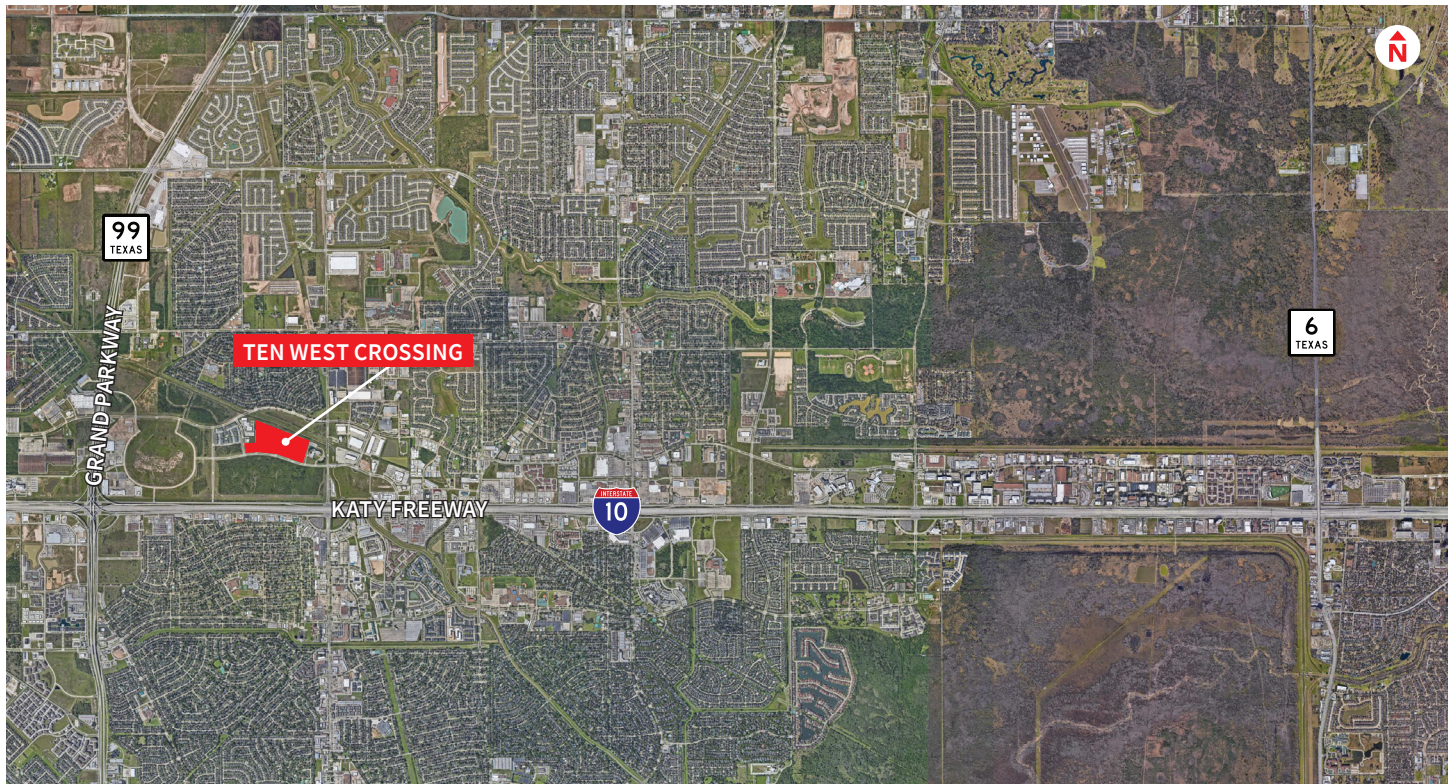


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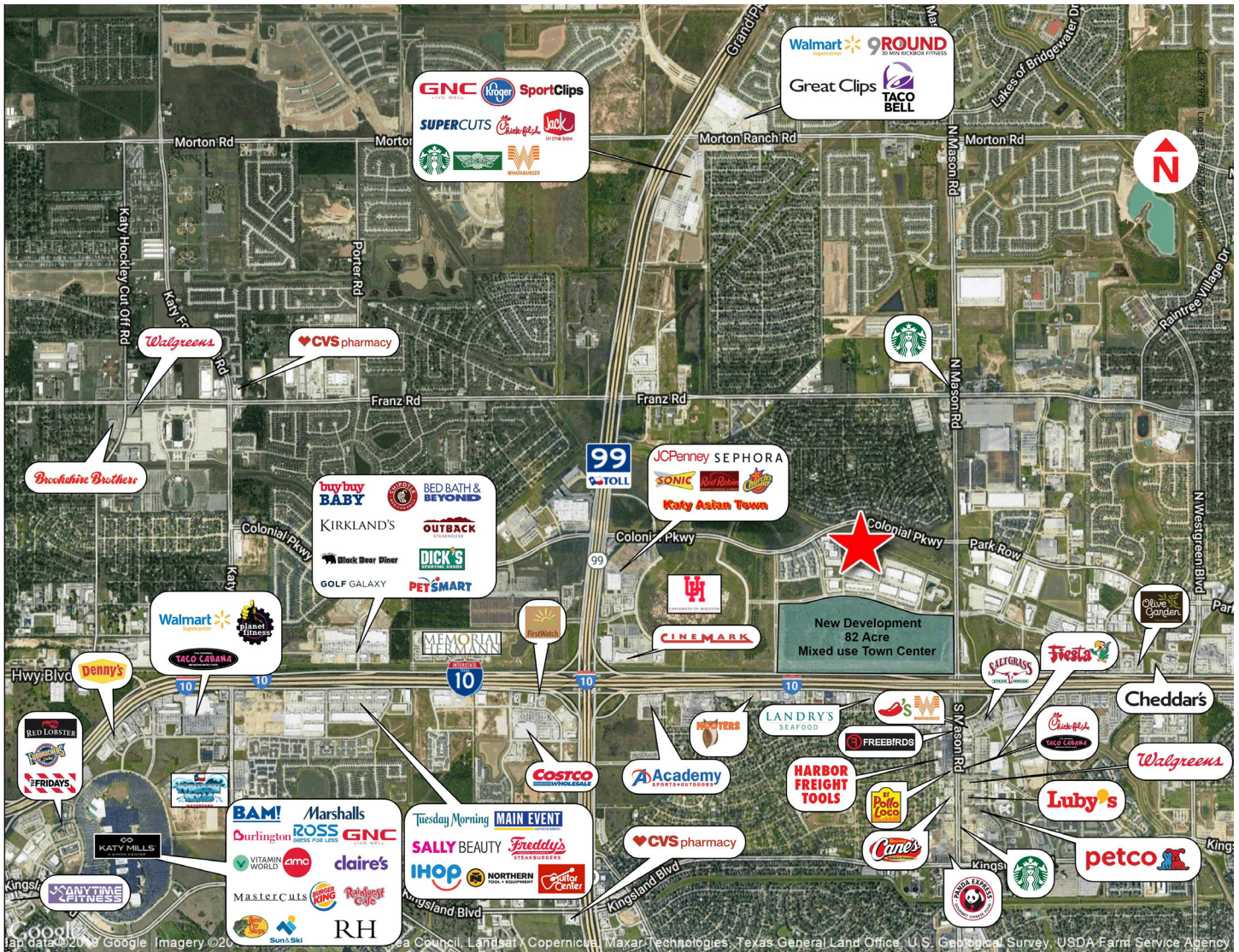


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