



# For Lease

**7,666 s.f. available**

## Site features:

- 7,666 s.f.
- 100% Office
- Frontage on Merchants Way
- ESFR Sprinkler System
- 16' Clear Height
- Class A, Single Story Flex Building
- Grade Level, Overhead Doors Available
- Ample Parking
- 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 170**  
**Katy, TX 77449**

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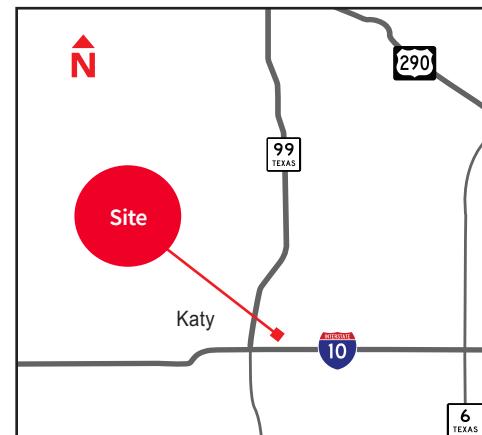
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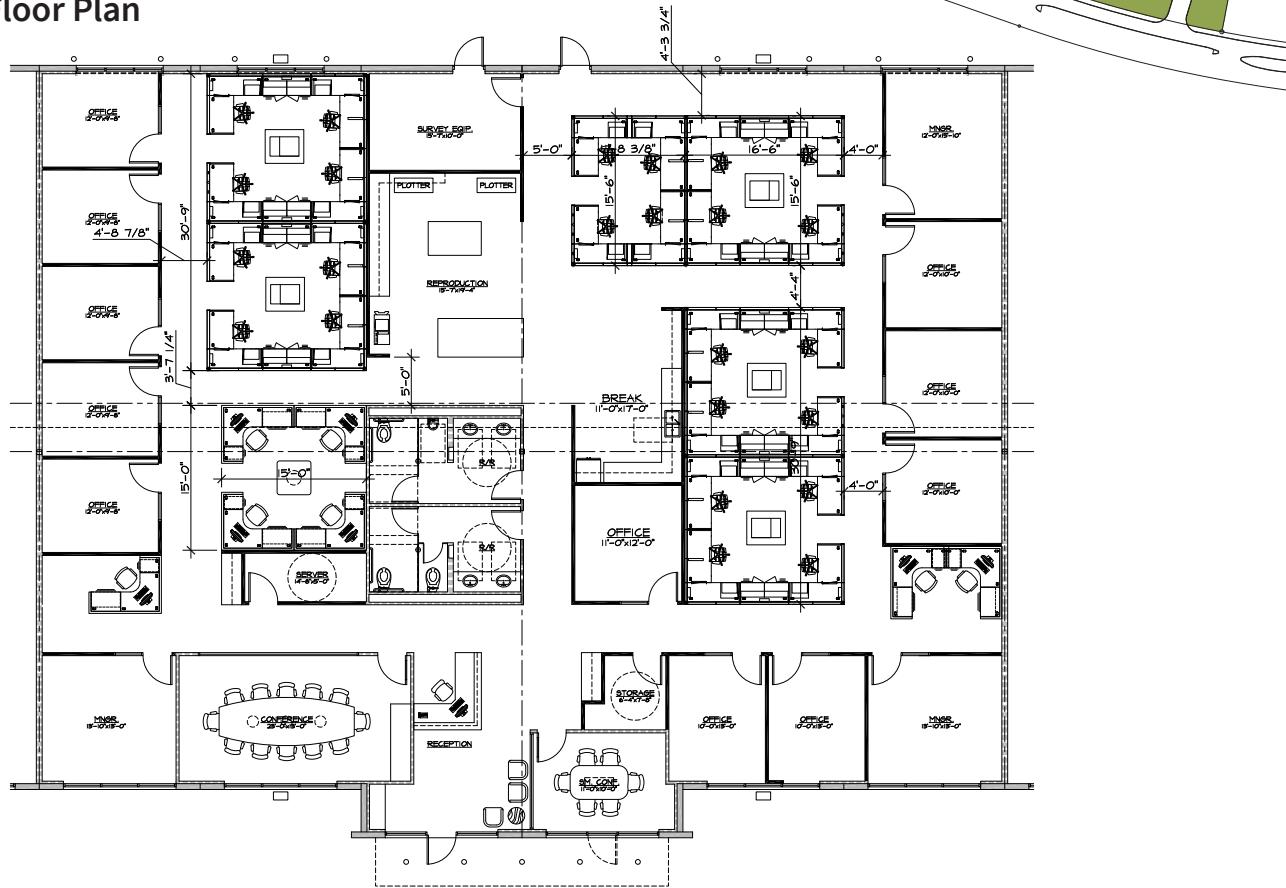
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## Site Plan



## Floor Plan

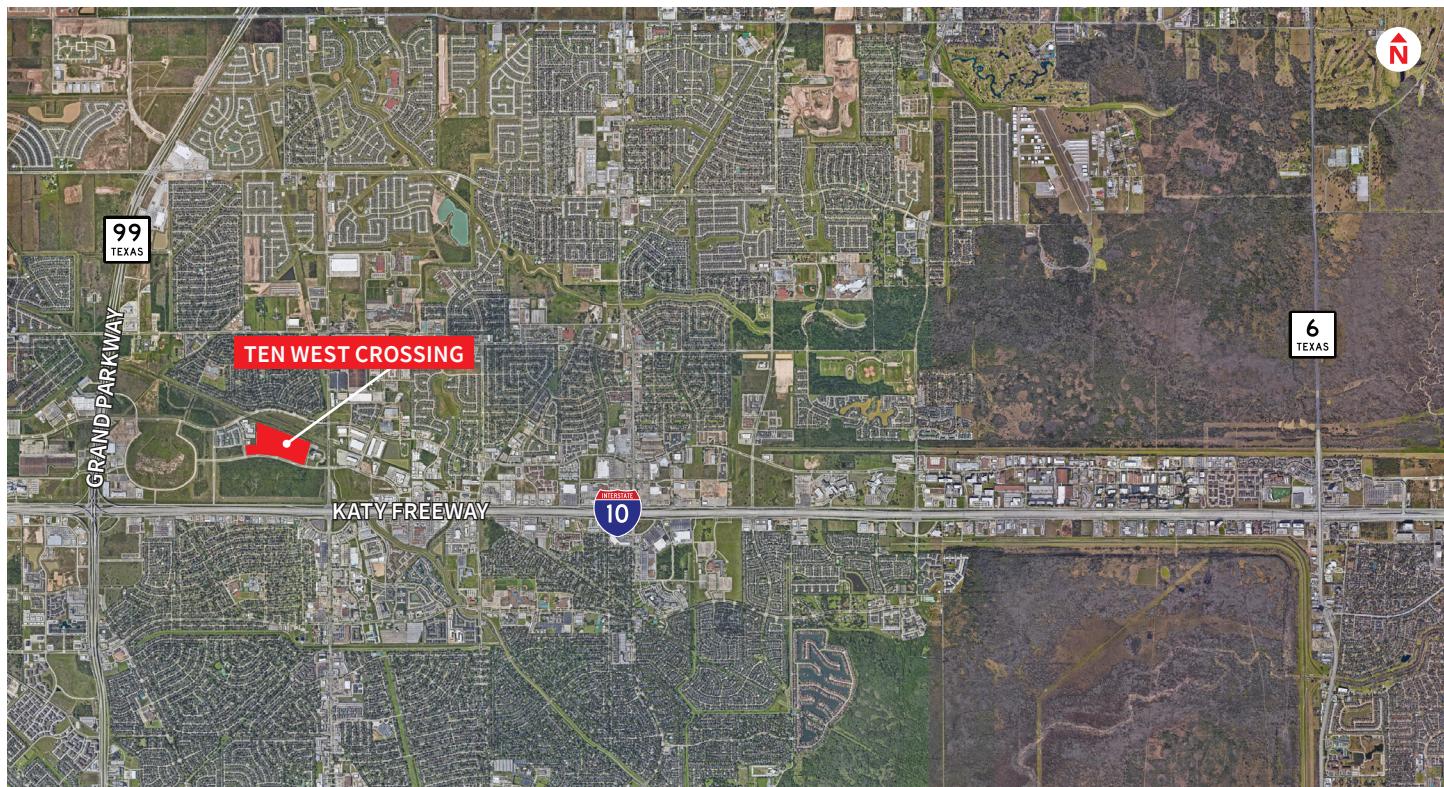


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