



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).

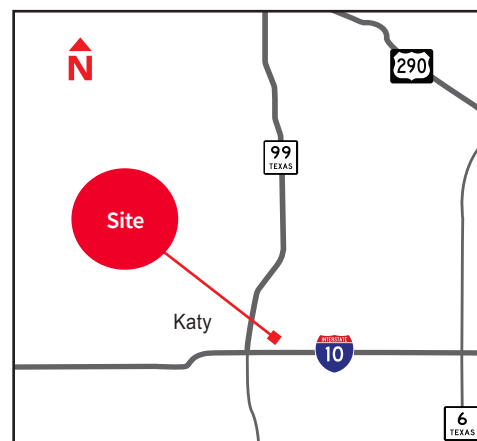
Ten West Crossing 2
22330 Merchants Way
Suite 170
Katy, TX 77449

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The site plan shows a development with eight buildings and associated parking. The buildings are labeled as follows:

- BUILDING 1**: 30,000 SQ FT
- BUILDING 2**: 45,693 SQ FT (with a red section on the right end)
- BUILDING 3**: 67,743 SQ FT
- BUILDING 4**: 67,743 SQ FT
- BUILDING 5**: 101,300 SQ FT
- BUILDING 6**: 64,313 SQ FT
- BUILDING 7**: 67,743 SQ FT
- BUILDING 8**: 131,964 SQ FT

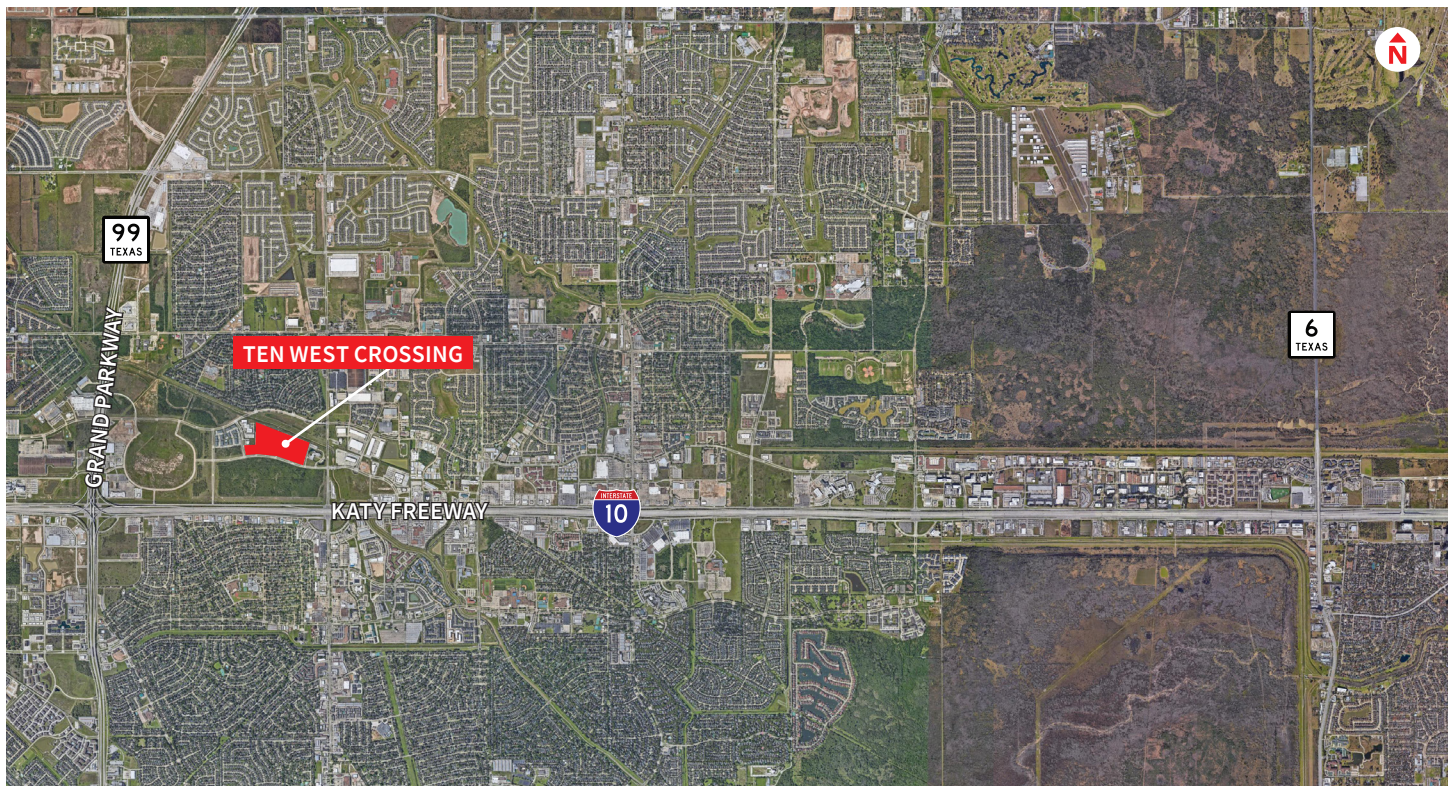
Parking spaces are distributed around the buildings, with a larger lot to the west of Building 1. The plan also shows landscaping, including trees and shrubs, and a road labeled "RAVELLO ROAD" on the left side.

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EASTGROUP
PROPERTIES



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