

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



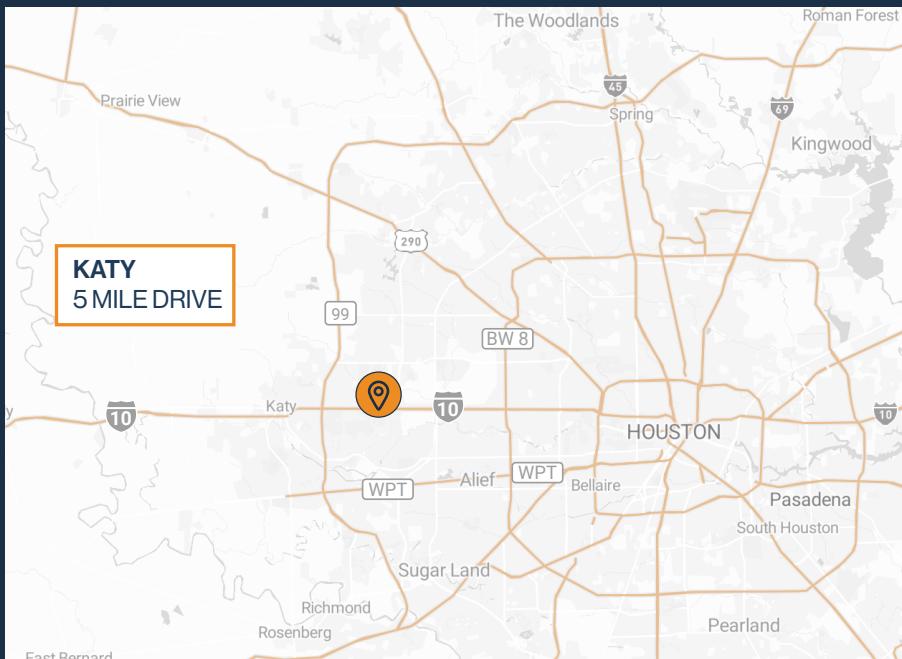
**10' X 10' GRADE-LEVEL
LOADING**



**GLASS STOREFRONT &
SHOWROOM-READY SPACES**



**1,000 SF – 3,420 SF
SUITES AVAILABLE**



RYAN YOUNG

281.584.3320

RYAN.YOUNG@FORT-COMPANIES.COM



FORT
LEASING

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

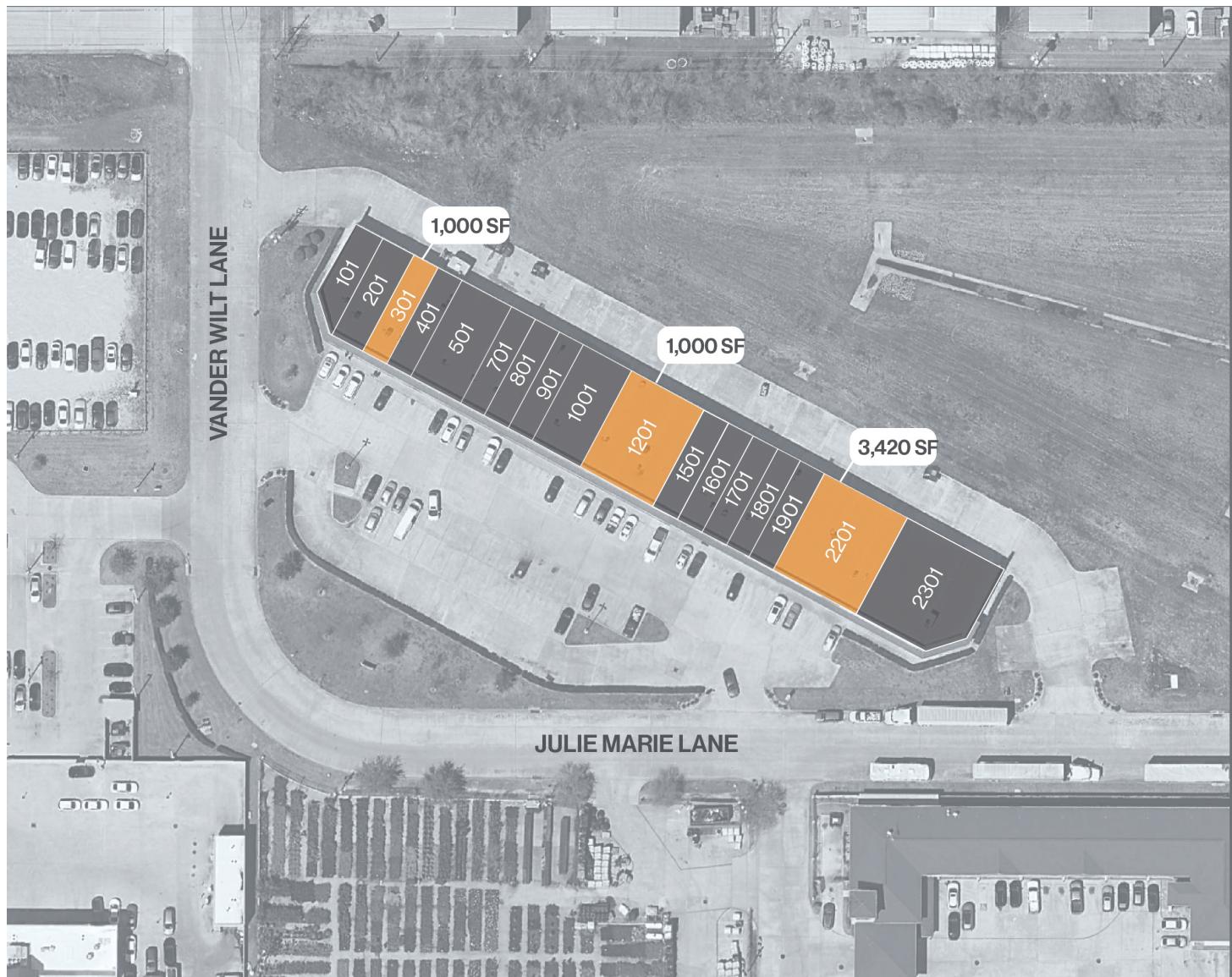


FORT
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JULIE MARIE BUSINESS CENTER

21414 JULIE MARIE LN
HOUSTON, TEXAS 77449

SITE PLAN



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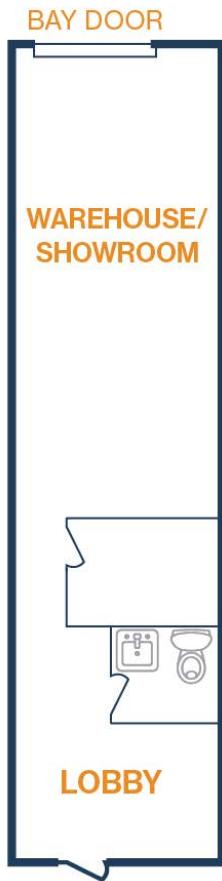


JULIE MARIE BUSINESS CENTER

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UNIT 301 – 1,000 SF

- (1) Grade Level Door
- (1) Restroom
- 100% Climate-Controlled



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UNIT 1201 – 1,000 SF

- Glass Storefront
- (1) Grade Level Door
- 100% Climate-Controlled



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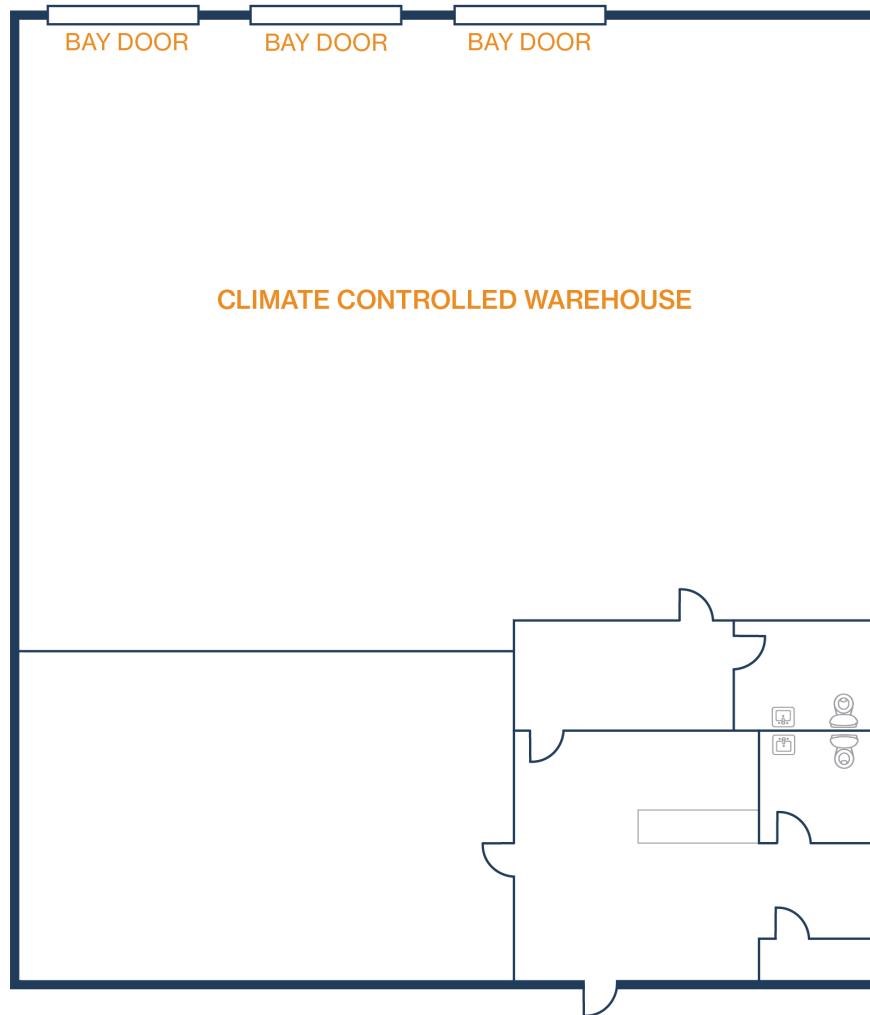
**JULIE MARIE
BUSINESS CENTER**

21414 JULIE MARIE LN
HOUSTON, TEXAS 77449

UNIT 2201 – 3,420 SF

2,394 SF OFFICE / 1,026 SF WAREHOUSE

- Climate-Controlled Warehouse
- (3) Grade Level Doors
- (2) Restrooms



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