

# 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**



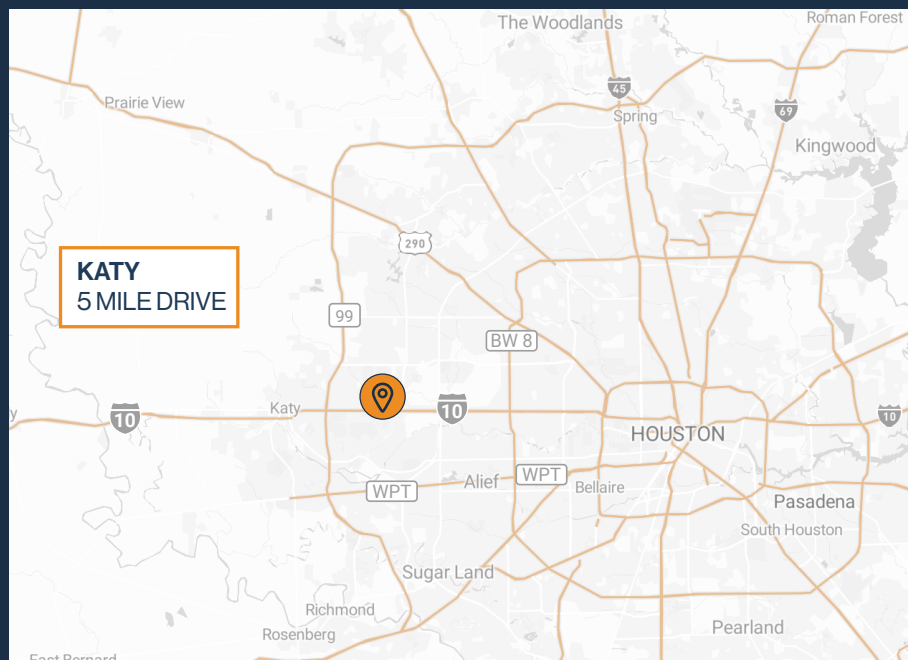
**10' X 10' GRADE-LEVEL  
LOADING**



**GLASS STOREFRONT &  
SHOWROOM-READY SPACES**



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



**RYAN YOUNG**

281.584.3320

RYAN.YOUNG@FORT-COMPANIES.COM



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



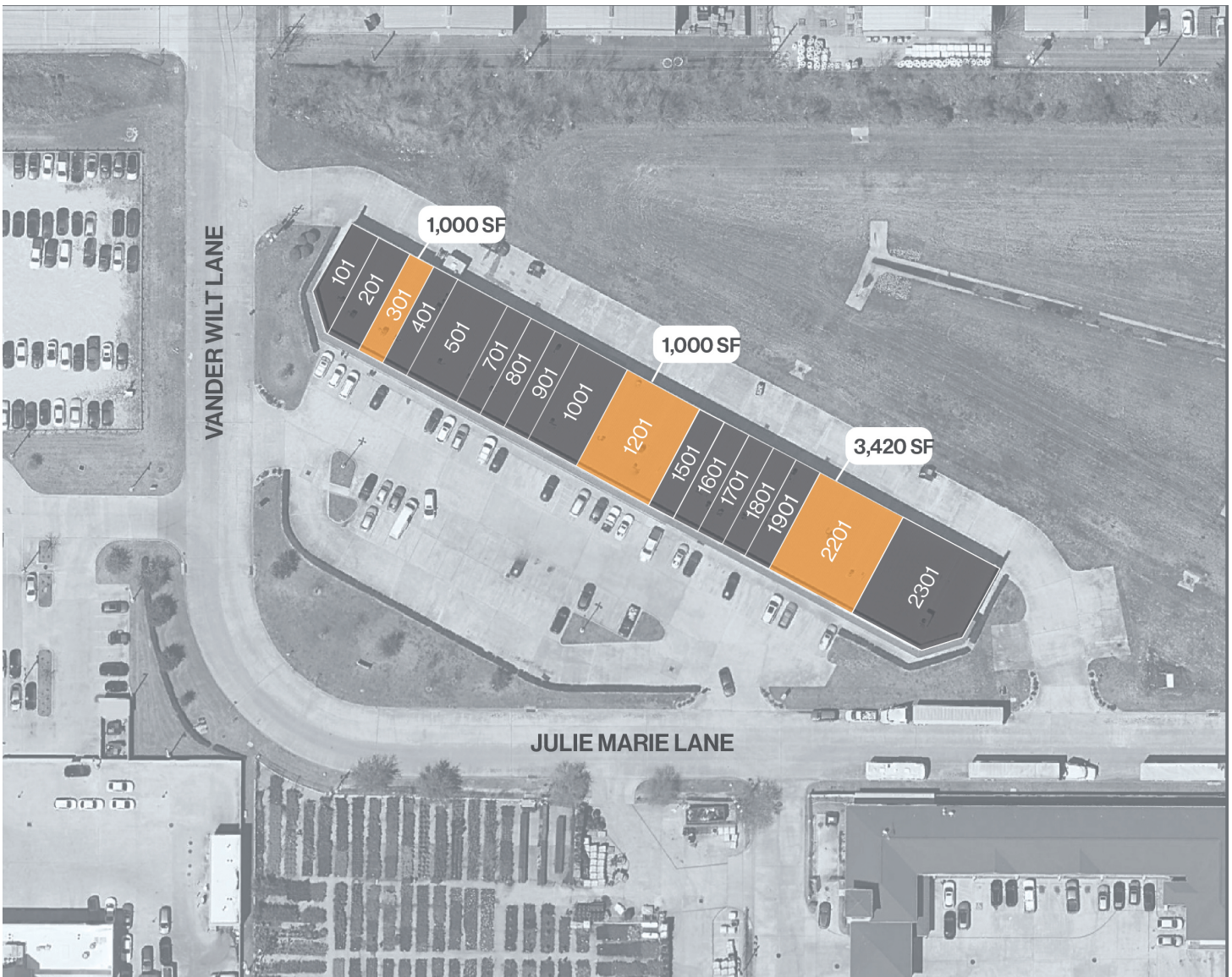


**FORT**  
LEASING

# JULIE MARIE BUSINESS CENTER

21414 JULIE MARIE LN  
HOUSTON, TEXAS 77449

## SITE PLAN



**RYAN YOUNG**  
281.584.3320  
ryan.young@fort-companies.com

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



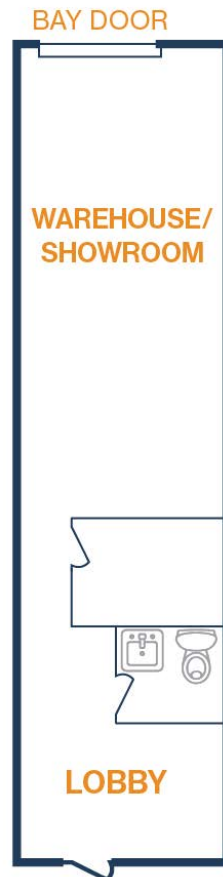
**FORT**  
LEASING

# JULIE MARIE BUSINESS CENTER

21414 JULIE MARIE LN  
HOUSTON, TEXAS 77449

## UNIT 301 – 1,000 SF

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





**FORT**  
LEASING

# JULIE MARIE BUSINESS CENTER

21414 JULIE MARIE LN  
HOUSTON, TEXAS 77449

## UNIT 1201 – 1,000 SF

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





**FORT**  
LEASING

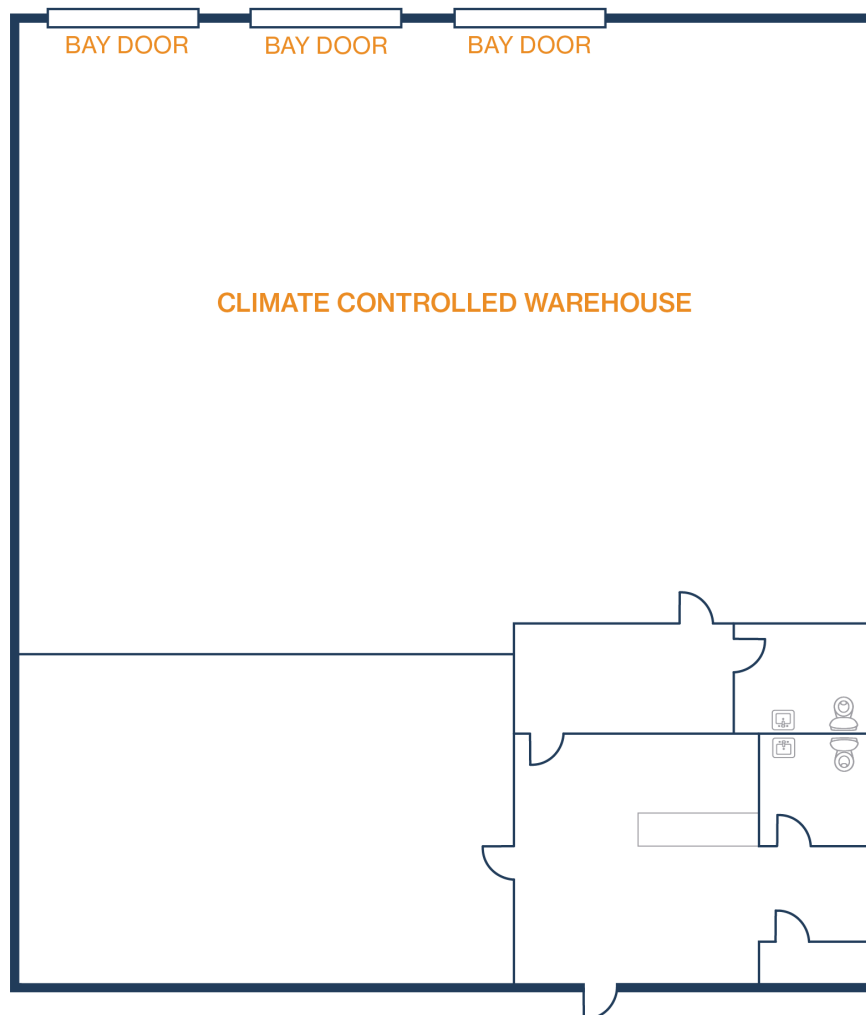
# JULIE MARIE BUSINESS CENTER

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



**RYAN YOUNG**  
281.584.3320  
ryan.young@fort-companies.com

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