

21700 MERCHANTS WAY

MASON CREEK

OFFICE CENTER II



Leasing Information:

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MASON CREEK PARK

PROPERTY INFORMATION

Mason Creek II is a 127,955 square foot, three-story, Class A upscale office building located in the Katy/Energy Corridor submarket. The Property is LEED-certified at the silver level and is composed of environmentally friendly materials designed to facilitate indoor air quality and occupant comfort. Mason Creek II provides tenants with bright open floor plans and 10' ceiling heights maximizing natural and ambient lighting. The building has a two-story atrium complemented by wood accents and a grand staircase to help facilitate inter-floor traffic.

Located off Merchants Way between Mason Road and Interstate 10, which are the main thoroughfares servicing some of the most affluent neighborhoods of West Houston. The property lies within the Katy Independent School District, one of Houston's flourishing suburban school districts.

Property	Mason Creek II
Property Address	21700 Merchants Way
Product Type	Class A, Office Building
Building Size	127,955 SF
Available SF	127,000 SF (will subdivide to 10,000 SF)
Rental Rate	\$18.75/SF
Operating Expense	\$10.54/SF
Number of Stories	3
Year Built	2015
Submarket	Katy/Energy Corridor
Parking Ratio	6.0 per 1,000 SF



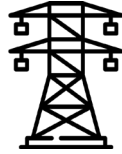
INVEST IN YOUR
OFFICE EXPERIENCE

[CLICK HERE FOR PROPERTY WEBSITE](#)

BUILDING FEATURES



6.0/ 1,000 PARKING RATIO
& ELECTRIC CAR CHARGING
STATIONS



2000 AMP POWER
PROVIDED AND
EXPANDABLE TO 4000 AMPS



LARGE OPEN FLOOR PLATE &
OVERSIZED RESTROOMS WITH
HIGH QUALITY FINISHES &
GRANITE COUNTER TOPS IDEAL
FOR HIGH DENSITY USERS



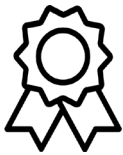
EXTENSIVE SUBSTATION
CAPACITY (TWO CIRCUITS OF
6.5 MEGAWATTS EACH) IN THE
AREA TO POWER A CALL OR DATA
CENTER



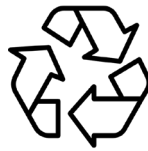
ENERGY EFFICIENT BUILDING
MATERIALS, LIGHTING &
MECHANICAL SYSTEMS



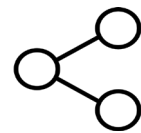
CONDUIT TO PAD FOR
BACKUP GENERATOR



LEED CERTIFIED AT
SILVER LEVEL



ENVIRONMENTALLY FRIENDLY
MATERIALS DESIGNED TO
FACILITATE INDOOR AIR QUALITY
AND OCCUPANT COMFORT



MULTIPLE FIBER OPTIC PROVIDERS



TWO- STORY ENTRY ATRIUM
INCLUDING WOOD ACCENTS AND
GRAD STAIRCASE TO
FACILITATE INTERFLOOR TRAFFIC



BRIGHT OPEN FLOOR PLANS WITH
10' CEILING HEIGHTS MAXIMIZING
NATURAL AND AMBIENT LIGHTING



PROMINENT
BUILDING SIGNAGE FACING 1-10

MASON CREEK PARK

AMENITIES & NEIGHBORS



ACCESS

- Master planned, deed-restricted business park.
- Strategically located along I-10 just inside the Grand Parkway (Highway 99) in Katy, Texas.
- Easy access to I-10 via a full interchange at Mason Road.
- One quarter mile away from the one and only Tier IV data center in Houston.
- Close proximity to strong labor pool, housing, medical facilities, hotels and retail.
- Excellent local schools in Katy School District.
- The Grand Parkway extension from I-10 to Highway 290 is complete providing access to the north and south labor pool.

MORE AMENITIES

ONE MILE RADIUS

RESTAURANTS

BABINS SEAFOOD
CAPTAIN TOM'S SEA FOOD CHANG'S
CHEDDARS
CHUY'S TEXMEX DICKEY'S BBQ
FADIS
JIMMY JOHNS
JINYA RANEN BAR
JOHNNY CARINO'S
LANDRY'S SEAFOOD
MEDITERRA GRILL
MCALLISTERS DELI
MIDI CI PIZZA
MOE'S SOUTHWEST GRILL
NEW ORLEANS KITCHEN
OLIVE GARDEN
OMG BURGER
OUTBACK STEAKHOUSE
PHO BAMBOO
RAVIN DESERTS
ROSA'S
SALATA
SALTGRASS STEAKHOUSE
SPRING CREEK BBQ
TIFFS TREATS
TEXAS MESQUITE
TEXAS ROADHOUSE
TOM AND CHEESE
WINGS AND MORE

FITNESS

24 HOUR FITNESS
ANYTIME FITNESS
CROSS FIT KATY
FITNESS 19
L.A. FITNESS
LIFE TIME FITNESS
MEDICAL FITNESS PROS – PERSONAL
TRAINING MY GYM – KATY
NHB CROSS FITNESS
YMCA

LODGING

BEST WESTERN PLUS KATY INN & SUITES
COMFORT INN SUITES
HAMPTON INN & SUITES HOUSTON-KATY
HILTON GARDEN INN HOUSTON WEST KATY
HOLIDAY INN EXPRESS HOTEL & SUITES
LA QUINTA INN & SUITES KATY
MOTEL 6 HOUSTON KATY
RESIDENCE INN HOUSTON KATY MILLS
SPRINGHILL SUITES HOUSTON KATY MILLS
SUPER 8 HOUSTON WEST KATY

CHILDCARE

A CHILD'S REFLECTION CHILDTIME
ITTY BITTY CITY
KATY MONTESSORI
KIDS R KIDS OF CINCO RANCH EAST
PRIMROSE OF CINCO RANCH
PRIMROSE OF KELLIWOOD
RISING STAR ACADEMY
THE GODDARD SCHOOL
TIGERLAND DAY CARE

DEMOGRAPHICS

30 MINUTE DRIVE TIME

MASON CREEK II TO MASON RD @ I-10

2,039,664

CURRENT POPULATION
ESTIMATE

2,592,297

POPULATION 2022

1,670,900

TOTAL EMPLOYMENT

\$65,530.00

AVERAGE HOUSEHOLD
INCOME

CITYWIDE

HOUSTON

4,258,670

CURRENT POPULATION
ESTIMATE

4,950,011

POPULATION 2022
(16% increase from 2017)

4,458,621

PROJECTED
POPULATION BY 2020

1.8%

AVERAGE GROWTH
RATE - 10 YEARS

KATY

30 MINUTE DRIVE TIME

38%

Residents have a Bachelor's
degree or higher education

75%

White collar workforce

CITYWIDE

29%

Residents have a Bachelor's
degree or higher education

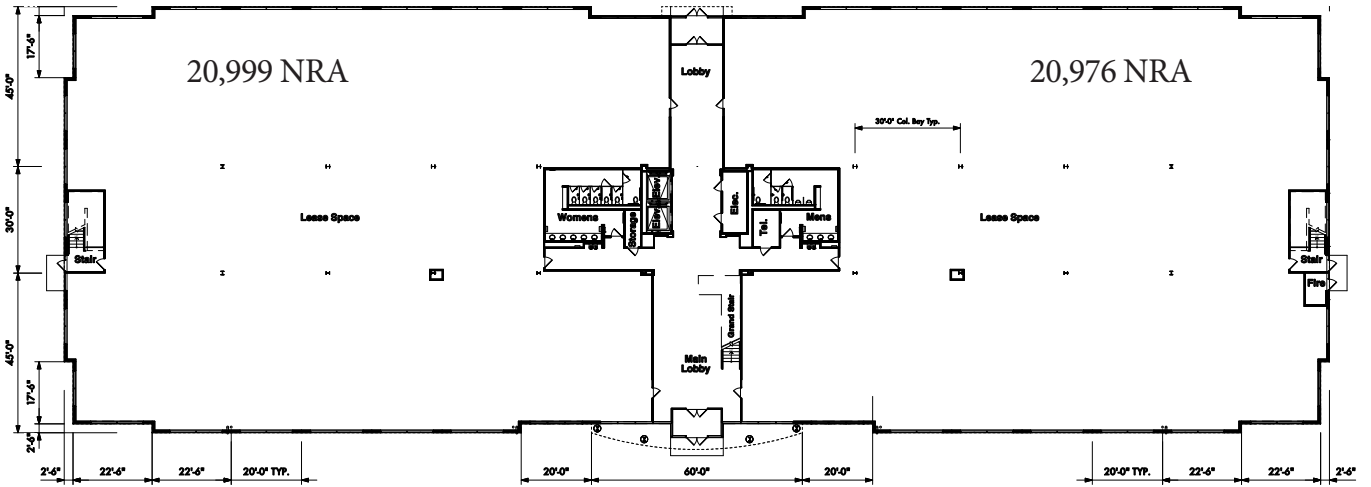
62%

White collar workforce

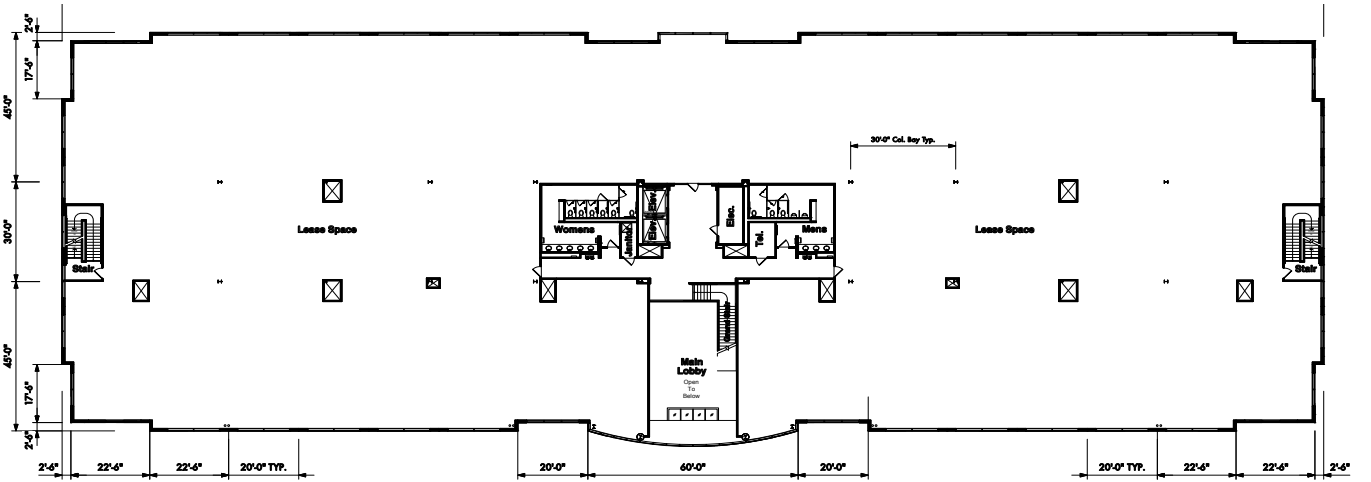
FIRST, SECOND, & THIRD FLOORS

127,955 SF

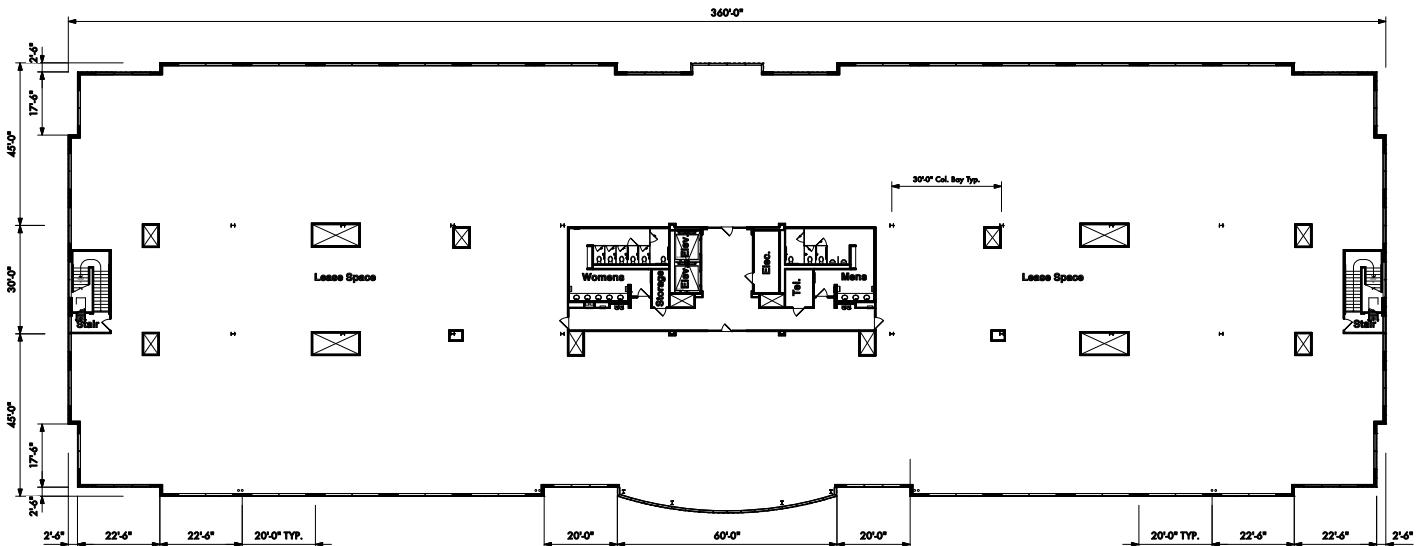
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



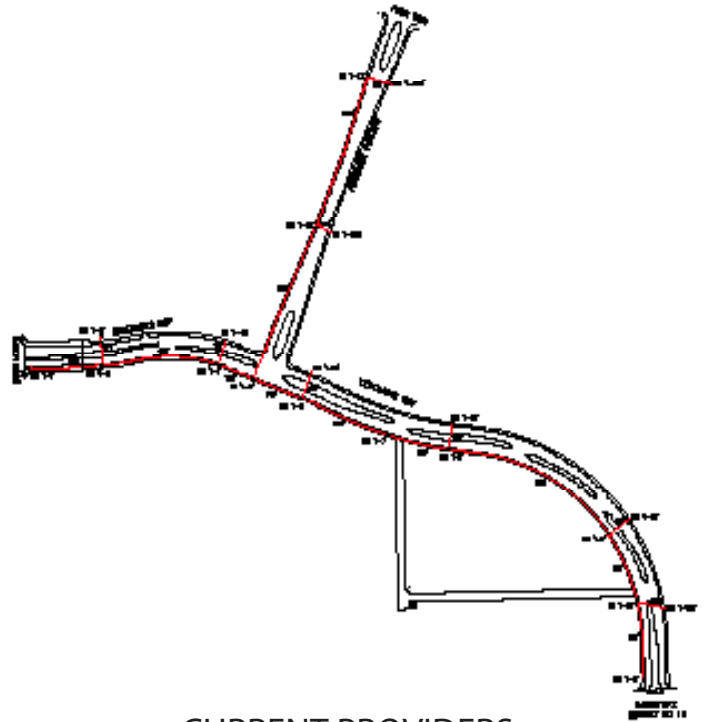
SITE PLAN

Site Area	9.3 Acres (405,108 SF)
Building Area	127,955 SF (3-Story)
Site Coverage	31.9%
Parking	769 Spaces @ 6 cars/1,000 SF
Architect	Dupree & Associates
LEED Application	Silver
Developer	Myers Crow & Saviers, LTD.



MASON CREEK PARK

FIBER LOOP



CURRENT PROVIDERS

AT&T

En TouchTW

Telecom

The Mason Creek Park fiber loop is run through the park via encased system ran next to the sidewalks. The fiber loop is managed by a third party.

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