

Cane Island Parkway (100' R.O.W.)

Access Easement 28'-0" wide

FLEX SPACE BUILDINGS:

FLEX BUILDING 1 = 18 UNITS	32,753 sf.
FLEX BUILDING 2 = 17 UNITS	30,211 sf.
FLEX BUILDING 3 = 15 UNITS	27,616 sf.
FLEX BUILDING 4 = 14 UNITS	25,074 sf.
FLEX BUILDING 5 = 5 UNITS	8,100 sf.
PROJECT TOTAL = 69 UNITS	123,754 sf.

BUSINESS OFFICE OCCUPANCY (1/3)	41,210 GSF
STORAGE OCCUPANCY (2/3)	82,544 GSF

FLEX SPACE PARKING:	
BUSINESS OFFICE RATIO- 1 PER 400 SF.=	103 SP.
STORAGE RATIO- 1 PER 2,000 SF.=	41 SP.
PARKING SPACES REQUIRED=	145 SP.

FLEX SPACE PARKING PROVIDED= 324 SP. (9 HC)



# Cane Island Parkway Flex

## Leasing Plan

Katy, Texas

NOT TO SCALE  
23 April, 2025

NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION

Marty Comeaux  
ARCHITECT  
16058

**M COMEAUX**  
ARCHITECTS

1631 Nocturne Ln.  
Houston, Texas 77043  
832.530.4769