

For Lease



Newpark Technology Center

21920 MERCHANTS WAY | KATY, TX 77450



Building Information

21920 MERCHANTS WAY | KATY, TX 77450

BUILDING SIZE:	±108,420 SF
LAND AREA:	±10.88 AC
YEAR BUILT:	2013
FLOORS:	3
BUILDING FLOORPLATE:	±24,610 SF
PARKING:	3.32/1,000 RSF (360 Spaces)
GUEST PARKING:	34 Spaces



- FEATURES:**
- 2 Story lobby with living wall & fountain lobby entry feature
 - Highly accessible
 - Building signage
 - Corporate campus feel

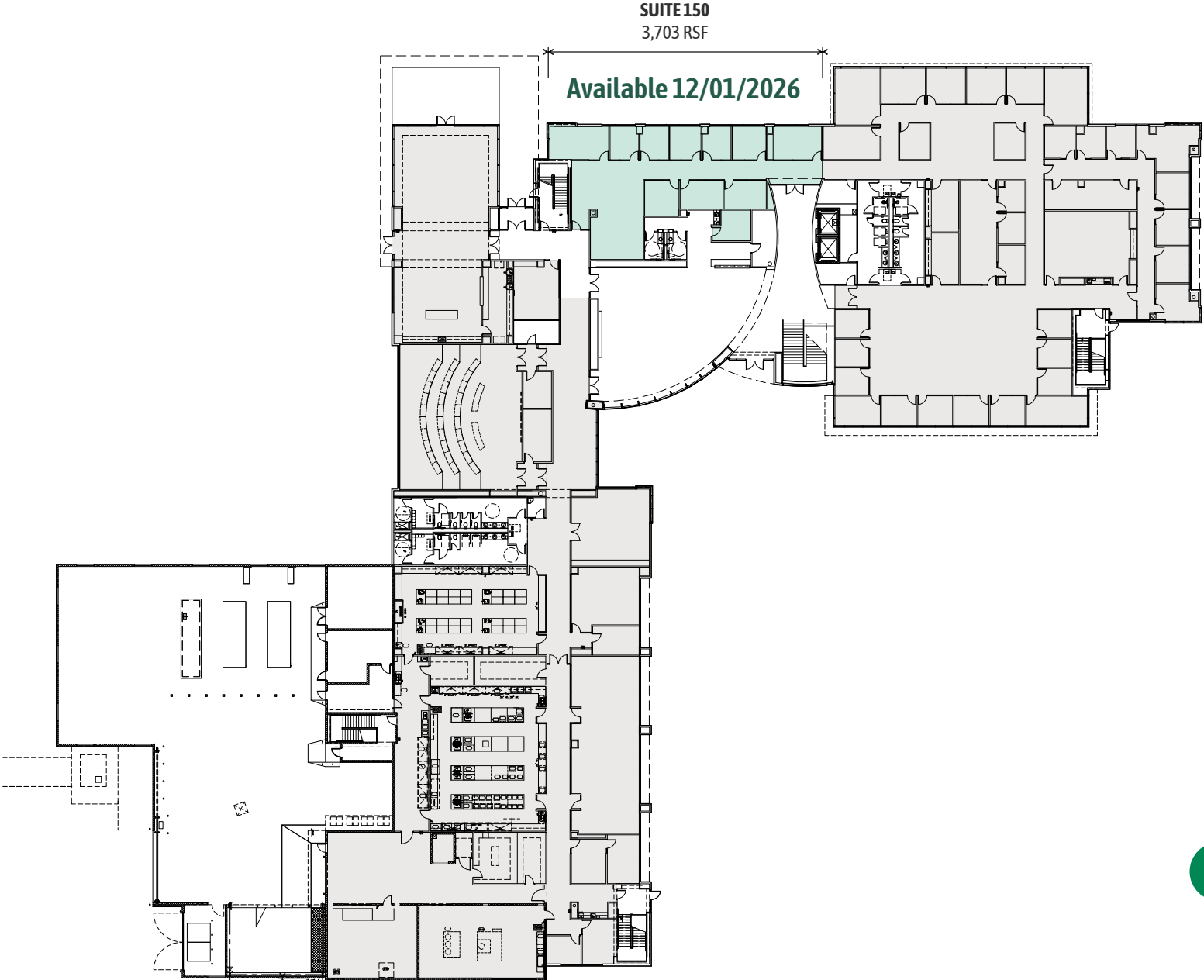
- AMENITIES:**
- Lakeside retreat
 - Micro market
 - Covered garage parking
 - Outdoor courtyard w/water feature
 - 3rd floor outdoor patio
 - Conference room

Amenities within 5 miles:



Floor Plan

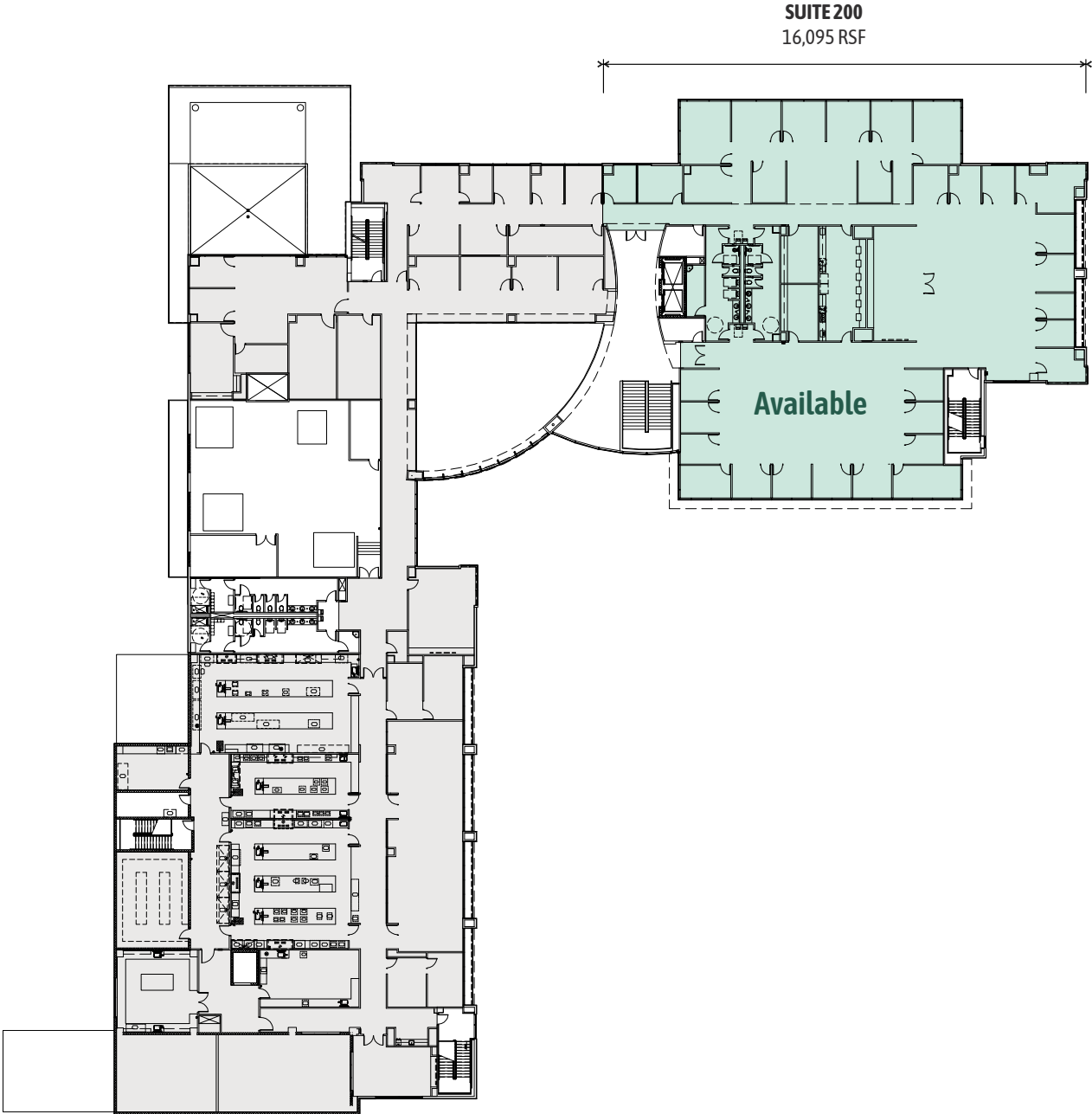
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Level 1

Floor Plan

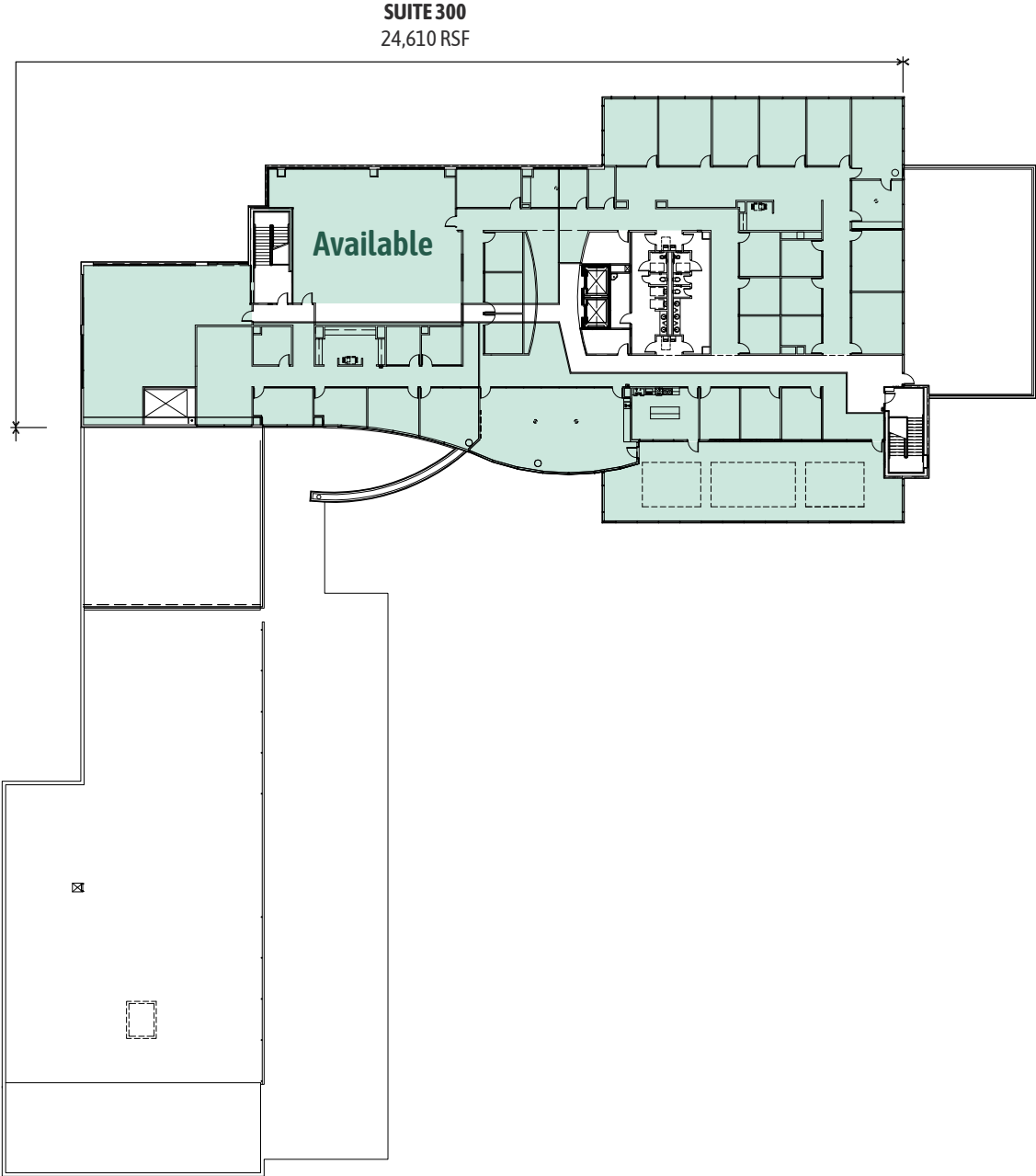
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Level 2

Floor Plan

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Level 3



Nearby Amenities

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DINING

Gloria's Latin Cuisine
 Whiskey Cake
 Gringo's Mexican
 Fogo De Chao
 Outback Steakhouse
 La Madeleine
 House of Pies
 Landry's Seafood Houston
 LongHorn Steakhouse
 Chili's Grill & Bar

Saltgrass Steak House
 Babin's Seafood House
 House of Pie
 Jimmy Changas
 Spring Creek BBQ
 Cheddar's Scrath Kitchen
 Texas Roadhouse
 DaSilva Steakhouse
 Becks Prime
 and more...

ENTERTAINMENT

1. Main Event
2. PopStroke
3. Andretti Indoor Karting
4. Katy Mills
5. Typhoon Texas
6. Activate Games
7. AGR Sports Adventure Park
8. Cinemark
9. The Club at Falcon Point
10. Times Square Entertainment

WELLNESS

1. 1420 Fitness
2. Anytime Fitness
3. LA Fitness
4. CINCOfit
5. Fitness Connection
6. Falcon Point Park
7. Saums Pocket Park
8. Colonial Parkway Public Park
9. Cullen Park
10. Planet Fitness

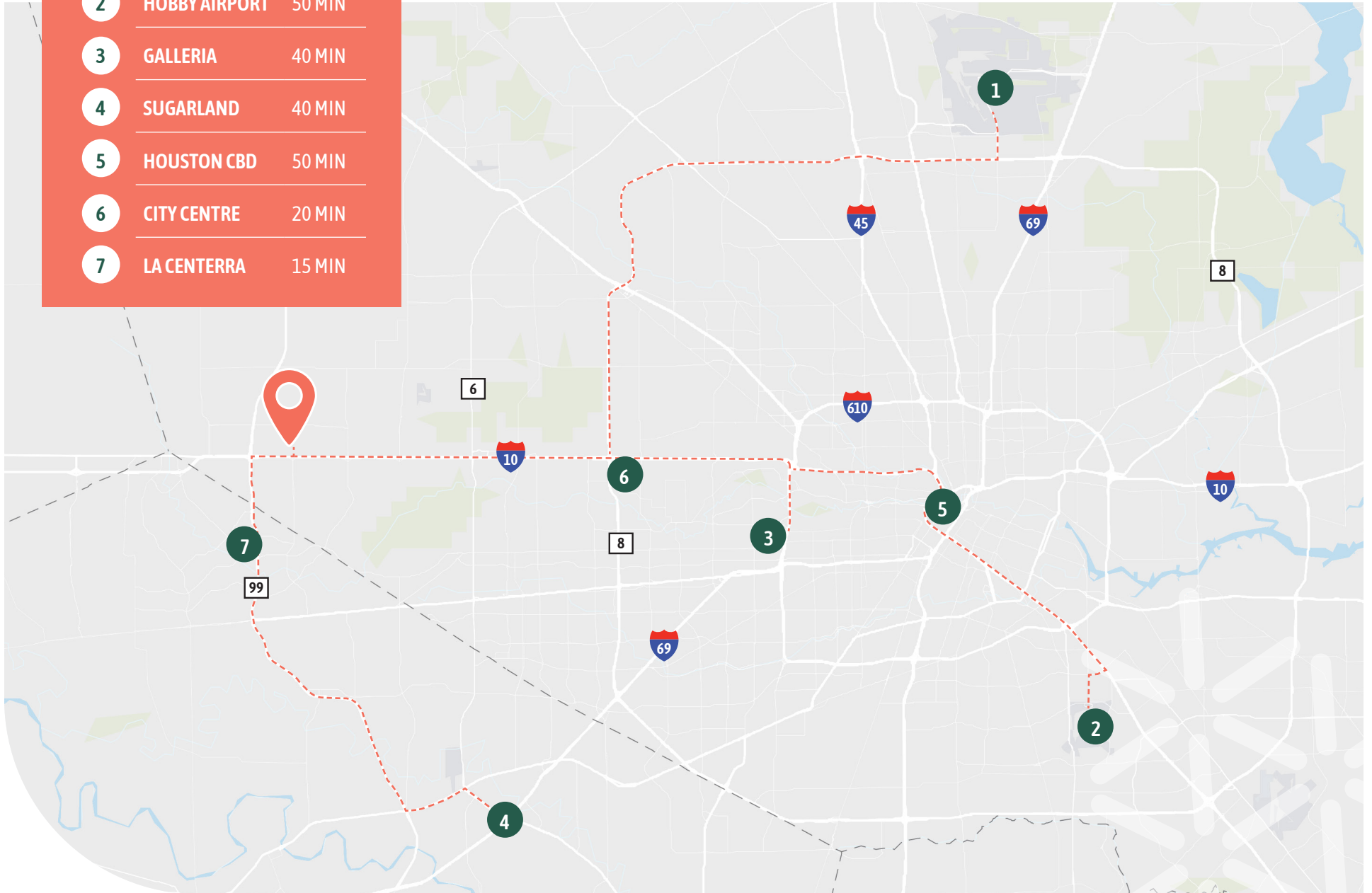
HOSPITALITY

1. Wyndham Garden
2. Hyatt Place
3. Holiday Inn Express & Suites
4. Comfort Inn & Suites
5. Hampton Inn & Suites
6. Days Inn & Suites
7. Element Houston

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Drive Time Map

- 1 IAH 45 MIN
- 2 HOBBY AIRPORT 50 MIN
- 3 GALLERIA 40 MIN
- 4 SUGARLAND 40 MIN
- 5 HOUSTON CBD 50 MIN
- 6 CITY CENTRE 20 MIN
- 7 LA CENTERRA 15 MIN





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.
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_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

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