



HANNA BUSINESS PARK

26797 / 26803 Hanna Road, Oak Ridge North, Texas 77385

Hanna Business Park is located on an 11.6-acre tract near the corner of Robinson Road and Hanna Road in a warehouse area setting. It is an exceptionally flexible facility featuring metallic buildings that provide 203,000 square feet of enclosed retail/office/warehouse/flex space. HBP provides retail space at the entrance with a restaurant, esthetician, barber shop and dance studio. There is also a full -service gym, a physical therapy studio, and 2 children's play centers located at Hanna Business Park.



AVAILABLE SPACE:

Office/Warehouse – 2,250 SF – Building 9 Ste 1 is approximately 1,269 SF of office and 981 SF of warehouse space. Currently operating as a catering kitchen, this space provides a reception, large bullpen area, 12 X 12 office and ADA restroom. It has 1 grade level roll-up door in the front of the suite. While this space can be leased as a kitchen, the current tenant is removing all kitchen-specific equipment. The lease rate is: $\$1.00 / \text{SF Base} + \$0.42 / \text{SF NNN} = \$1.42/\text{SF} =$ **\$3,195.00 per month. TI available *First full month free***
This space will be available for lease on August 1, 2026.



Office/Warehouse - 2,250 SF – Building 9 Ste. 2 is approximately 522 SF of office and 1,728 SF of warehouse space. It has a reception, bullpen/open concept office area, data center, kitchenette, and ADA restroom. It provides multiple access points into the warehouse. It has 1 grade level roll-up door in the front of the suite. The lease rate is: $\$1.00 / \text{SF Base} + \$0.42 / \text{SF NNN} = \$1.42/\text{SF} =$ **\$3,195.00 per month. *First full month free***



Office/Warehouse – 4,000 SF – Building 2 Ste 5 & 6 is approximately 3,070 SF of updated office space with a reception, large break area, enormous bullpen, two bathrooms, and 6 offices, one executive office and approximately 930 SF warehouse space. It has two grade-level roll-up doors. The lease rate is: $\$.90 / \text{SF Base} + .43 / \text{SF NNN} = \$1.33 =$ **\$5,320 per month. *First full month free***



AVAILABLE SPACE:

Price Reduction* Office/Warehouse - 5,000 SF** – Building 1 Ste. 6&7 is approximately 650 SF of office build-out and 4,350 SF of warehouse space. It offers a reception area, 2 offices, and 2 ADA restrooms, one with a shower. It has 3 grade level roll-up doors. The lease rate is: $\$.80 / \text{SF Base} + \$.46 / \text{SF NNN} = \$1.26/\text{SF} =$ **\$6,300.00 per month. TI available *First full month free

Retail/Office – 13,500 SF – Building 5, Ste 501 is a 13,500 SF retail space. Currently leased and fitted as a beautiful dance studio, this space provides a reception, large common areas, multiple large rooms and offices, 4 bathrooms (one with a locker room area), storage room, and kitchenette/breakroom. It has 3 grade level roll-up doors. While this space can be leased as a dance studio, the current tenant will be removing the dance floors (floated & marley), mirrors, and ballet barres from the dance rooms. The rest of the buildout will remain.

This space can be refitted to a fully retail space. It is located at the front of the business park, with frontage on Hanna Road and directly next to the new Oak Ridge North Plaza District, currently being developed.

Rate: $\$1.29 / \text{SF Base} + \$.46 / \text{SF NNN} = \$1.75/\text{SF} =$ **\$23,625.00 per month. TI available *First full month free***

This space will be available for lease on March 1, 2027.

