

# Willowbend Business Park

8 Building Industrial/Flex Project  
Loop 610 and Highway 90 A  
Southwest Houston

## FOR LEASE

### 3605 Willowbend

#### Suite 575

- 8,665 S.F.
- 1,000 Office S.F.
- Rear Load
- 3 Dock High Doors
- 1 Loading Ramp
- 16' Clear Height

#### Suite 590

- 6,545 S.F.
- 1,122 Office S.F.
- Rear Load
- 2 Dock High Doors
- 1 Loading Ramp
- End Cap Space
- 16' Clear Height



Exclusive Marketing Agents:



6750 West Loop South  
Suite 330  
Bellaire, TX 77401  
713.589.3353

**Ed Bane, SIOR**

713.589.2172  
ebane@bridgecommercialre.com

**Jon Michael, SIOR**

713.589.7014  
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt the accuracy, but we do not guarantee it. All information should be verified prior to lease.

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## SITE AERIAL



- Great access to 610 and Highway 90
- Only 3 miles from Texas Medical Center on South Main
- Highway 90 visibility for certain available suites
- 1.7% vacancy in the micro market of a 3 mile radius. No new development planned.
- Convenient access to downtown Houston, the William P. Hobby and George Bush Intercontinental Airports, the Texas Medical Center and the Port of Houston
- Enhanced connectivity to major highway and interstate systems throughout the Houston area
- This Property has been served by Union Pacific and has the capability to hold 18 cars with an additional spur for 12 cars.

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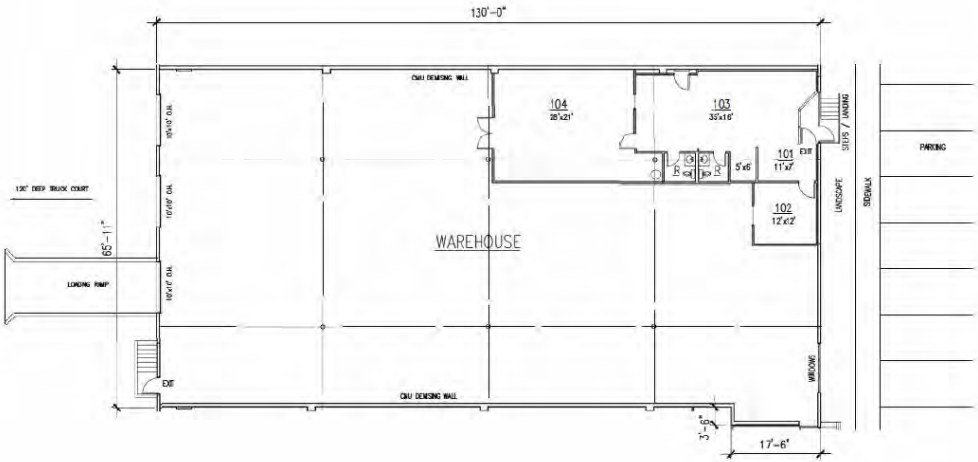
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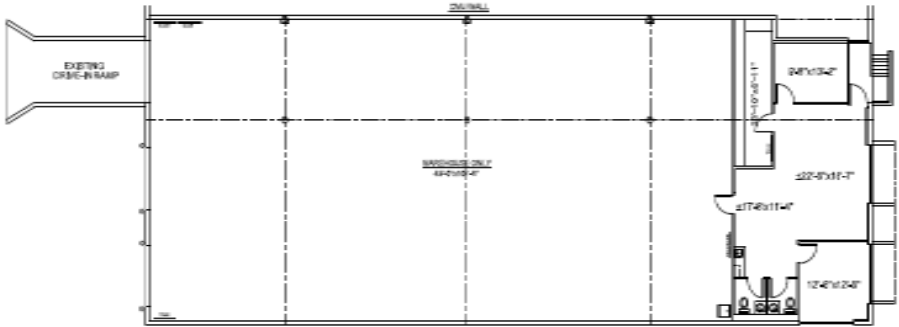
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## Space Plans



Suite 575



Suite 590

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