

# SPRING BRANCH SERVICE CENTER

9135-9144 SPRING BRANCH DR.  
HOUSTON, TX 77080



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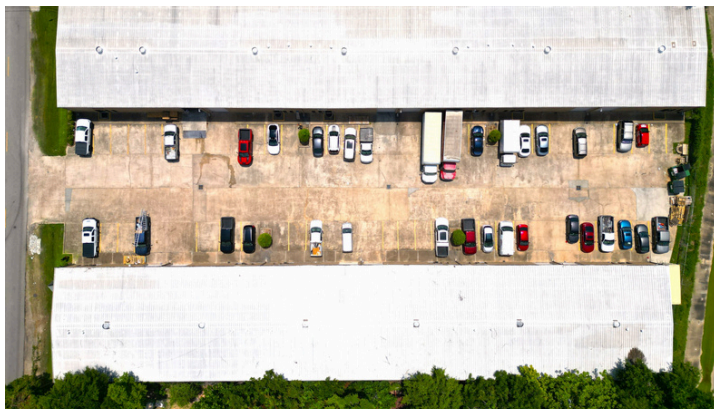
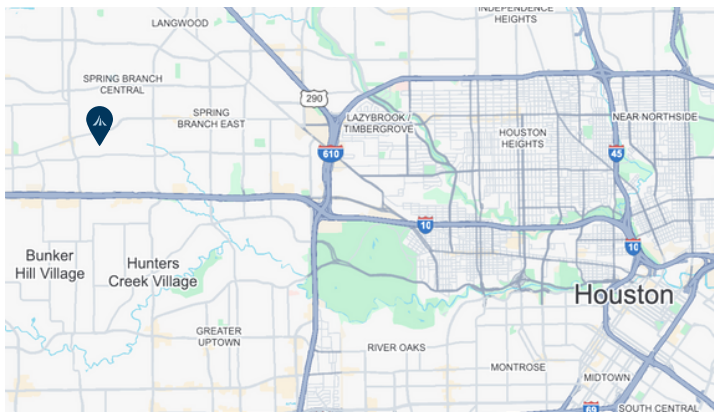
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# SPRING BRANCH SERVICE CENTER

Spring Branch Service Center is a versatile three-building business park situated in the heart of the Spring Branch District. Offering office warehouse suites from 1,625 to 3,850 square feet, each unit is equipped with convenient grade-level loading doors, ensuring flexibility for a variety of business needs. The property boasts easy access to I-10, Highway 290, and Loop 610 and is surrounded by vibrant neighborhoods like Spring Branch, Spring Valley, Memorial, and Timbergrove, making it an ideal choice for service-oriented businesses seeking a prime location and functional space.



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## LOCATION HIGHLIGHTS

### Drive Times

- **Galleria**- 8.5 miles, 14 min.
- **Memorial City**- 2.8 miles, 9 min.
- **TX Med Center**- 16 miles, 24 min.
- **Downtown**- 13 miles, 19 min.



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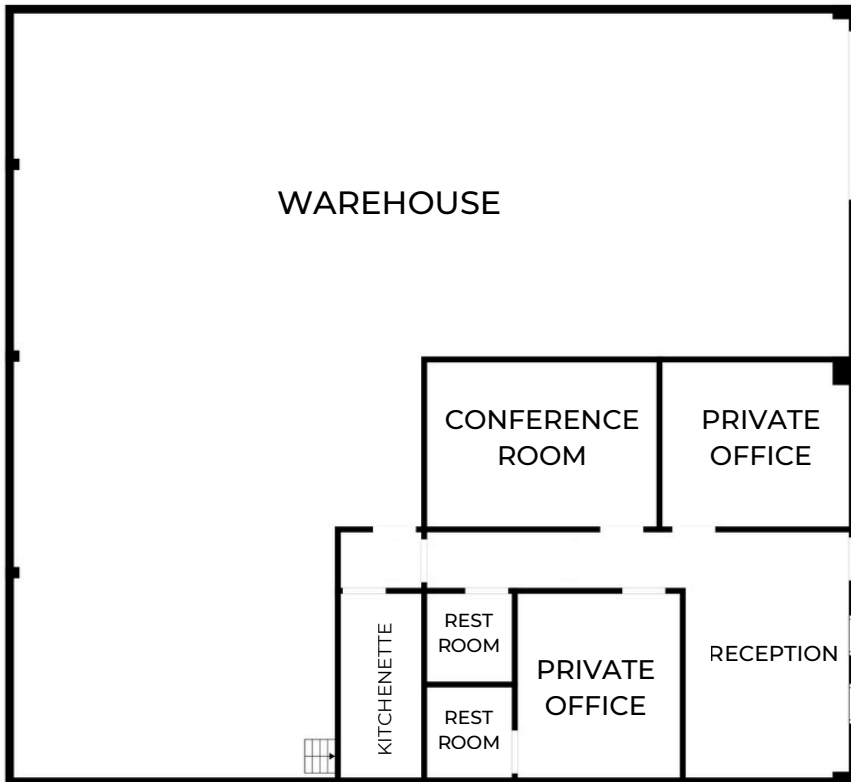
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9135 SPRING BRANCH DR.

**SUITE 205**

2,750 SF



### Suite Layout

- 2,750 SF of office/warehouse space
  - +/- 689 SF of office space
  - +/- 2061 SF of warehouse space
- 1 grade level overhead door, front load
- Tenant controlled HVAC
- Ample parking
- 24 hour access
- Conveniently located in the heart of Spring Branch

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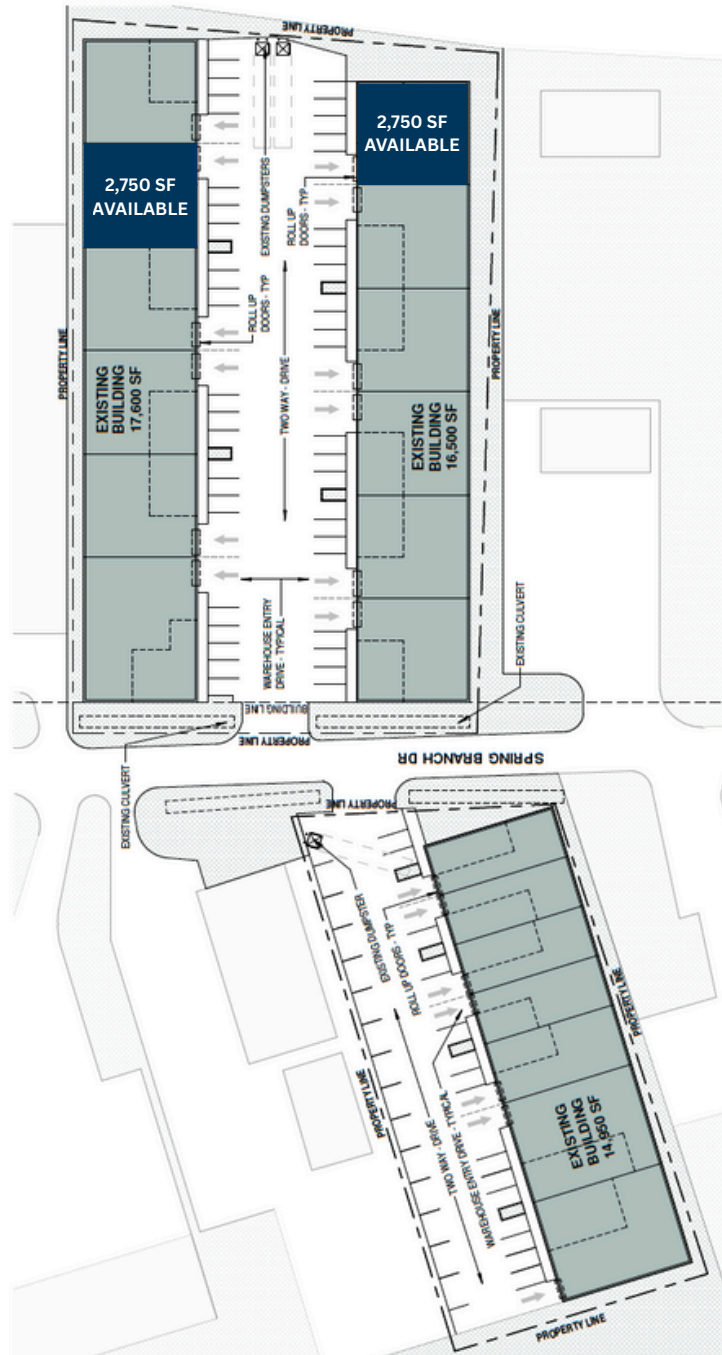
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## SITE PLAN



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