

“Welcome to the Business Park”

Welcome to 13911 Service Center Drive, a modern 15,000 SF freestanding flex building located in the thriving Tomball, Texas business corridor. Built with durable tilt-wall construction and designed for versatility, this property offers an office/warehouse configuration ideal for a wide range of users — from light industrial and distribution to professional office operations. The building sits on ±1.56 acres, providing ample parking and maneuvering space. Featuring a 26’ clear height, 3-phase, 480V, 400-amp power, grade-level loading (with truck well possible), and an ESFR sprinkler system, the property is ready to accommodate demanding operational needs. Interior office finish is available to suit tenant requirements.



Your ideal space is ready to take shape—contact us to get started.



Let me Introduce Myself!

Hayley Maritza Garcia

Graduate from University of Houston with a B.A. in Global Hospitality Leadership.

With a decade of experience in the hospitality industry, I have held various management and leadership roles. What truly fuels my passion is the meaningful connections I forge while collaborating toward shared objectives. I believe in making the most of every interaction, knowing that you never know who you might meet or where life will lead you.

Contact me at
281-832-8745

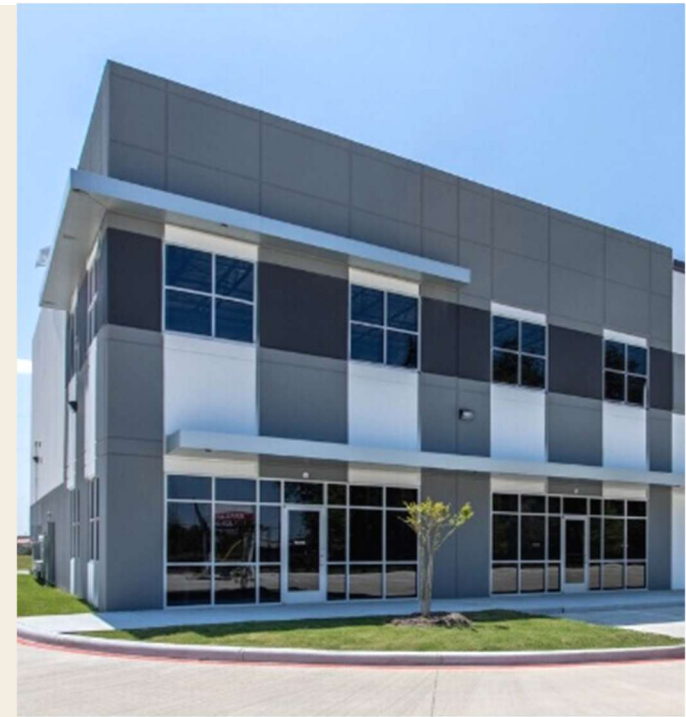
Or email at

admin1@haydonpropertymanagement.com

PO Box 2167
Cypress TX 77410



Haydon
Property Management



**13911 Service Center Dr,
Tomball, TX 77377**



 **HAYDON PROPERTY MANAGEMENT**

This property is offered under a Triple Net (NNN) lease, meaning tenants are responsible for their proportionate share of the property's Common Area Maintenance (CAM) expenses, property taxes, and insurance, in addition to base rent. This lease structure provides transparency and allows tenants to manage their operating costs more efficiently while benefiting from competitive base rental rates.

Lease Details

- Base Rent: \$16.00 per square foot per year
- Lease Type: Triple Net (NNN) – tenant pays pro rata share of CAM and property taxes (estimates provided during application)
- Available Space: 11,250 square feet (divisible into suites as small as 1,875 square feet)
- Included Utilities: Trash, irrigation, and sewer
- Security: 24/7 surveillance camera system for the building

We welcome businesses seeking a high-quality, customizable space in a prime Tomball location. Contact us for more information, a property tour, or to discuss build-out options tailored to your operational needs.



Security Camera Coverage



New Tomball Flex Space: Ready for Your Custom Office or Warehouse Build-Out

Highlights >>>

Modern, Flexible Design:

This newly constructed ±15,000 square-foot building was designed for versatility. Built with durable **tilt-wall concrete construction** and a **26-foot ceiling height**, it offers the strength and look of a Class A facility with the flexibility to suit a wide range of business types — from office and showroom users to light industrial or storage operations. The interior is currently in **shell condition**, giving tenants the opportunity to **customize the office or workspace layout** to their exact needs. The building can also be **divided into smaller suites starting at about 1,875 square feet**, making it ideal for single or multiple occupants.

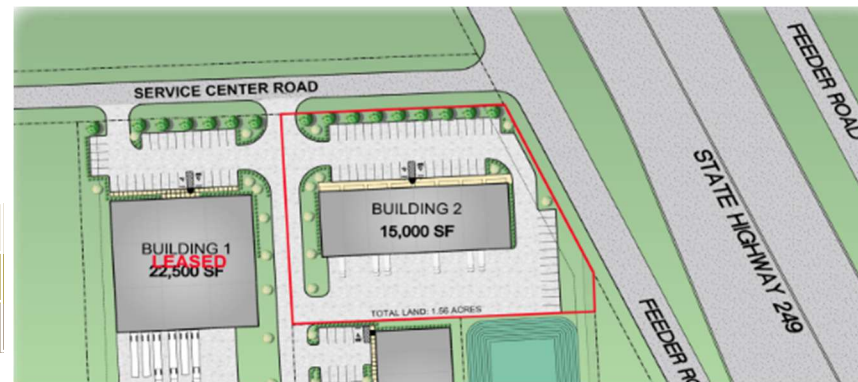
Functional Power & Accessibility:

This property is built to handle demanding operational needs. It's equipped with 3-phase, 480-volt, 400-amp electrical power, providing reliable energy for equipment, lighting, and climate control. The grade-level loading access allows for easy deliveries and vehicle entry, and the site layout provides ample parking. Situated on Service Center Drive with direct exposure to **Tomball Parkway (Highway 249)**, this property offers both convenience and visibility. The location provides quick access to major highways connecting to **Northwest Houston, Magnolia, and The Woodlands**, making it ideal for businesses that value accessibility for clients, employees, and deliveries. The Turnstone III Business Park setting adds to its appeal, offering a professional environment surrounded by growing commercial and industrial development. The parking and truck maneuvering

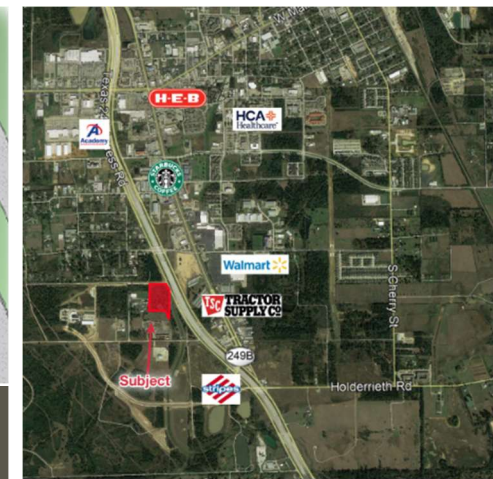
space. The building also features an ESFR (Early Suppression Fast Response) fire sprinkler system, a high-standard fire protection system typically found in modern industrial and flex properties. These specifications make the property ready for efficient build-out and daily operations.

Prime Visibility & Location

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We'll collaborate with each tenant to plan and design a build-out that fits their operational needs while maintaining the property's high construction standards. Tenants will propose their preferred layouts and contractors, subject to our review and final approval to ensure quality, compliance, and consistency across the building. Our team remains the direct point of contact for all building-related matters during the lease term, providing reliable oversight and support from build-out through occupancy.



We are with you every step of the way.