

SUITE 540
10,210 SF AVAILABLE

3605

FOR LEASE

WILLOWBEND BUSINESS PARK

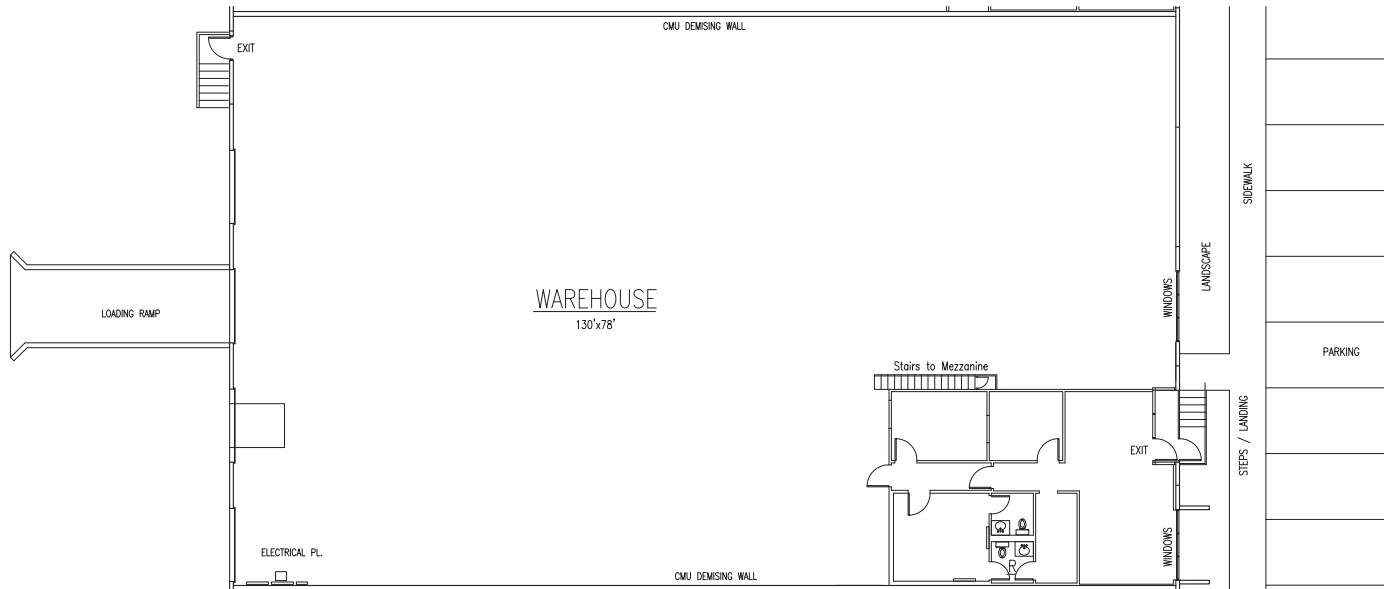
3605 WILLOWBEND BLVD, HOUSTON, TX 77054



WILLOWBEND BUSINESS PARK

3605 WILLOWBEND BLVD., HOUSTON, TX 77054

10,210 SF AVAILABLE FOR LEASE



SUITE 540

- 10,210 SF Total Available
- 1,060 SF Office
- 9,150 SF Warehouse
- (3) Dock High Loading Doors
- (1) Drive-In Loading Door
- 19' Clear Height
- Rear Load Configuration
- Great Access to 610 Loop & Highway 90
- Only 3 Miles from Texas Medical Center
- Only 2 Miles from NRG Stadium / Astrodome
- Only 5 Miles from Galleria / Uptown
- Only 7 Miles from CBD / Downtown

LOCAL AERIAL



CBD (7 MILES)

MEDICAL CENTER (3 MILES)

NRG STADIUM (2 MILES)

610 (1.5 MILES)



STELLA LINK ROAD

HIGHWAY 90 / MAIN ST

BUFFALO SPEEDWAY
WILLOWBEND BLVD.

HOLMES ROAD

3625

3647

3635

3615

3605

3639

3643

WILLOWBEND BUSINESS PARK

UNION-PACIFIC RAIL

3651





WILLOWBEND

FOR MORE INFORMATION, PLEASE CONTACT:

JOHN KRUSE
Managing Director
713-304-4919
john.kruse@cushwake.com

CARTER HOLMES
Senior Director
713-417-5447
carter.holmes@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

