



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 - 2,000 SF - Building 4 Ste. 6 is approximately 900 SF of office and 1,100 SF of warehouse. It has an open-concept office area that includes a sink and counter area. The multi-stall restroom is accessed from the warehouse. **The warehouse is fully air-conditioned.** It has 1 grade level roll-up door. The lease rate is: \$.90 / SF Base + \$.40 / SF NNN = \$1.30/SF = **\$2,600.00 per month**

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 / SF Base + \$.42 / SF NNN = \$1.42/SF = **\$3,195.00 per month.**
First full month free

***Sub-Lease* Office/Warehouse - 3,000 SF** – Building 6 Ste. 605 is approximately 600 SF of office and 2,400 SF of warehouse space. It has a reception, 2 offices, kitchenette, and ADA restroom. It has 1 grade level roll-up door.

The Modified-Gross Sub-lease rate is: \$3,660.00 per month – Sub-lease ends 9/30/2026

The NNN lease rate beginning 10/1/2026 is:

\$0.90 / SF Base + \$.44 / SF NNN = \$1.34/SF = **\$4,020.00 per month.**

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 June 1, 2027.

