



# WORKHUB SPRING

3340 Spring Stuebner RD,  
Spring, TX 77389

Workhub Spring Business Park is more than just a typical warehouse. We provide a unique concept of Office + Warehouse spaces designed to support the growth of your business. Our range of amenities is designed to help your business thrive.

TAKE YOUR BUSINESS TO THE NEXT LEVEL  
FLEX SPACES FOR YOUR BUSINESS



Industrial Flex Spaces starting at 1,917 SF

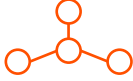
## GENERAL DESCRIPTION

Workhub Spring Business Park comprises seven buildings offering a total of 30 units, spanning 1,917 to 9,620 square feet. The front sections of units in Buildings A and G take advantage of the buildings' street frontage on Spring Stuebner Road by leaving them open and uncluttered to allow creative storefront build-outs for retail users. Each unit in Buildings B, C, D, E, and F features a well-designed office area at the front, including a reception space, restroom, coffee station, smart thermostats, LED lighting, and an impressive 22-foot ceiling height. The rear part of each unit is dedicated to the warehouse, with fully insulated structures, 29-foot ceiling height, ample storage, an insulated rolling door, and 3-phase power. Tenants benefit from shared amenities like loading docks, forklifts, and pallet jacks, optimizing efficiency and reducing costs. Contact us and grow your business with us!

## AMENITIES



Mentorships & Connections



Workhub Community Networking Events



Venture Capital Opportunities



Accelerator Opportunities



Promote Cross Selling Between Members



Flexible Contracts



Shared Forklift Available at No Extra Cost



Energy Efficient Buildings



Ready to Use Spaces



Entrepreneurial Environment

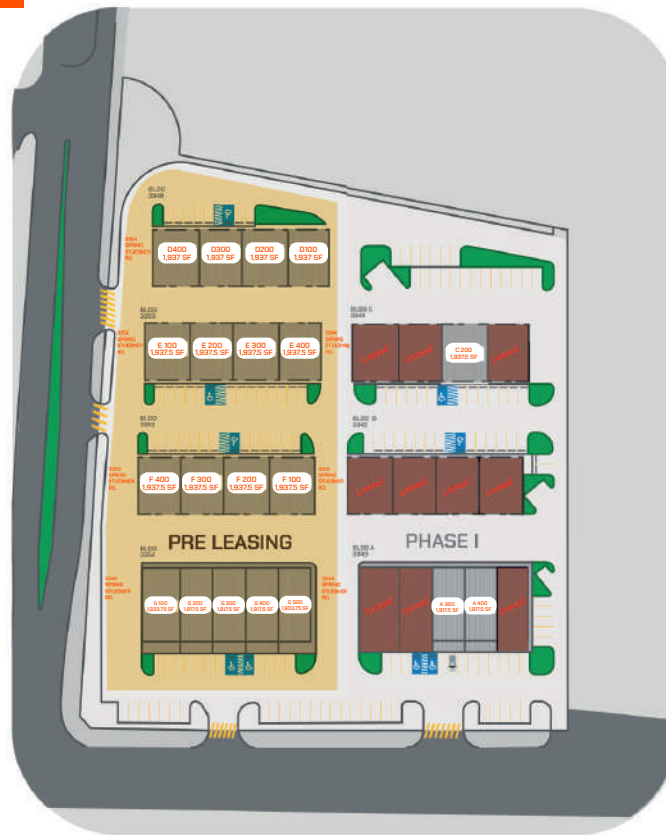


## SITE PLAN

**Total Area**  
**57,990 SF**

**Suites Sizes from**  
**1,917 SF to 9,620 SF**

**Total Units**  
**30**



### Office Highlights

- Reception Area
- ADA Compliant Restroom
- Coffee Station
- Double-Pane Insulated Windows
- Ceiling Height 22 FT
- High Quality 8 FT Solid Interiors Doors
- Smart Led Lighting
- Motion Sensor Light Switches
- Google Nest Smart A/C Nest Thermostats
- Skylight on Warehouse
- Direct Access to Warehouse

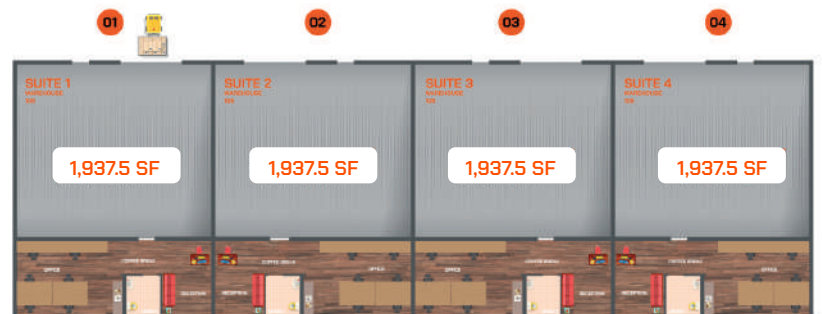
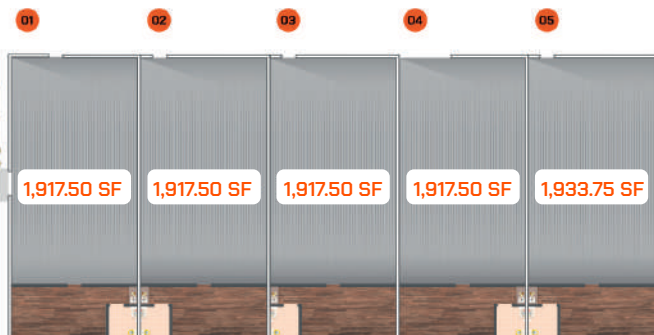
### Warehouse Highlights

- Ample Storage Space
- Insulated 12 FT Rolling Door
- Warehouse Height 29 FT
- Shared Forklift Included
- Insulated Warehouse Space
- 4 FT Raised Loading Dock
- Rack System\*
- A/C in Warehouse\*

## LAYOUTS

**SPRING RETAIL T.1**  
**SF TOTAL BUILDING: 9,620 SF**

**SPRING WAREHOUSE T.2**  
**SF TOTAL BUILDING: 7,750 SF**



\*Available with additional charges