



**A 74K SF MIXED USE
BUSINESS PARK**

RETAIL/PROFESSIONAL · INDUSTRIAL
FLEX · PERSONAL SPACE

THE WOODLANDS PREMIERE BUSINESS DESTINATION



Creekside-BP.com

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NEWMAN  **COMMERCIAL
REAL ESTATE**

**YOUR NEXT MOVE
TO A PRIME LOCATION
WITH GREAT VISIBILITY
& ACCESSIBILITY.**



Highly Accessible Lifestyle Retail Space



Flex Environments

WHY LEASE AT CREEKSIDE BUSINESS PARK

- + Situated in the high-growth area of The Woodlands and Tomball
- + Protected turns create great ingress/egress to the property
- + Developed for all tenant types: retail, industrial, flex, & man-caves
- + Aggressive tenant improvement allowances
- + Top tier, Class A construction & design with ample natural light
- + High visibility from FM 2978 and Hufsmith Road with signage opportunities
- + Diverse build out opportunities creates elevated industrial and office environments

NEXT LEVEL CONSTRUCTION. YOUR ELEVATED BUSINESS PARK.

Building One: 11,995 SF

- + Number of Units: 1 or 2
- + Eave Height: 18'-27'
- + Office Ceiling Height: 10'
- + Overhead Doors: Four 14' 22 GA Steel

Building Two/Three: 9,230 SF

- + Number of Units: 5 or Less
- + Tenants: Retail/Professional Office

Building Four/Five: 10,020 SF

- + Number of Units: 5 or Less
- + Stories: 1
- + Eave Height: 18'-27'
- + Security: 8' Iron w/ Electric Gate

Building Six/Seven: 11,995 SF

- + Number of Units: 5 or Less
- + Eave Height: 15'8"-20'8"
- + Office Ceiling Height: 10'
- + Overhead Doors: Five 14' 22 GA Steel
- + Security: 8' Iron w/ Electric Gate





DISCOVER WHAT'S NEXT

www.Creekside-BP.com

56K

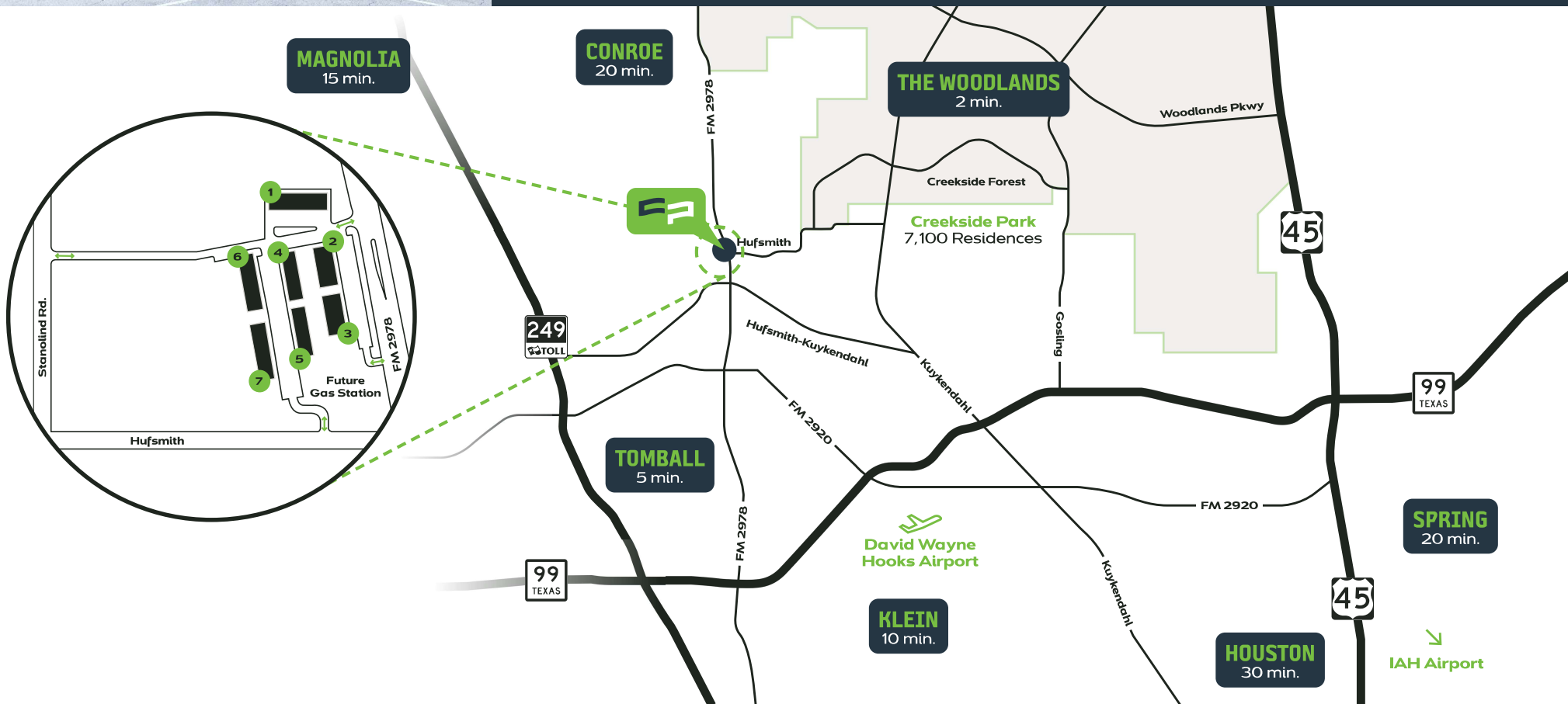
2024 Population

\$108K

Average HH Income

33

Median Age



**For Leasing
& Tours:**

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