



**SADDLEBROOK
PLACE**



Four Buildings



**200,155 RSF of flexible
suburban space**



**Beltway 8 frontage,
seen by thousands daily**





**Dining, retail, and
services steps away**



**Where Houston's
workforce calls home**



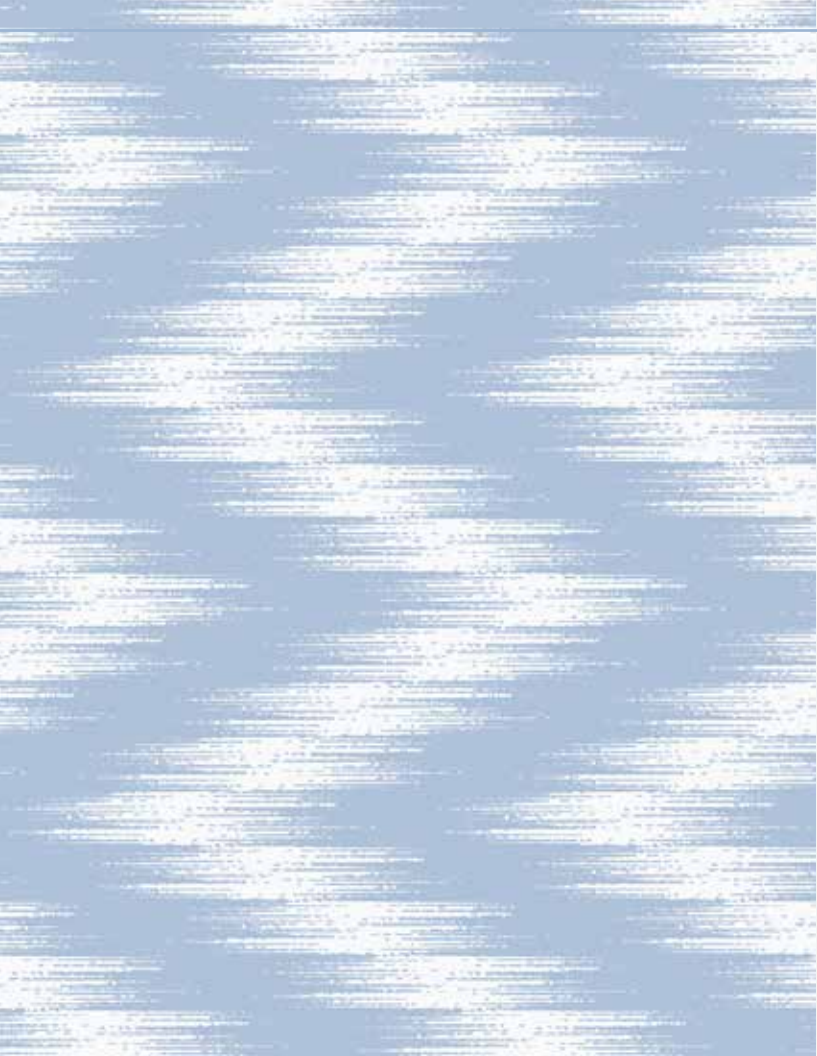

**THREE
SADDLEBROOK**
7908 NORTH
SAM HOUSTON
PARKWAY WEST


**FOUR
SADDLEBROOK**
10740 NORTH
GESSNER DRIVE


**TWO
SADDLEBROOK**
7906 NORTH
SAM HOUSTON
PARKWAY WEST


**ONE
SADDLEBROOK**
7904 NORTH
SAM HOUSTON
PARKWAY WEST





Unmatched Visibility.
Effortless Access.
Your Next Address
on Beltway 8.

Two
Saddlebrook Place
7906 NORTH SAM HOUSTON
PARKWAY WEST



One
Saddlebrook Place
7904 NORTH SAM HOUSTON
PARKWAY WEST

Four
Saddlebrook Place
10740 NORTH GESSNER DRIVE



Three
Saddlebrook Place
7908 NORTH SAM HOUSTON
PARKWAY WEST

Saddlebrook Place puts your business front and center with direct frontage on Sam Houston Parkway and exposure to over 106,000 vehicles per day. With nine convenient access points and seamless connectivity via Beltway 8, SH-249, US-290, and I-10, your employees and clients reach you easily from every direction. Efficient floor plans, a generous 4/1,000 parking ratio, and proximity to Houston's top residential communities make Saddlebrook Place the ideal place to grow your business.



One Saddlebrook Place

7904 NORTH SAM HOUSTON PARKWAY WEST
HOUSTON, TEXAS 77064

A four-story, multi-tenant office building built in 2004 with ±13,334 SF available to lease.

96,852 SF Total Size

10,556 RSF Typical Floor Size

4/1,000 Parking Ratio

174 Parking Spaces

6 Handicap Spaces



Two Saddlebrook Place

7906 NORTH SAM HOUSTON PARKWAY WEST
HOUSTON, TEXAS 77064

A three-story, multi-tenant
office building built in 2004 with
±11,039 SF available to lease.

39,978 SF Total Size

13,318 RSF Typical Floor Size

4/1,000 Parking Ratio

165 Parking Spaces

6 Handicap Spaces



Three Saddlebrook Place

7908 NORTH SAM HOUSTON PARKWAY WEST
HOUSTON, TEXAS 77064

A five-story, multi-tenant office building built in 2007 with ±16,542 SF available to lease.

42,081 SF Total Size

8,462 RSF Typical Floor Size

4/1,000 Parking Ratio

144 Parking Spaces

5 Handicap Spaces



Four Saddlebrook Place

10740 NORTH GESSNER DRIVE
HOUSTON, TEXAS 77064

A four-story, multi-tenant office building built in 2008 with ±75,871 SF available to lease.

75,871 SF Total Size

18,968 RSF Typical Floor Size

4/1,000 Parking Ratio

246 Parking Spaces

6 Handicap Spaces

Positioned Where the City is Heading

Saddlebrook Place sits in the heart of Northwest Houston, one of the region's fastest-growing corridors and the primary direction of Houston's population expansion. The surrounding five-mile radius is home to over 286,000 residents, a well-educated, occupationally diverse workforce already living close to your front door. That residential base grew by nearly 23,000 people over the last decade, with household income projected to rise another 10% over the next five years.

For tenants looking to plant a flag where the city is heading, Saddlebrook Place puts you there.

DRIVE TIMES

- 3 min. Tomball Parkway
- 6 min. Willowbrook Mall
- 8 min. U.S. 290
- 24 min. The Woodlands
- 26 min. The Galleria
- 26 min. Downtown Houston



Minutes from the Best

Sam Houston Race Park
less than 2 miles away



RESTAURANTS

Babin's Seafood	Olive Garden
BJ's Restaurant	Peli Peli
Buffalo Wild Wings	P.F. Chang's
Chili's	Potbelly Sandwich Works
Chipotle	Raising Cane's
Churrascos	Salata
El Tiempo	Saltgrass Steakhouse
Fuzzy's Taco Shop	Shingley Do-Nuts
Hopdoddy	Smashburger
Mia Bella	Subway
Mo's Irish Pub	Torchy's Tacos
New York Pizza	Whataburger

FITNESS

4 Hour Fitness
Lifetime Fitness
Planet Fitness

HEALTH CARE

Methodist Hospital
Willowbrook

FINANCE

Bank of America
Cadence Bank
Capital One
Wells Fargo
Woodforest Bank

Urban Perks, Suburban Address

The area's growth has brought the infrastructure to match. Saddlebrook Place benefits from an "urban-suburban" environment with over 15 million square feet of retail within four miles—dining, everyday services, fitness, and shopping that make the workday easier without requiring a trip across town. State-of-the-art medical facilities and a full range of housing options, from executive communities to workforce neighborhoods, round out a location that works for ownership and staff alike. It's a suburban address with everything a denser corridor offers, minus the friction.



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Property owned by:

