

# FOR LEASE Office/Flex/warehouse North Austin, Texas



## 2201 Denton Drive

**Availability:** Immediate

**Location:** North Austin, Braker/Mopac area

**Size:** Suites sizes available in 2,796 1,611 2,067 and 5,034 square feet.

**Lease Rate:** First year rate .75 per sq. ft. per month plus NNN of .26 Per sq. ft. per month.

**Loading:** Grade level loading

**Clear Height:** fourteen feet

**ROBERT R. HEMPHILL, CCIM**

COMMERCIAL REAL ESTATE

512-474-2224

robertrhemphill@austin.rr.com

<http://www.weleaseaustin.com/listings.htm>

All information regarding this property is from sources deemed reliable, however, Broker has not made an independent investigation of these sources and no warranty or representation is made by the Broker as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. Broker further has not made and shall not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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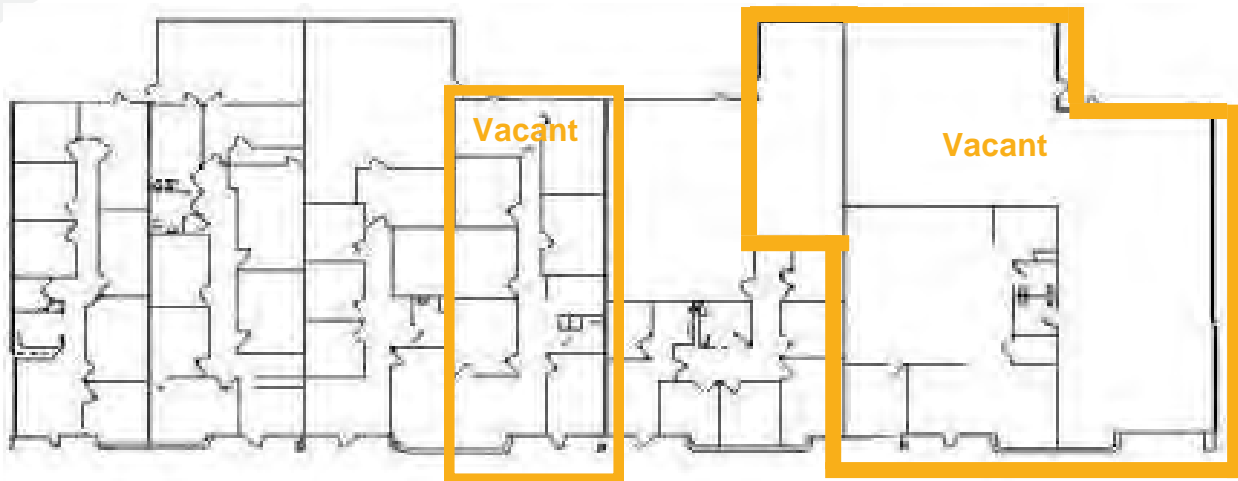
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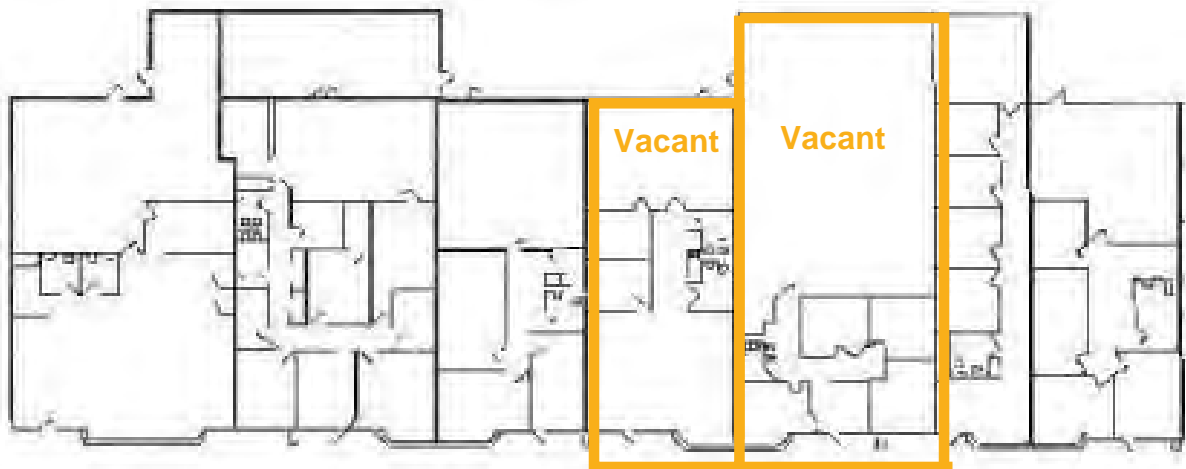
# FOR LEASE

Office/Flex/warehouse  
North Austin, Texas



Suite 109  
2,097 RSF

Suite 114  
5,034 RSF



Suite 100  
2,883 RSF

Suite 101  
2,822 RSF

Suite 103  
1,611 RSF

Suite 104  
1,611 RSF

Suite 105  
2,796 RSF

Suite 106  
1,236 RSF

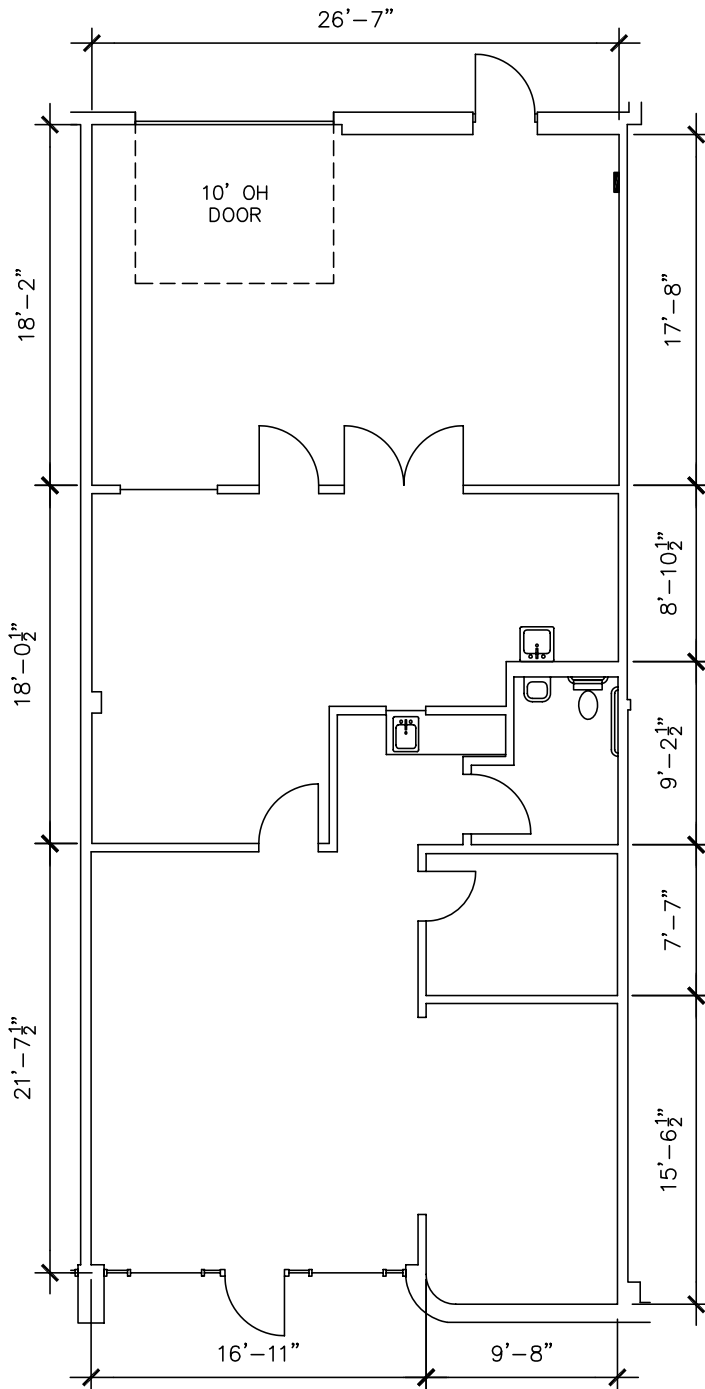
- Suite 105: 2,796 RSF 35% HVAC office, hot warehouse, one loading door
- Suite 104: 1,611 RSF 65% HVAC, Mostly Open Office with one loading door
- Suite 109: 2,067 RSF 85% Office with one loading door
- Suite 114: 5,034 RSF 50% Office, 50% Warehouse, 2 grade level doors

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# FOR LEASE

Office/Flex/warehouse  
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**Suite 104**  
**1,613 Sq. Ft.**

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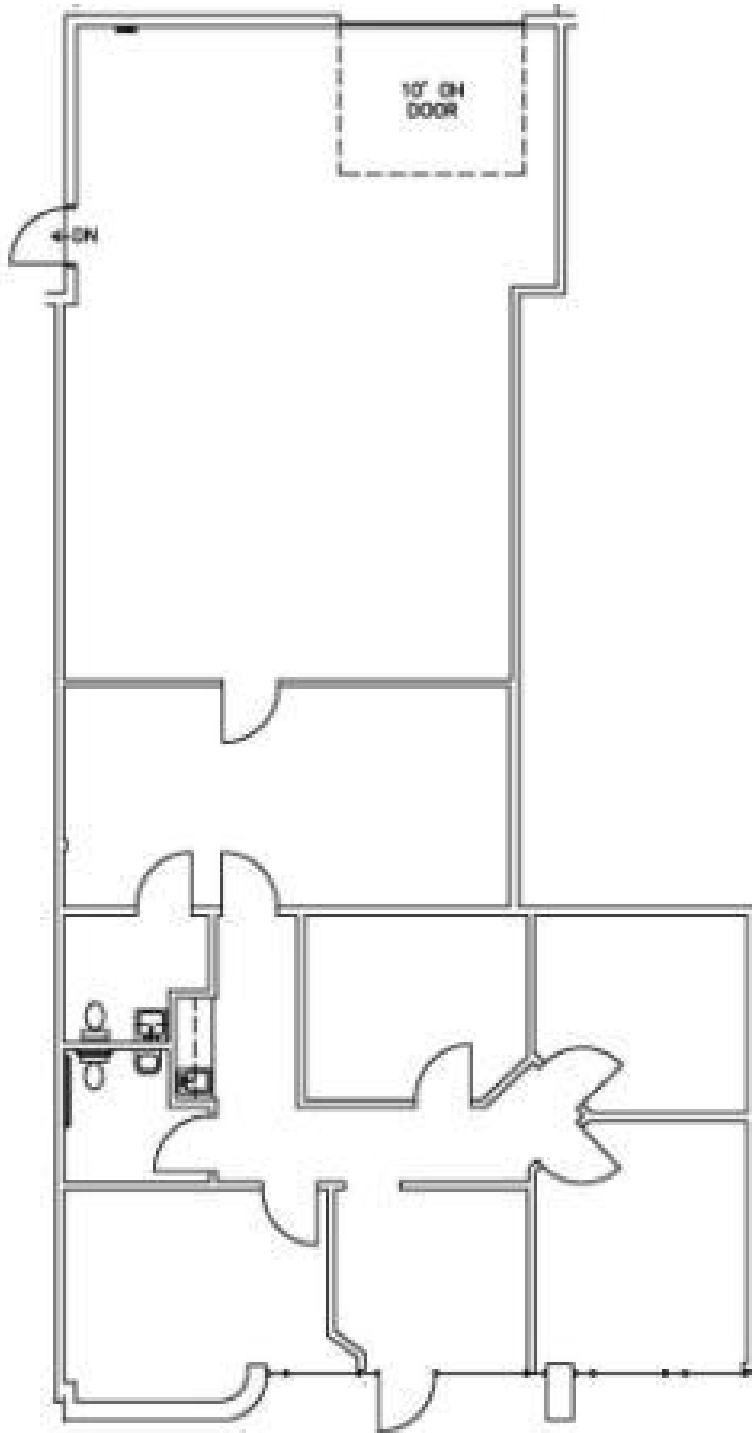
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# FOR LEASE

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**Suite 105**  
**2,796 Sq. Ft.**

**ROBERT R. HEMPHILL, CCIM**

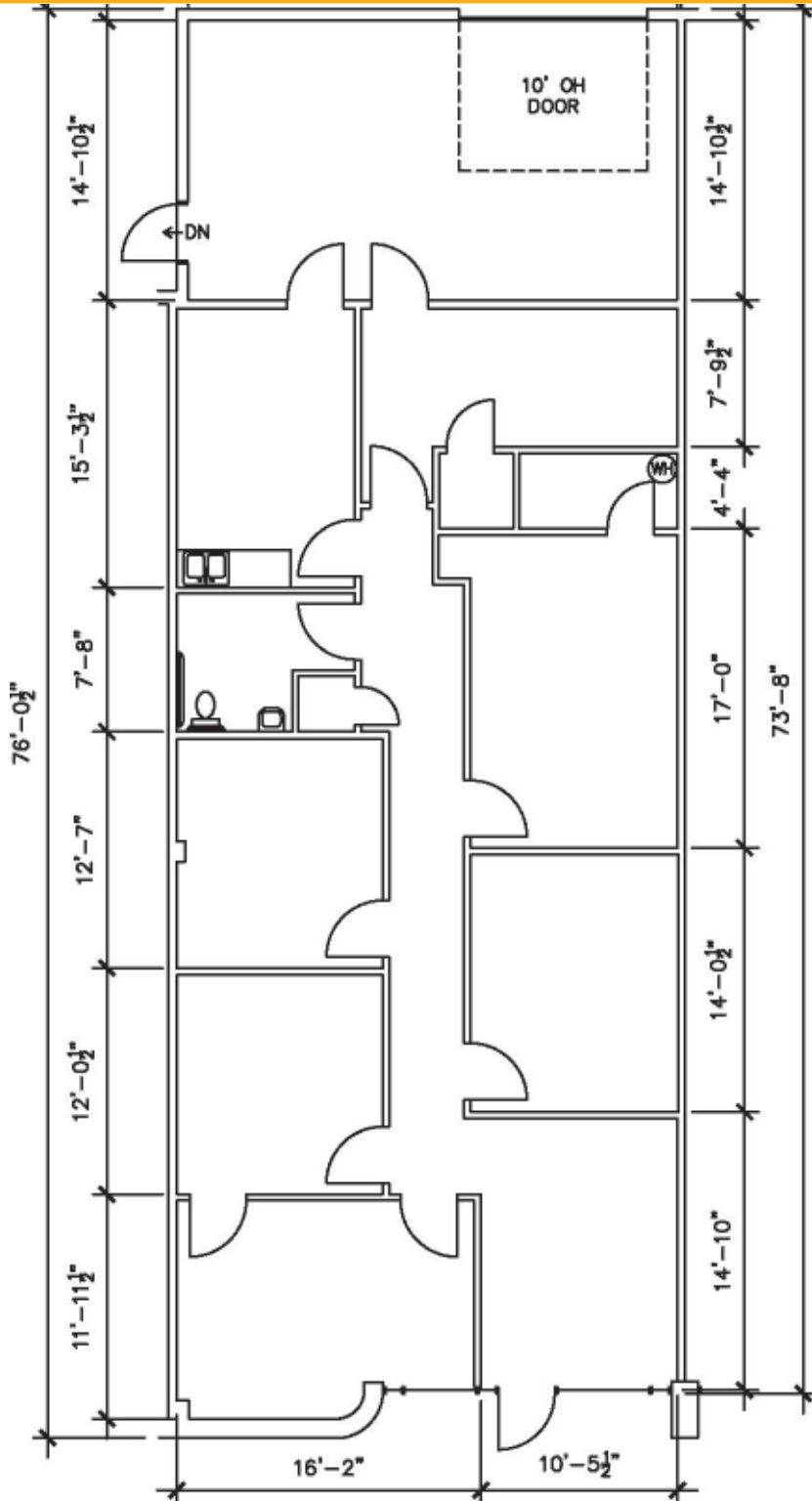
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# FOR LEASE

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**Suite 109**  
**2,067 Sq. Ft.**

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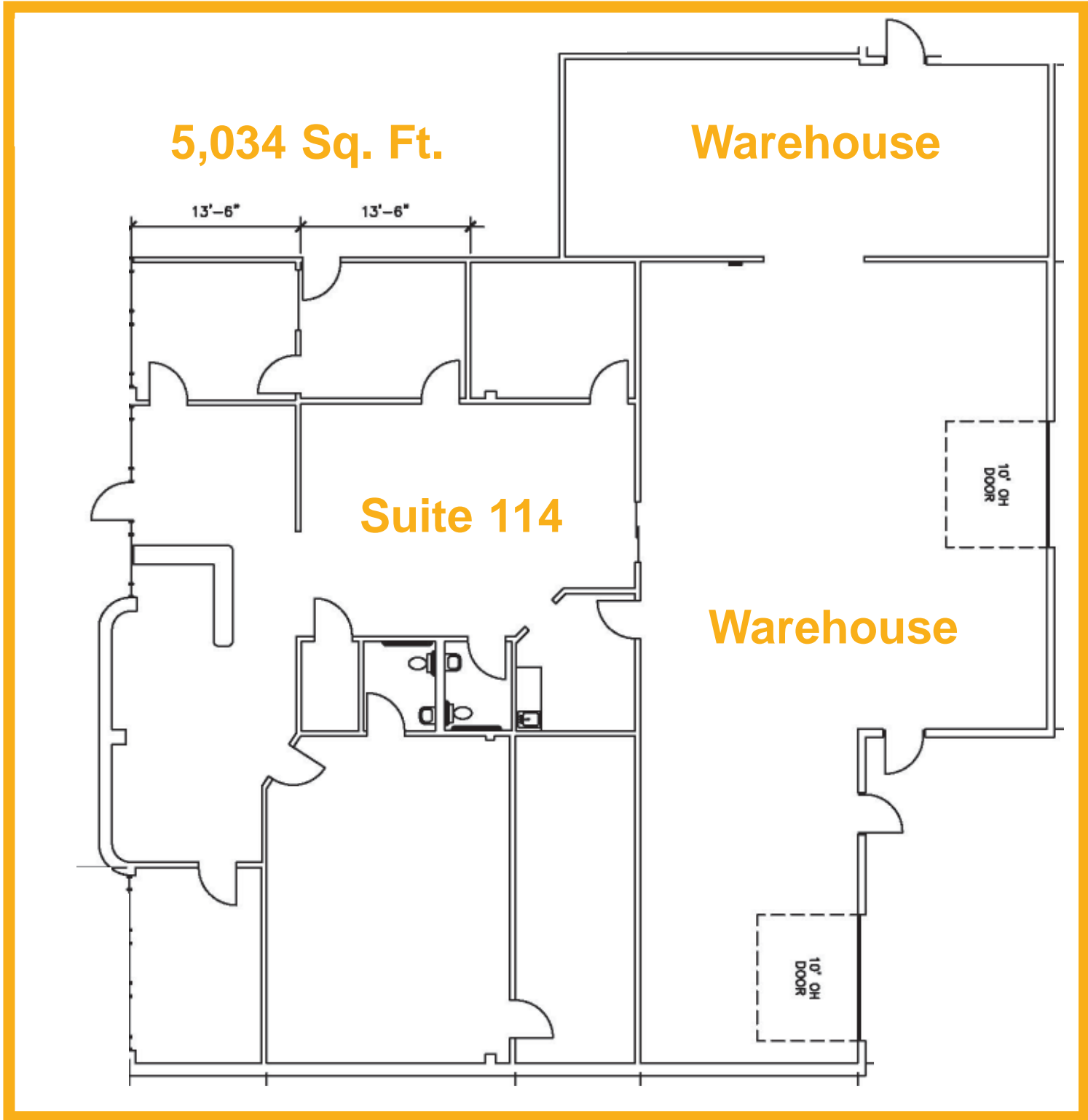
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