

# FOR LEASE

Office/Flex/warehouse  
North Austin, Texas



## 2201 Denton Drive

**Availability:** September 1, 2019

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

**Sizes:** Suite 108 is 1,552 square feet  
Suite 114 is 5,034 square feet

**Lease Rate:** First year rate \$1.10 per sq. ft. per month plus NNN of \$.37 Per sq. ft. per month.

**Loading:** One grade level 10x10 doors loading with truck court designed for box trucks and panel vans.

**Clear Height:** fourteen feet ,

**ROBERT R. HEMPHILL CO.**

COMMERCIAL REAL ESTATE

512-474-2224

[robertthemphill@austin.rr.com](mailto:robertthemphill@austin.rr.com)

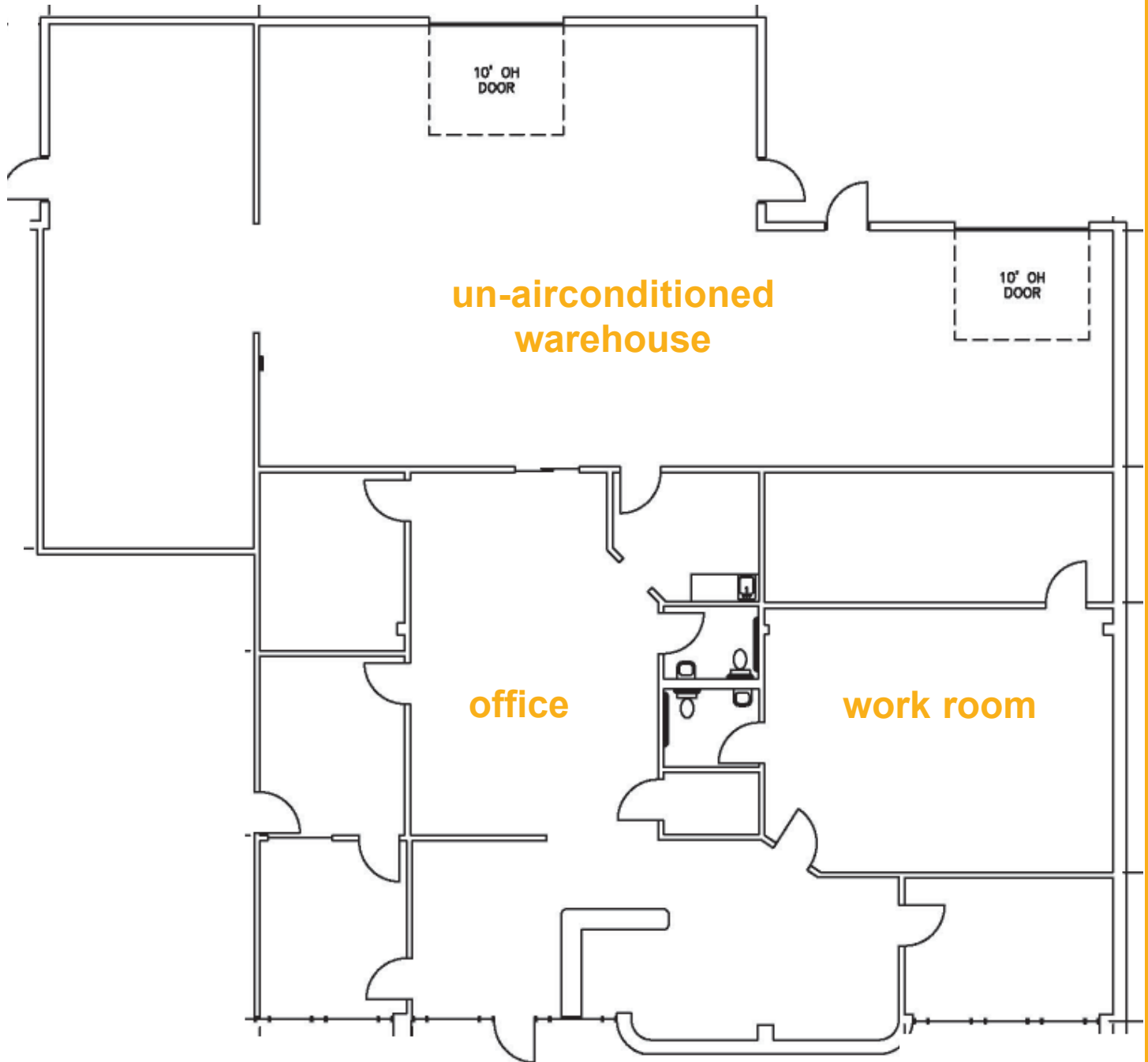
<http://www.welcleaseaustin.com/listings.htm>

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.

1300 West Lynn, Suite 108, Austin, Texas 78703, (512) 474-2224 fax: (512) 474-4224

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**5,034 Sq. Ft.**

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Office/Flex/warehouse

# FOR LEASE

North Austin, Texas



**un-airconditioned  
warehouse**

**Suite 108**

**1,552 Sq. Ft.**

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