



# *SouthTech Business Center*

## *Bldgs. 2 & 3*

*2101 E St Elmo Rd, Austin, TX 78744*

*6,313 – 35,070 SF of Contiguous Flex/Warehouse Spaces for Lease*

**Alexx Montanez**

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# Building 2 MAP



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# Space FEATURES

Suite 275

15,723 RSF

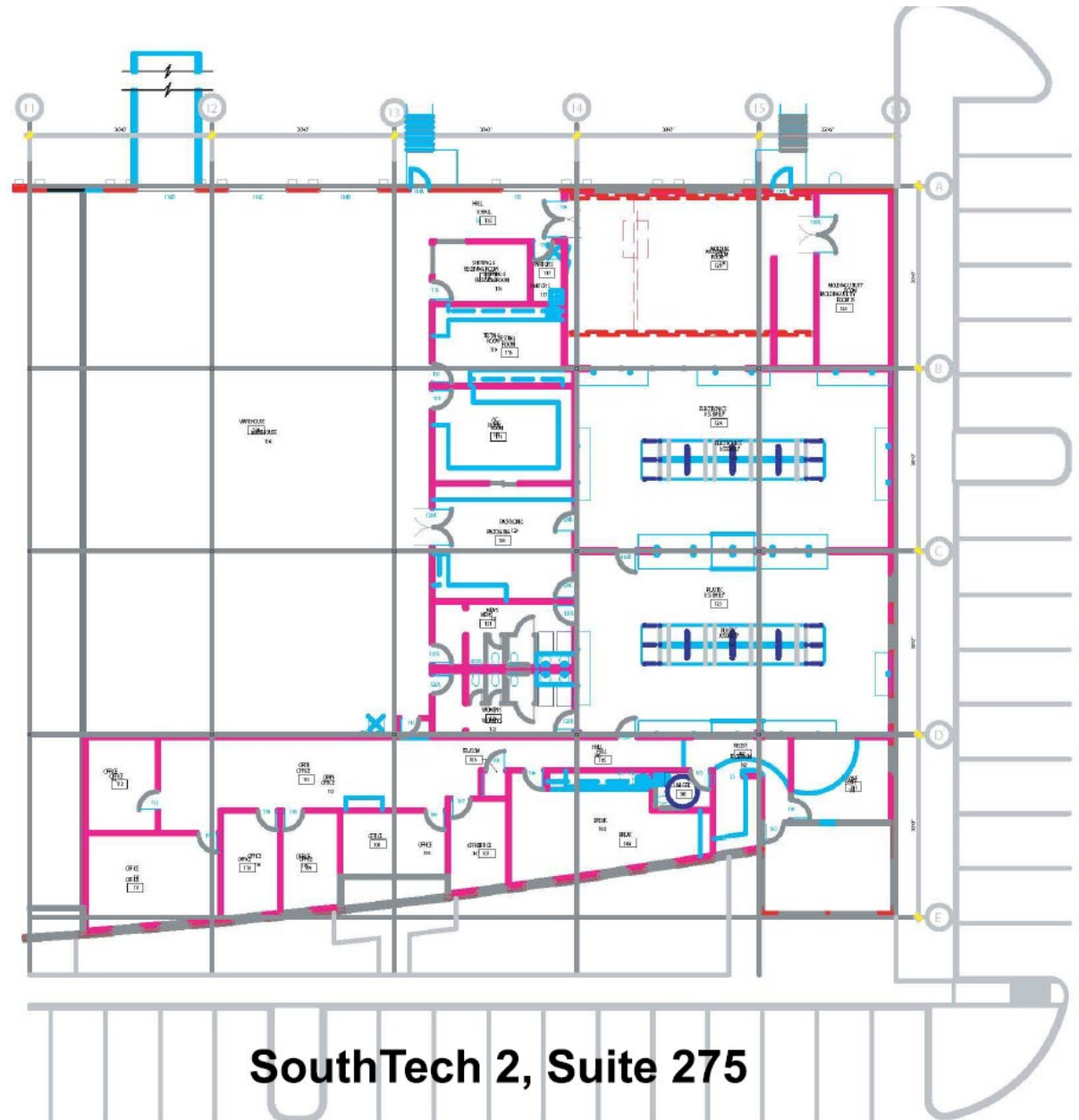
65% Office | 35% Warehouse

21' +/- Clear Height

2 Dock high doors

1 Ramped door

Available 90 days after lease execution



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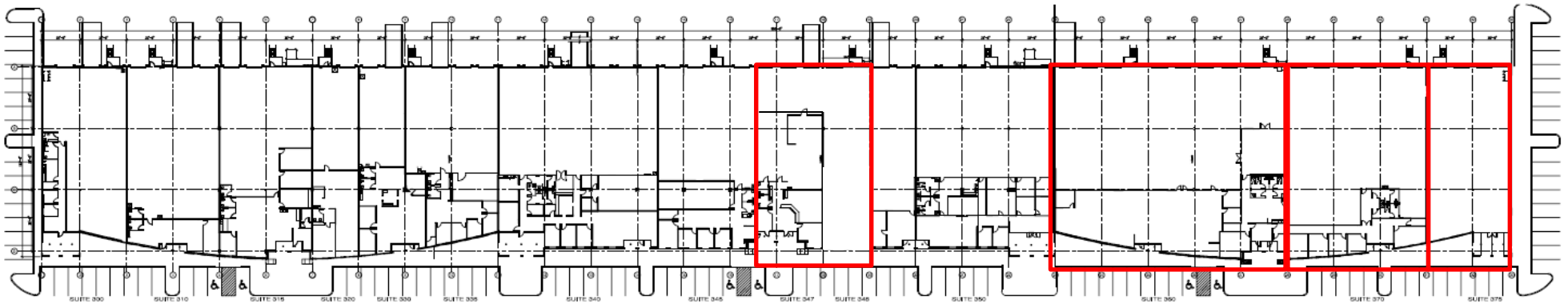
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# Building 3 MAP



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# Space FEATURES

Suite 347

8,716 RSF

40% Office | 60% Warehouse

21' +/- Clear Height

3 Dock high doors

1 Ramped door

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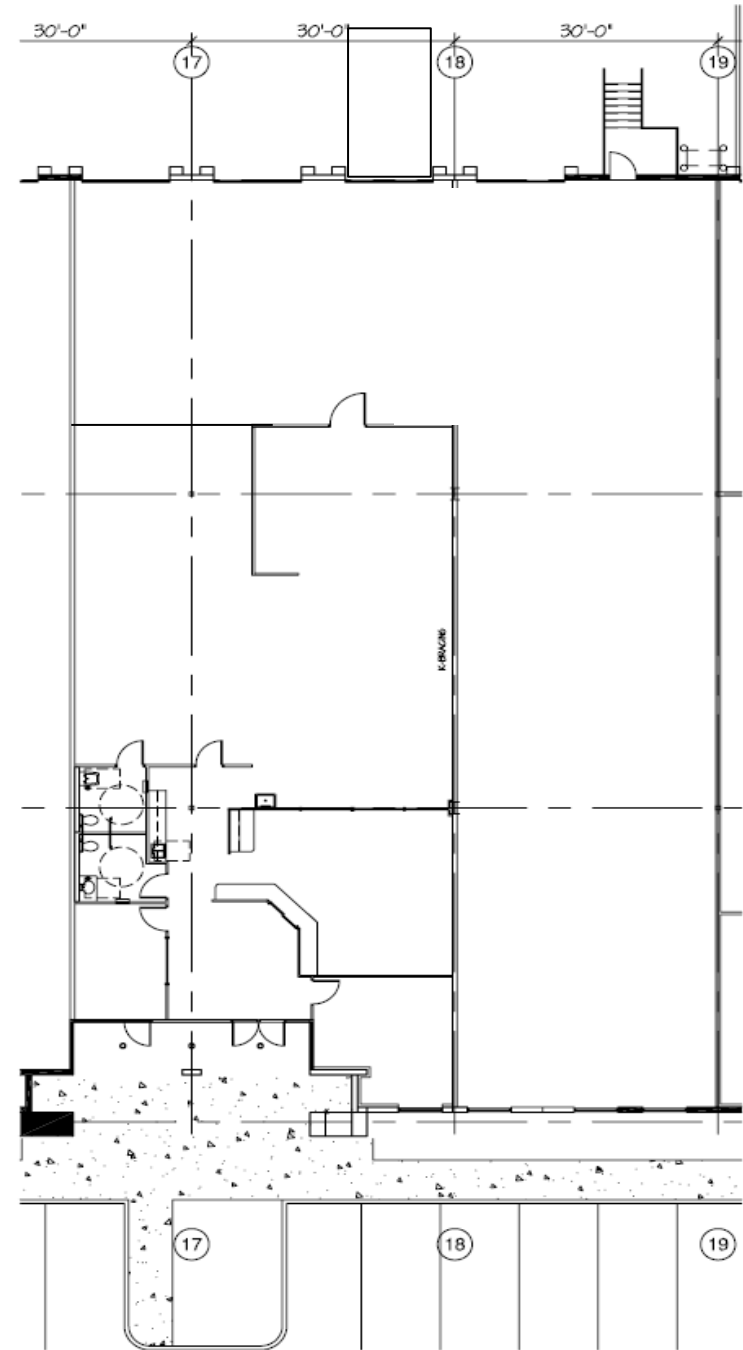
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# Space FEATURES

## Suite 360

17,860 RSF

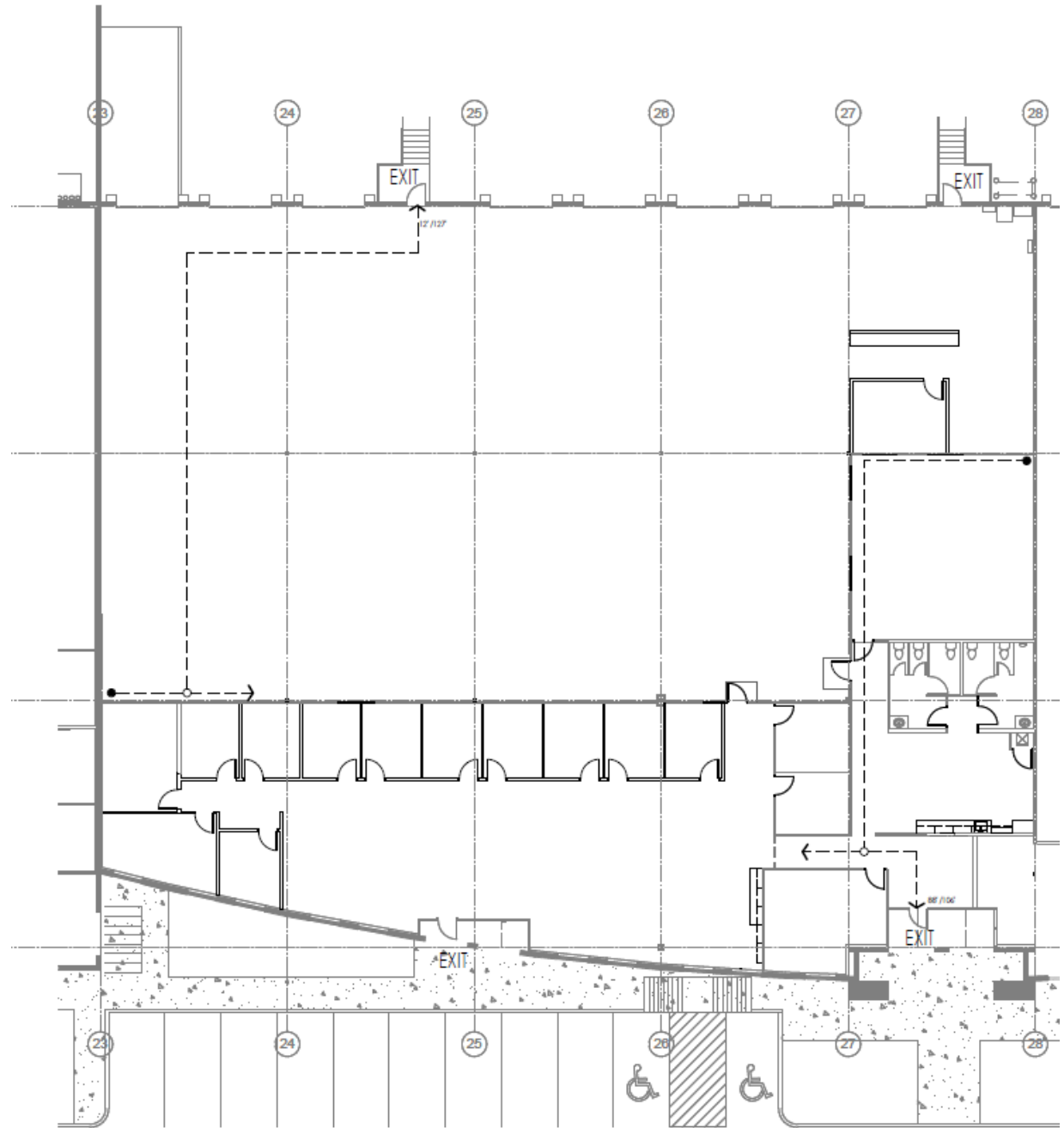
35% Office | 65% Warehouse

21' +/- Clear Height

7 Dock high doors

1 Ramped door

Available March 1, 2027



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# Space FEATURES

Suite 370

10,897 RSF

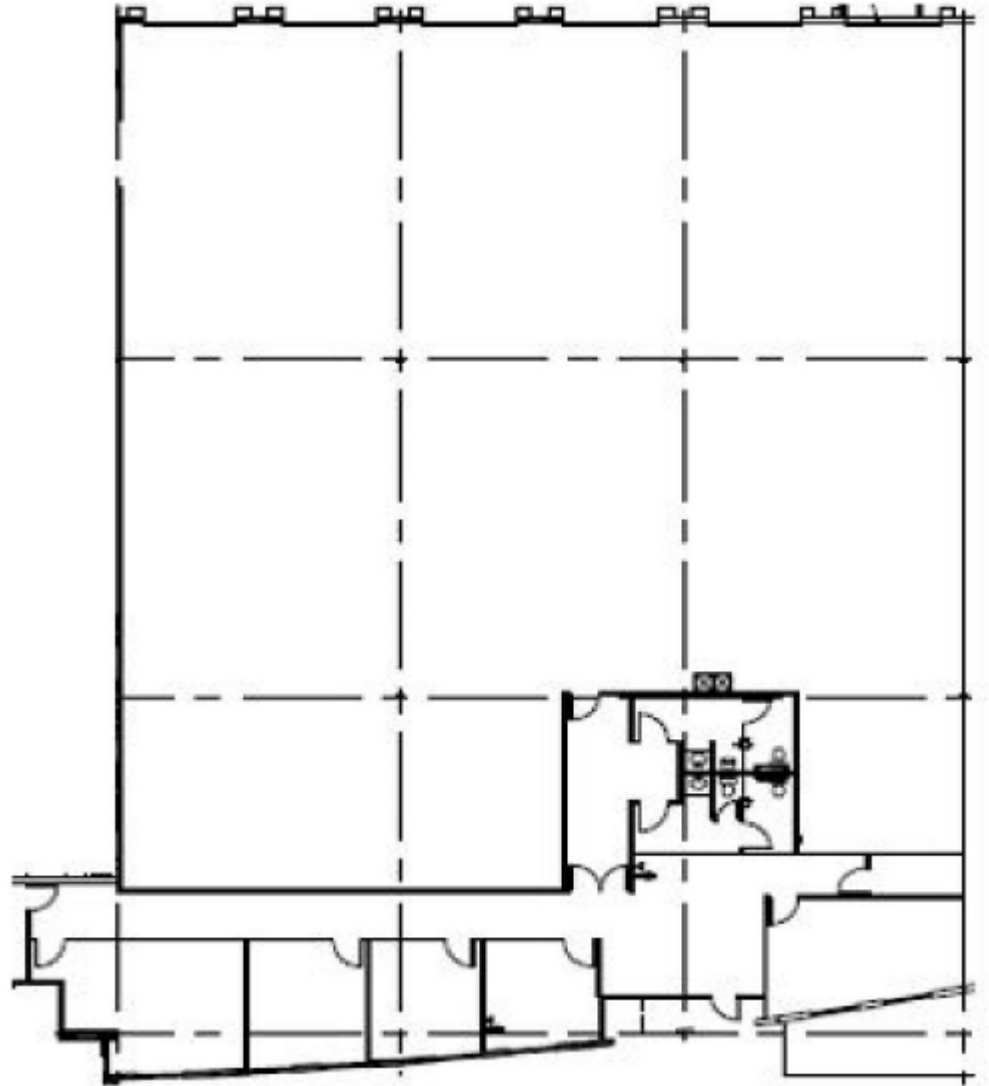
2,380 SF Office

21' +/- Clear Height

5 Dock high doors

100% HVAC

Available Oct 1, 2026



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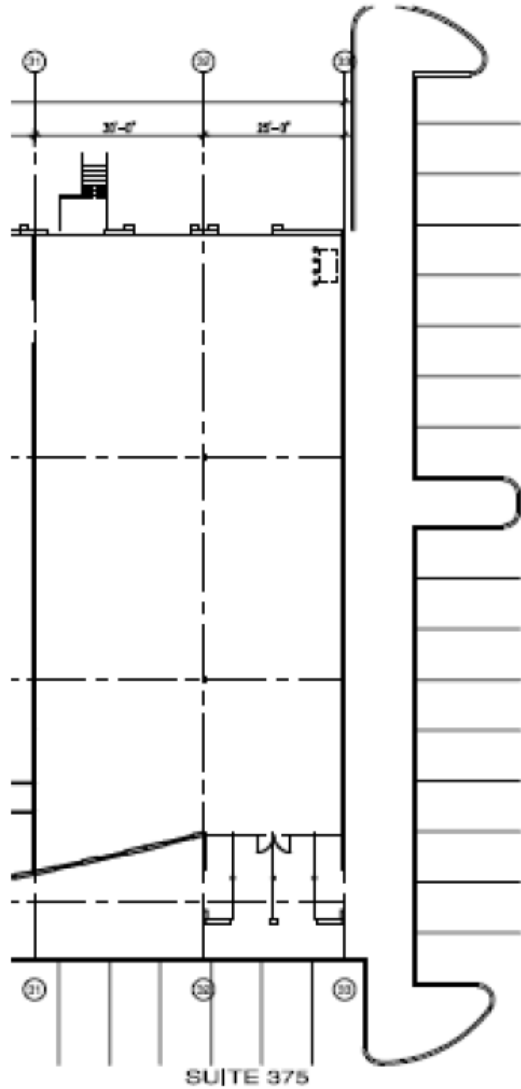
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## EXISTING



### Suite 375 - Existing

6,313 RSF

Shell condition

21' Clear Height

100% HVAC

1 Dock high door, 1 ramped door

Available 60-90 days after lease execution

### Suite 375 - Proposed

6,313 RSF

Shell condition

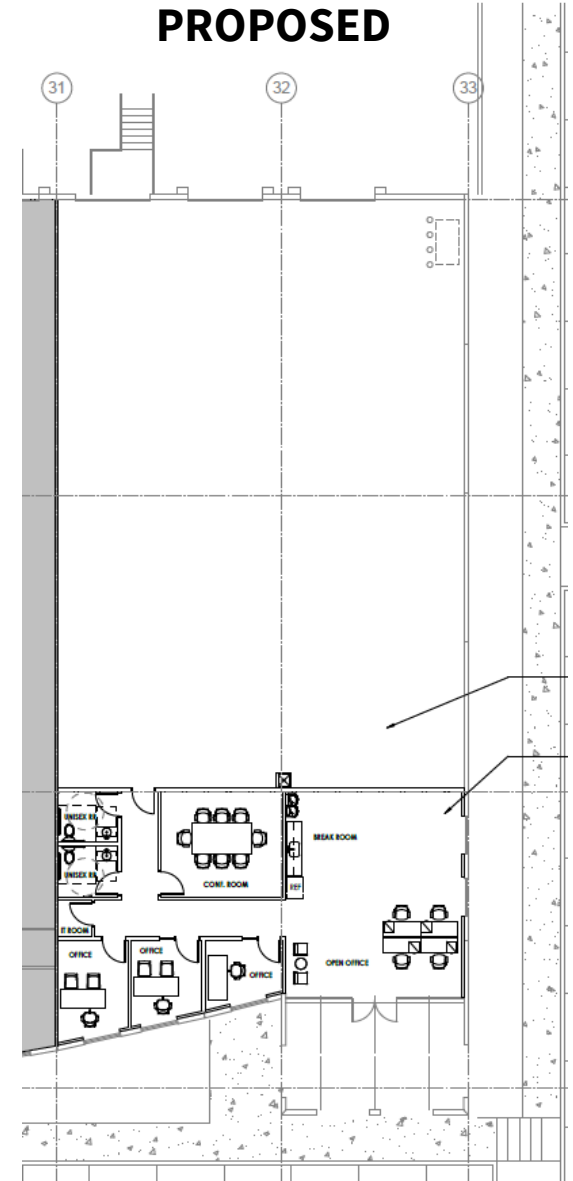
21' +/- Clear Height

1,600 SF Office | 4,713 SF WH

1 Dock high door, 1 ramped door

Available 90-120 days after lease execution

## PROPOSED



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