

SouthTech Business Center Bldgs. 2 & 3

2101 E St Elmo Rd, Austin, TX 78744

8,716 – 24,296 SF Flex/Warehouse Spaces for Lease

Alexx Montanez
+1 916 812 7135
alexx.montanez@jll.com

Kyle McCulloch
+1 512 225 2713
kyle.mcculloch@jll.com

Ace Schlameus
+1 512 535 8104
ace.schlameus@jll.com

Building 2 MAP



Alexx Montanez
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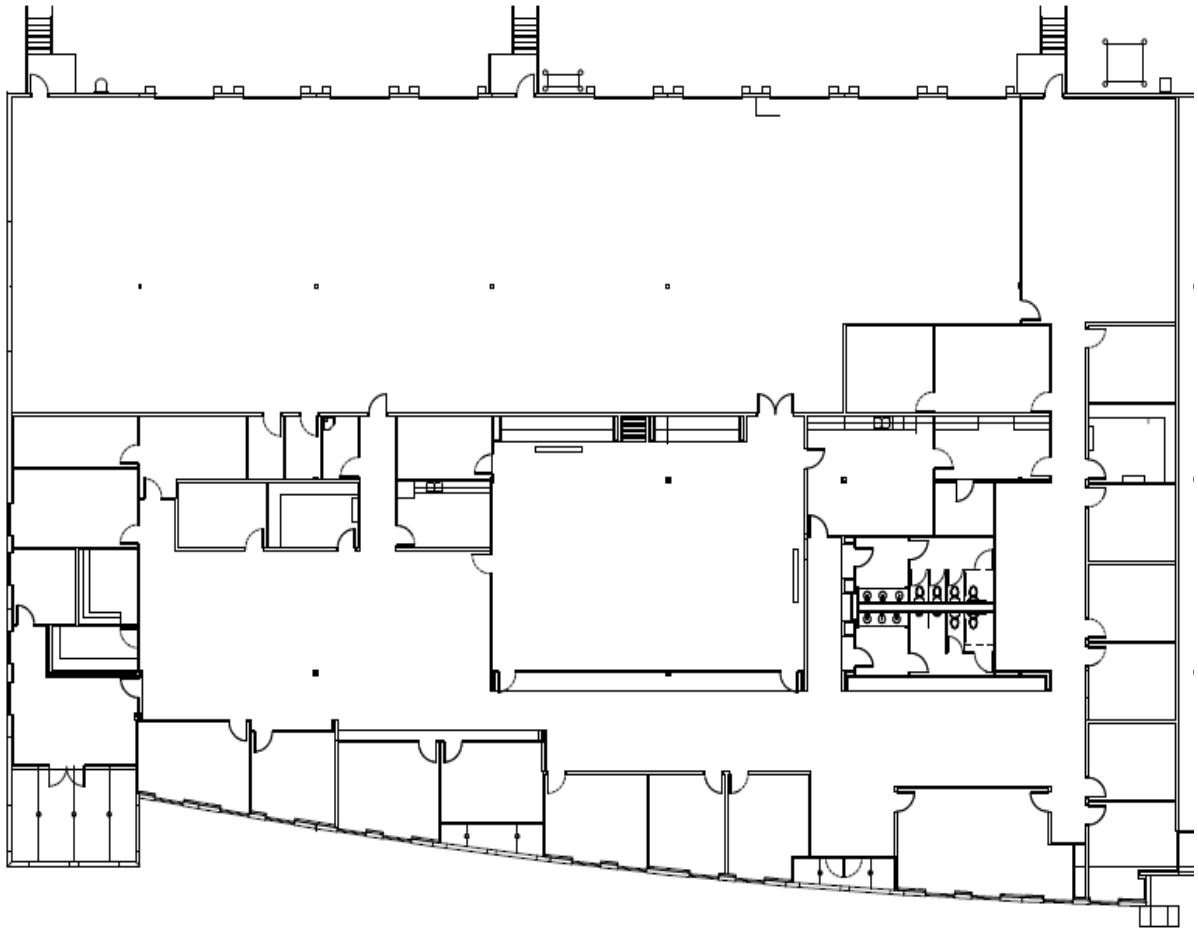
Space FEATURES

Suite 200

- 24,296 RSF (divisible to +/- 11,160 SF)
- 7% Office | 30% Warehouse
- 21’ +/- Clear Height
- 8 Dock high doors (2 with pit levelers)
- 1 Ramped door
- Furniture & racking available



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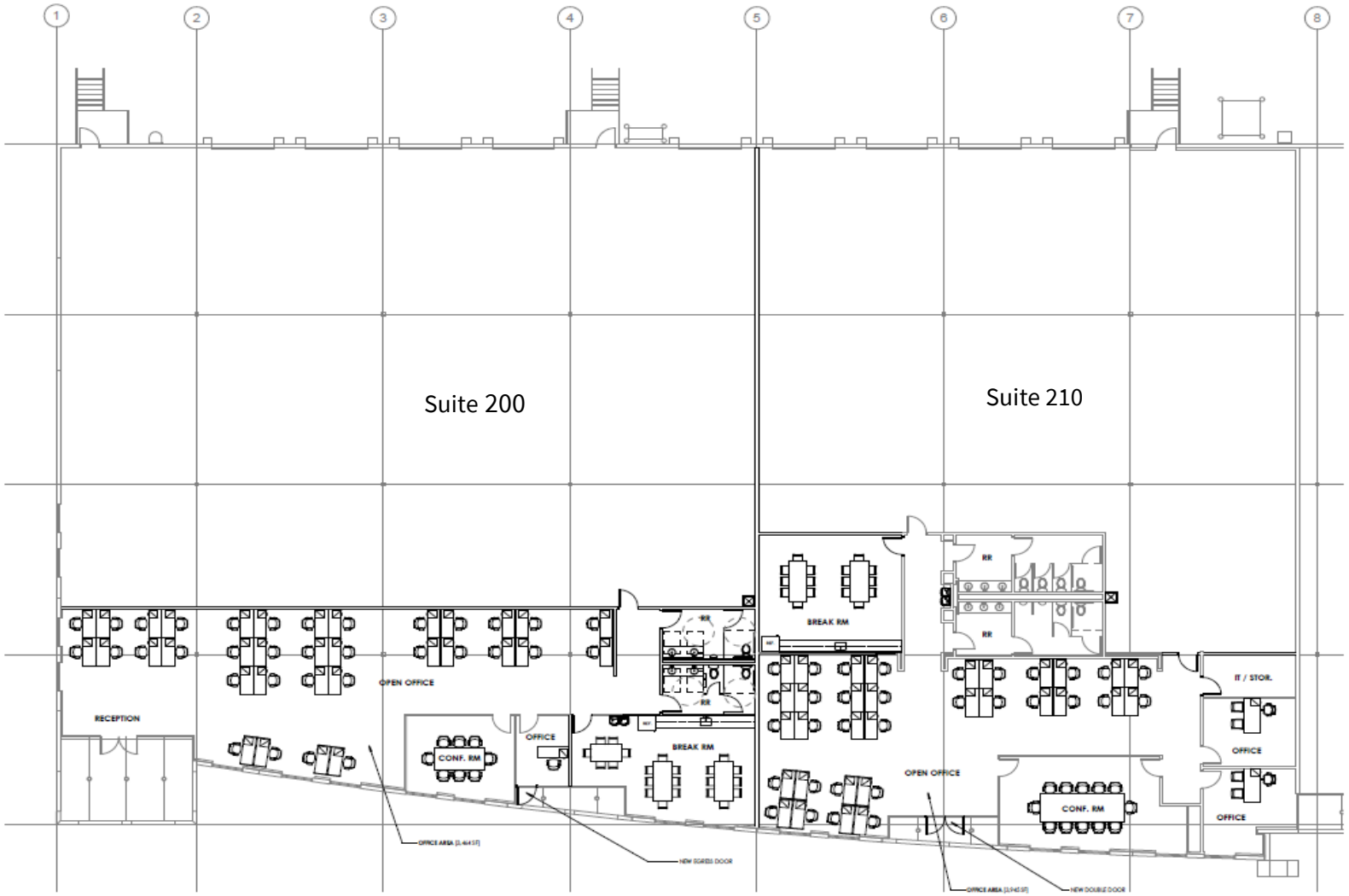
Proposed Plan



Suite 200 – 13,136 SF
4 Dock high doors
1 Ramped door
25% Office | 75% Warehouse

Suite 210 – 11,160 SF
4 Dock high doors
+/- 21’ Clear height
30% Office | 70% Warehouse

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Space FEATURES

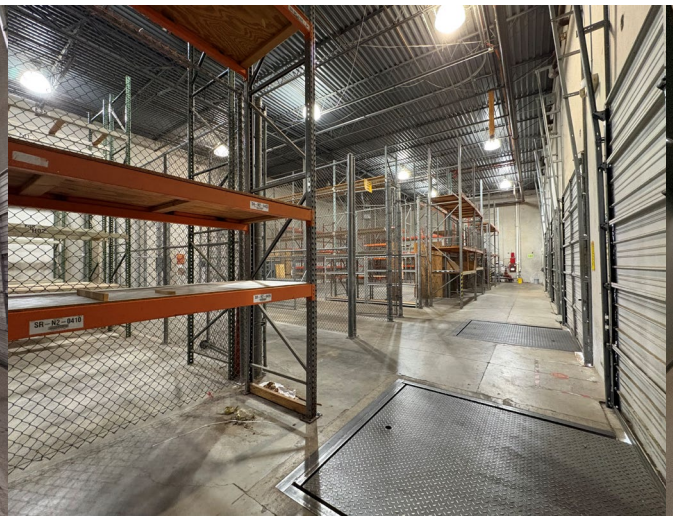
Suite 200

- 24,296 RSF (divisible to +/- 11,160 SF)
- 75% Office | 25% Warehouse
- 21’ +/- Clear Height
- 8 Dock high doors (2 with pit levelers)
- 1 Ramped door
- Furniture & racking available











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Space FEATURES

Suite 275

15,723 RSF

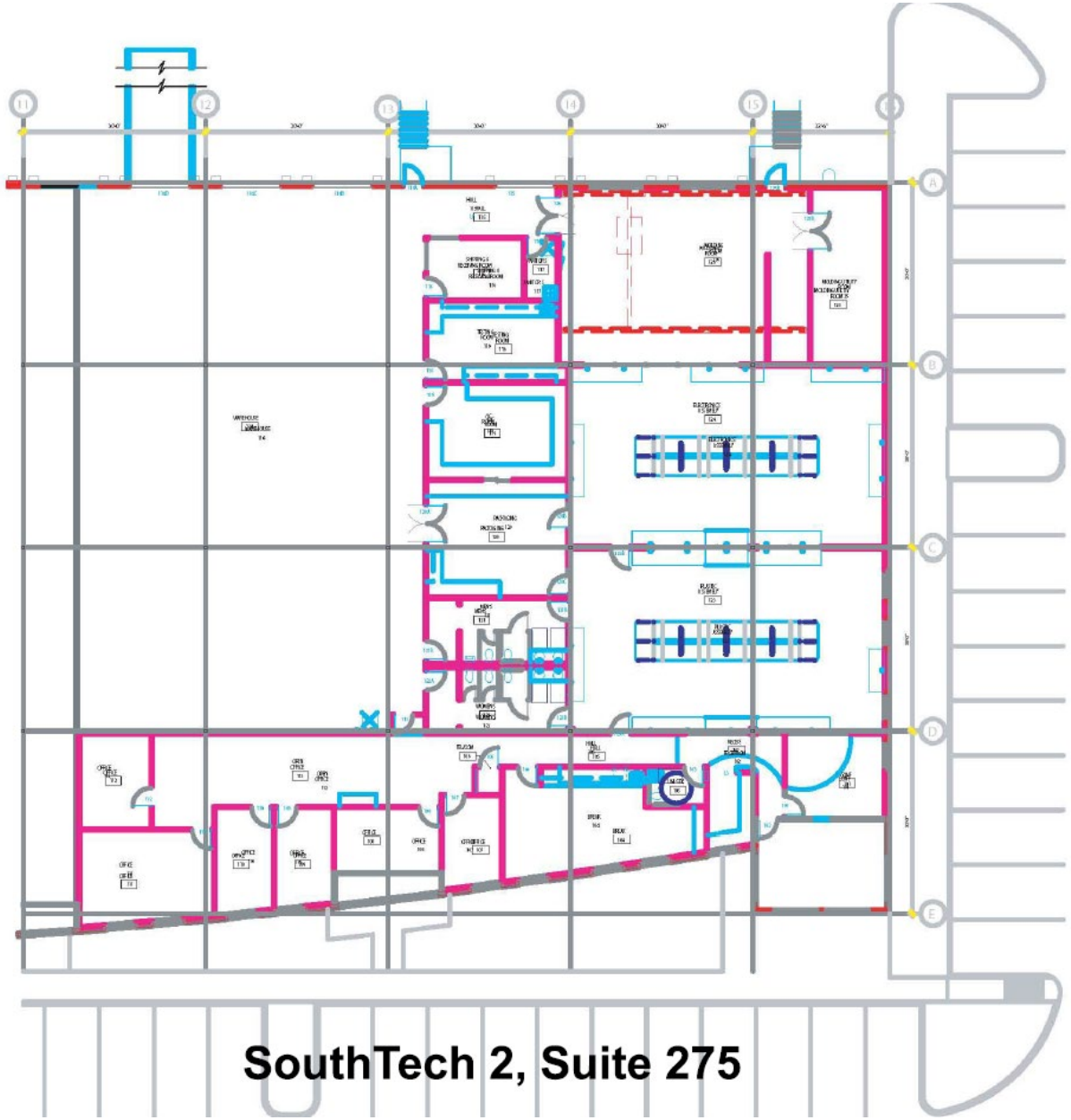
65% Office | 35% Warehouse

21’ +/- Clear Height

3 Dock high doors

1 Ramped door

Available November 1, 2027



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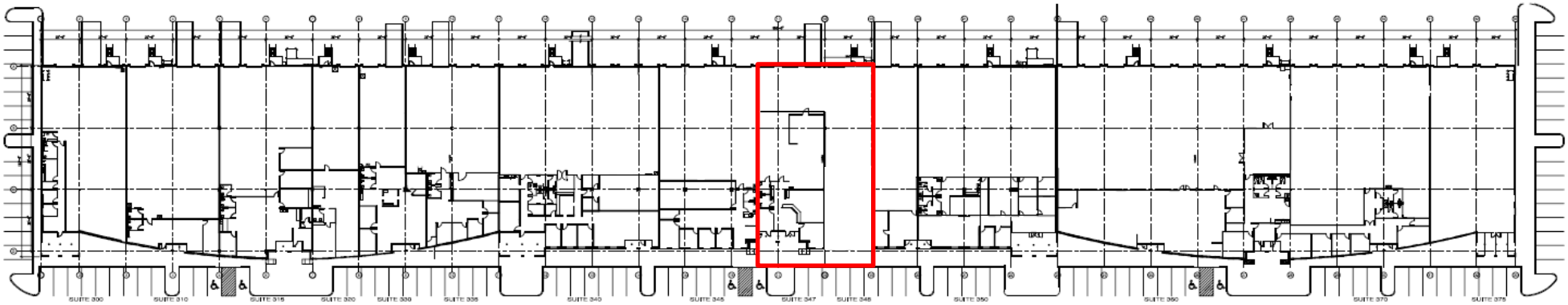
Building 3 MAP





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Space FEATURES

Suite 347

8,716 RSF

40% Office | 60% Warehouse

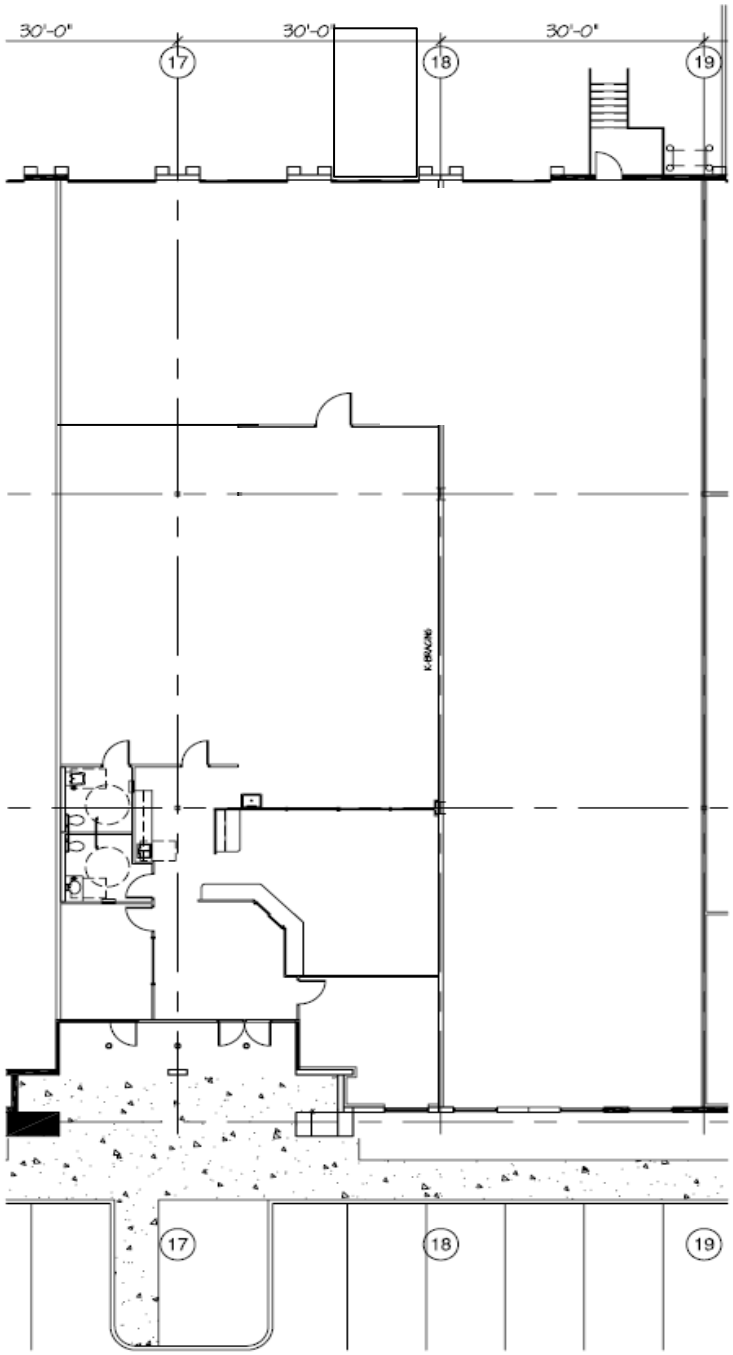
21’ +/- Clear Height

3 Dock high doors

1 Ramped door

100% HVAC

400 A, 3 PH



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