

# FOR LEASE

Office/Flex/warehouse  
North Austin, Texas



## 2201 Denton Drive

**Availability:** Immediate/30 days

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

**Sizes:**

- Suite 101: 2,831 RSF 80% office
- Suite 108: 1,569 RSF 80% office
- Suite 109B: 2,069 RSF 100% office
- Suite 110: 1,610 RSF 80% office
- Suite 111: 2,866 RSF 40% office

**Lease Rate:** First year rate \$17:00-18.00 per sq. ft. annually plus NNN. of \$5.26 per sq. ft. annually.

**Loading:** Grade level 10x10 doors loading, The truck court is designed to service box trucks and panel vans, clear height 14 foot.



**ROBERT R. HEMPHILL CO.**

COMMERCIAL REAL ESTATE

**512-474-2224**

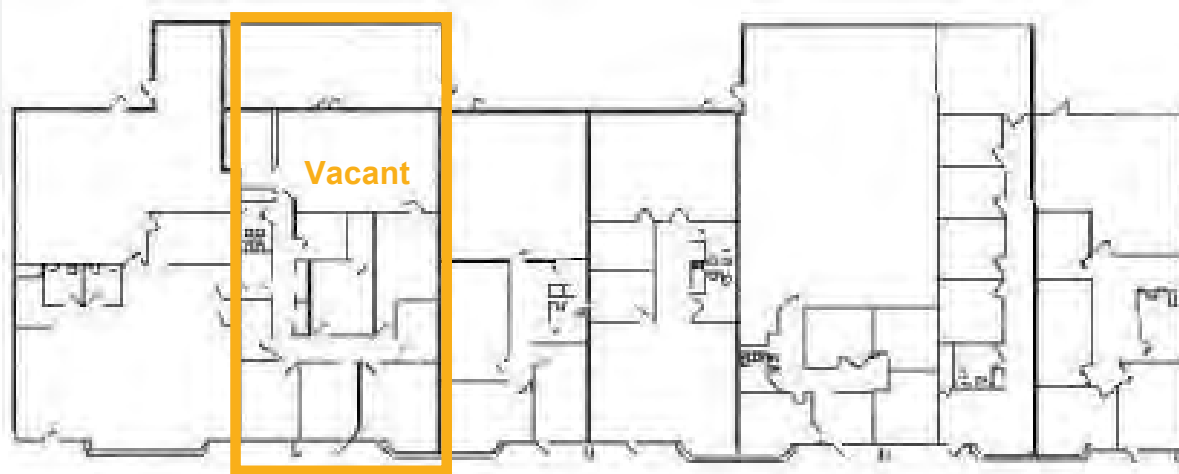
[rrhemphill@gmail.com](mailto:rrhemphill@gmail.com)  
<http://www.weleaseaustin.com/listings.htm>

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.

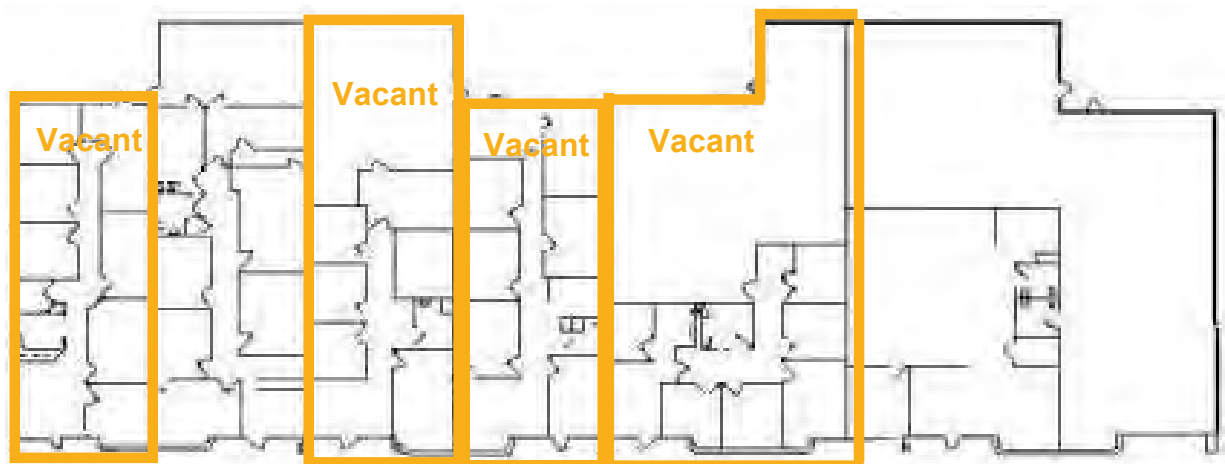
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1,569 RSF

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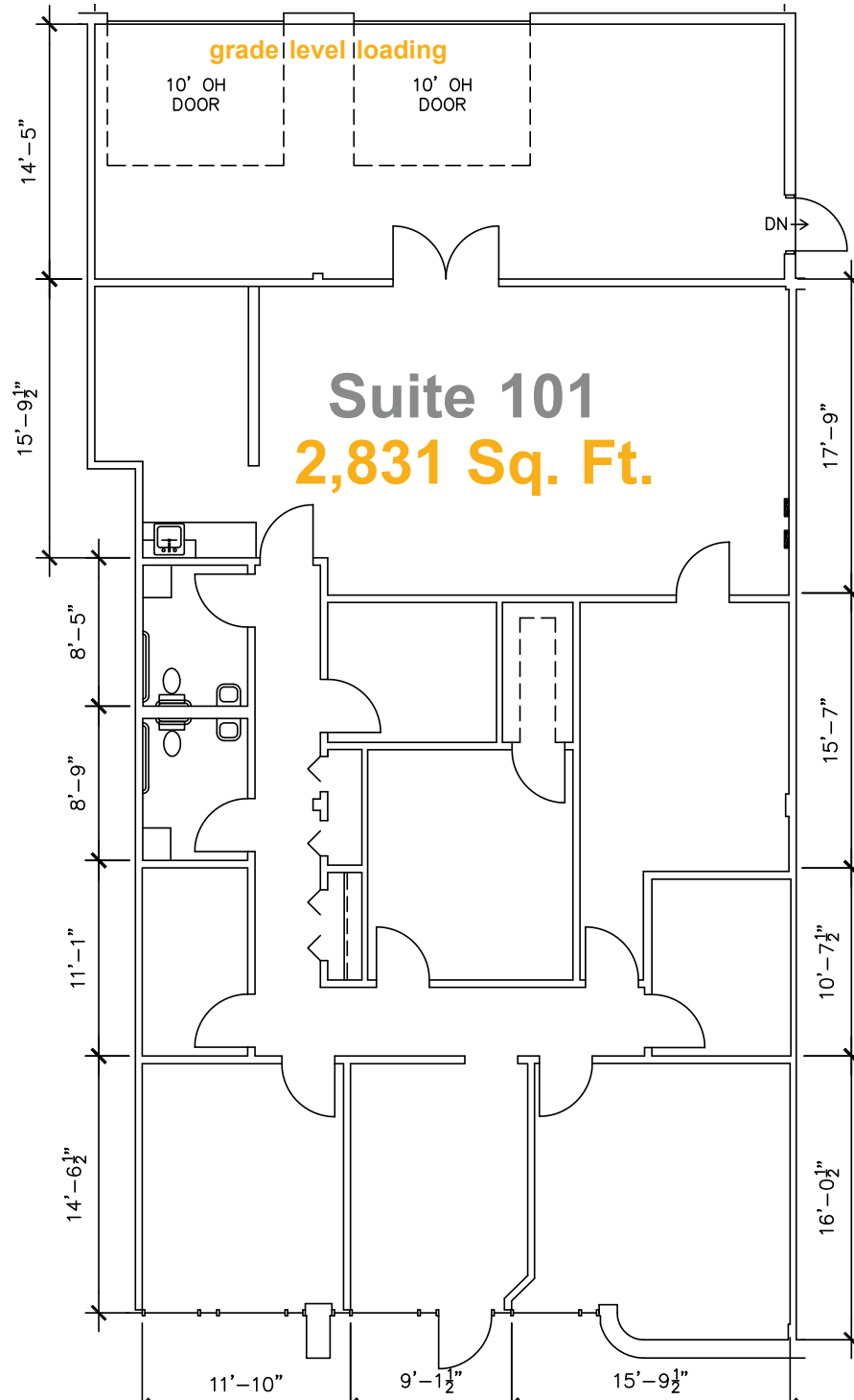
Suite 111  
2,866 RSF

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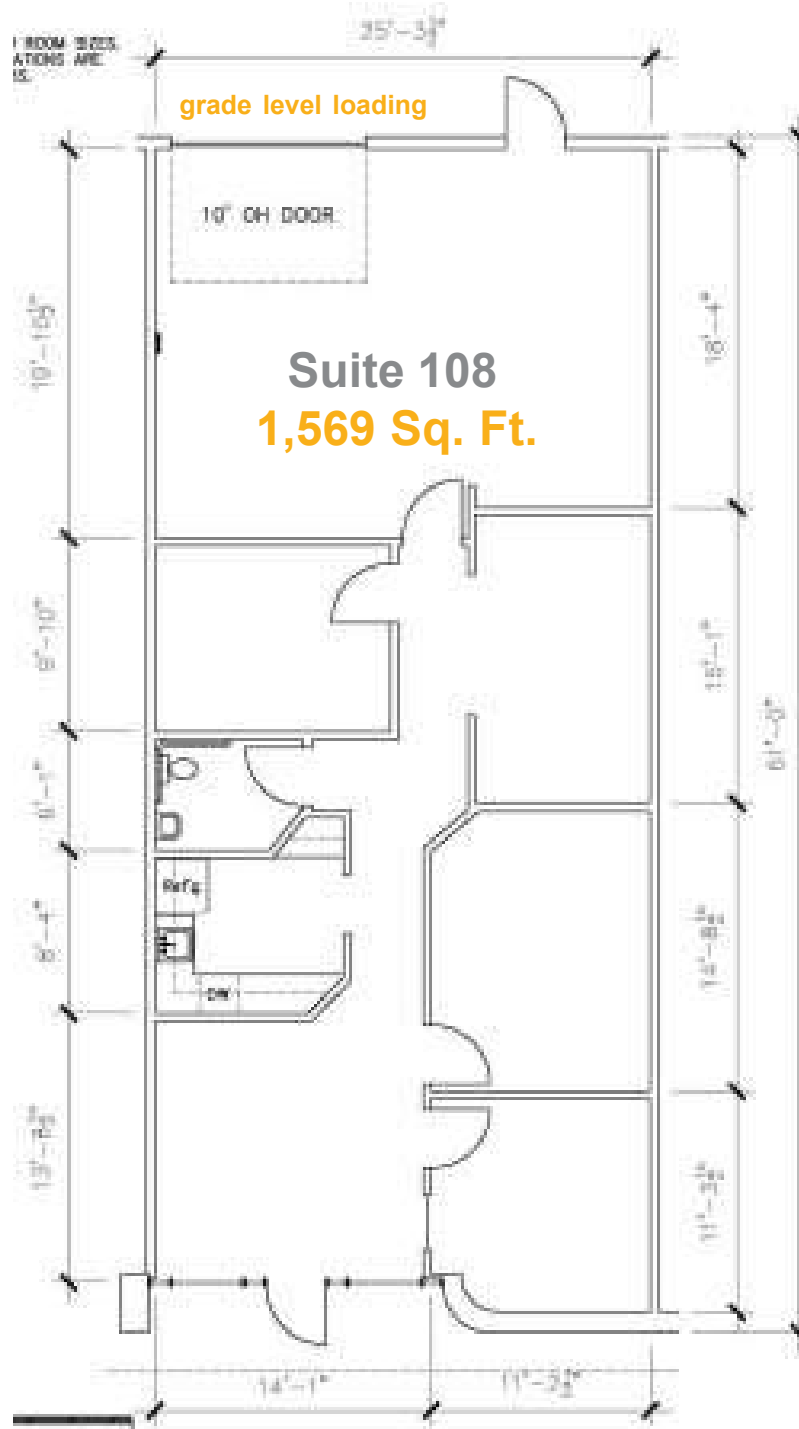
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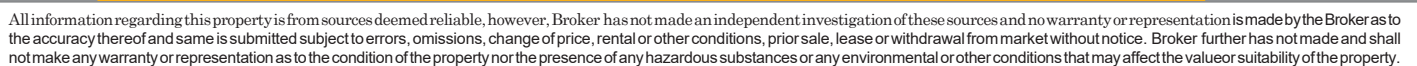
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## CCIM



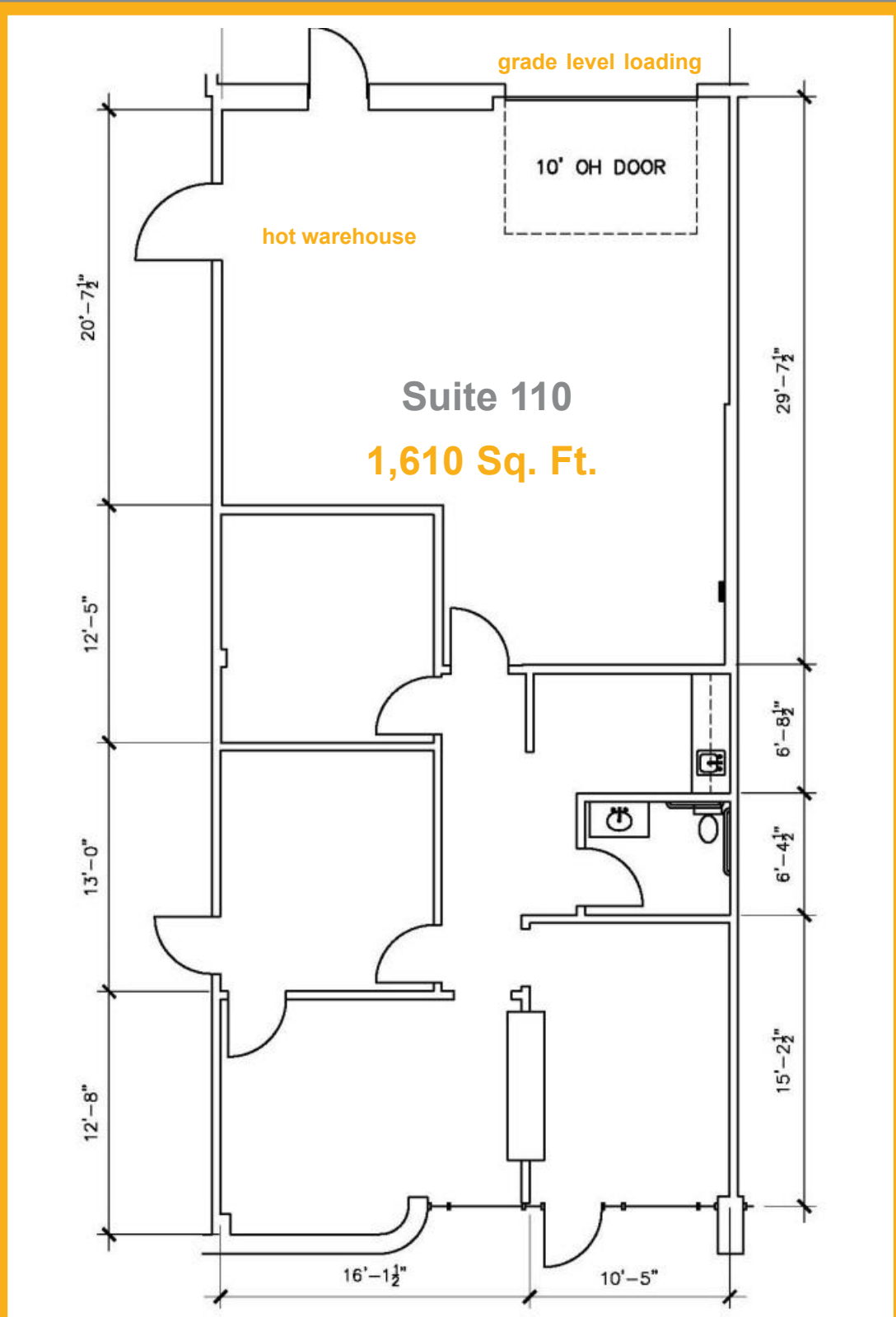
The CCIM logo is positioned in the upper right corner of the page. It features the letters 'CCIM' in a white, serif font, set against a red rectangular background with a thin white border. The background of the entire page is a black and white photograph of a modern building with a grid-like facade of windows and panels.



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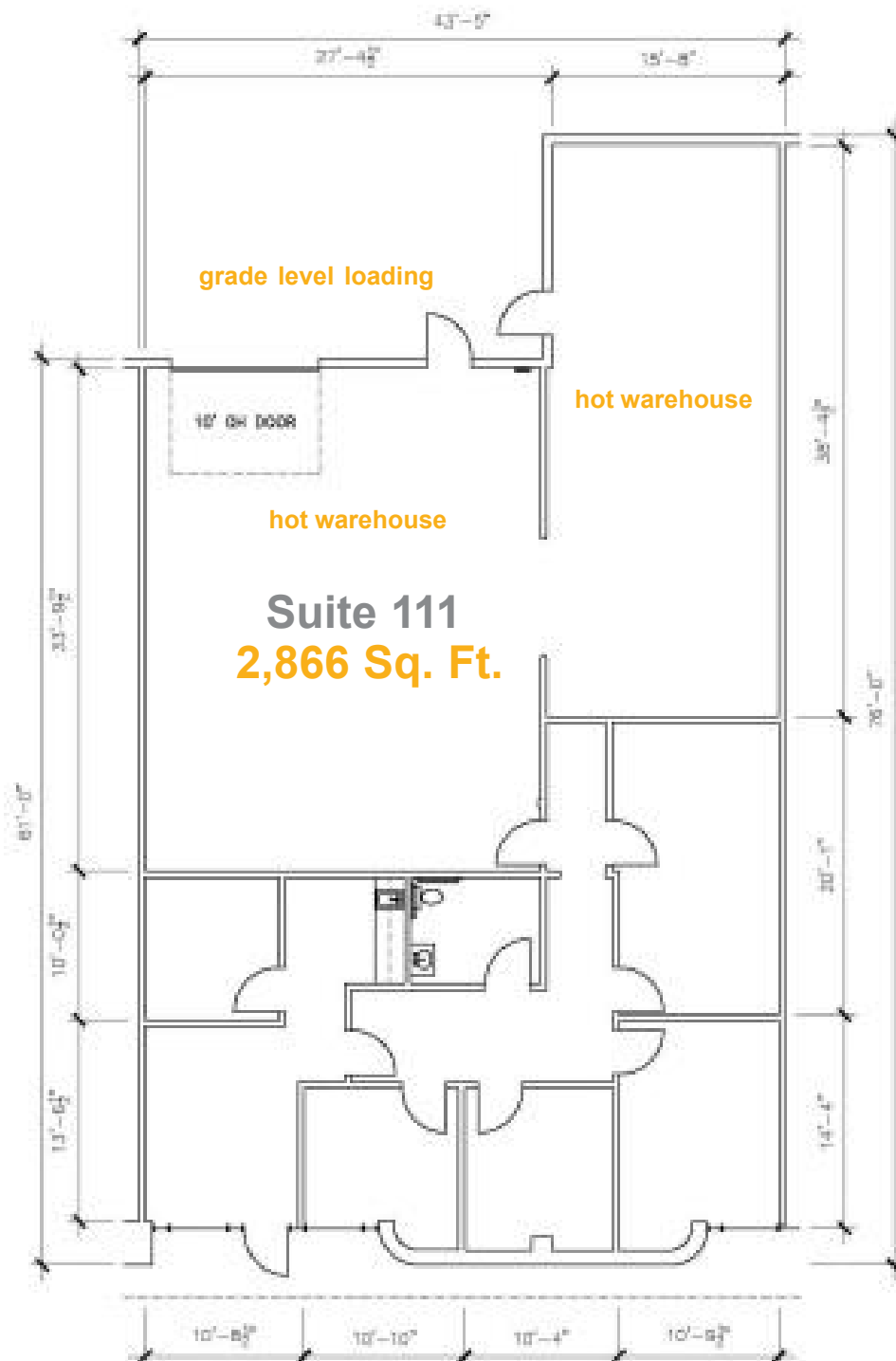
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