

BLUFF BEND



3,574 - 4,437 SF



11110 BLUFF BEND DR. AUSTIN, TX 78753

MULTI-TENANT SMALL BAYS
AVAILABLE FOR LEASE

DAX BENKENDORFER
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512.848.2581

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PROPERTY DETAILS & RECENT UPGRADES

SUITE B ± 4,437 SF
SUITE C ± 3,574 SF



ROOF REPLACEMENTS IN 2023



UPGRADED LED WAREHOUSE
LIGHTS



NEW EXTERIOR PANELING
& PAINT



HEAVY DUTY ASPHALT LOT
IMPROVEMENT

PARKING RATIO AT 1:1000

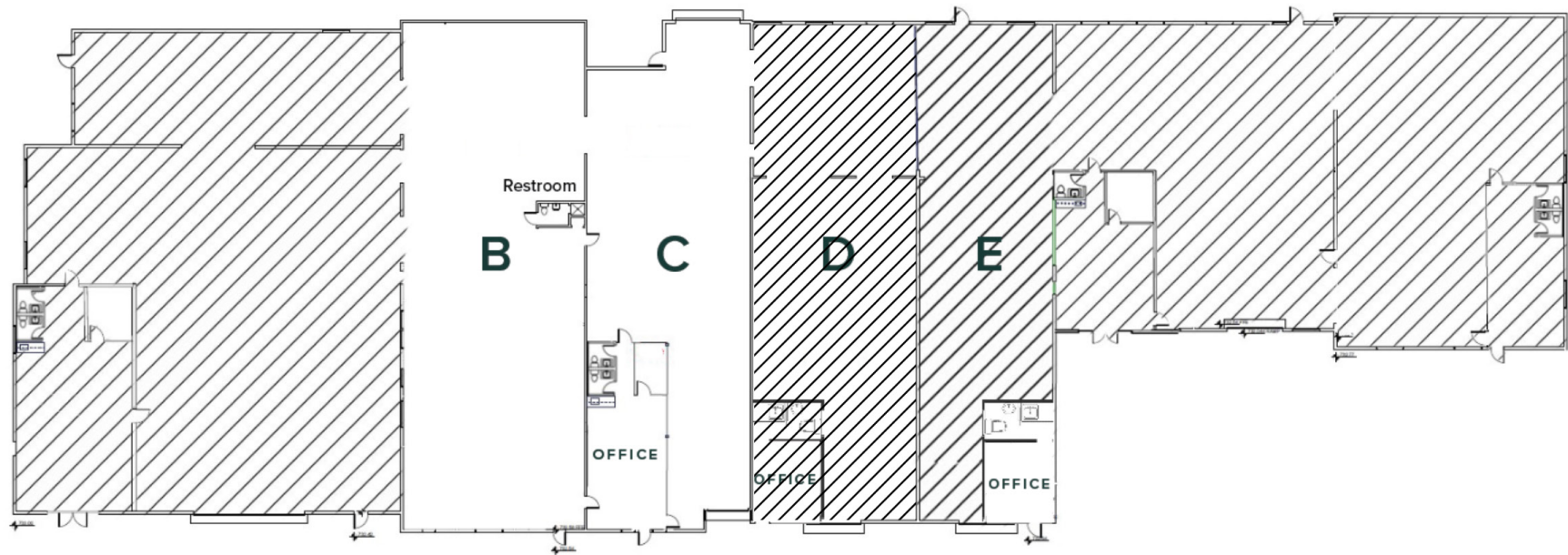
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SUITE DETAILS CONTIGUOUS - 11,767 SF

	SQUARE FEET	CLEAR HEIGHT	FEATURES	POWER
SUITE B	± 4,437 SF	10'	No Roll Up Door, 100% Office or Storage	3 phase, 200 amp, 120/240v
SUITE C	± 3,574 SF	10'	12 ft. Wide Door, Office	3 phase, 200 amp, 120/240v



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SUITE B AVAILABLE FOR LEASE
4,437 SF

SUITE B DETAILS

Art Studio / Maker Space for Lease

Suite B at Bluff Bend offers 4,437 SF of open-plan, utility-ready space with the industrial character creative professionals crave. Located in the heart of North Austin, just minutes from I-35 and The Domain, this is an ideal home base for artists, designers, and fabricators.



KEY FEATURES

- 4,437 SF of open-plan warehouse
- Exposed studs & high ceilings (10' clear height)
- 200A 3-phase power (120/240v)
 - Perfect for kilns, tools, and machinery
- Concrete floors, warehouse lighting
- Grade-level entry, easy access
- Parking (1/1,000 SF)
- Short-term leases available
- Tenant Improvement Allowance negotiable

IDEAL FOR

- Visual Artists & Studios
- Makers & Small Fabricators
- Screen Printing / Creative Production
- Woodworkers & Furniture Designers
- Sculptors, Installations & Set Builders



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SUITE C AVAILABLE FOR LEASE
3,574 SF



EXTERIOR



SUITE C
INTERIOR



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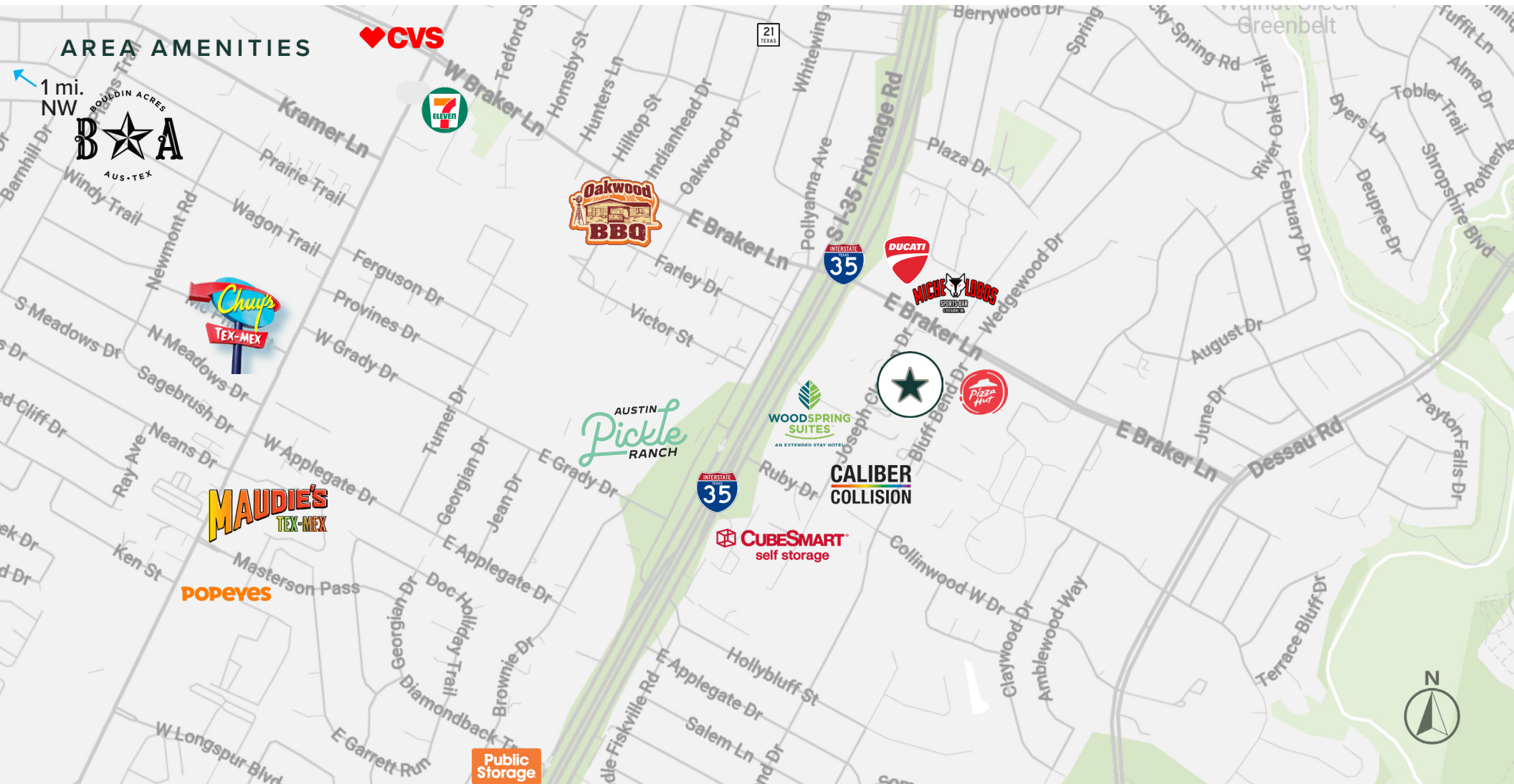
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FOR MORE
INFORMATION:

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TREC Information on Broker Services

The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. All information is subject to change, errors, omissions, and withdrawal without notice. Prospective tenants should conduct their own independent verification of all information contained herein.

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