

**FOR LEASE**

Owned and Operated by 

# Denton Center 4

2100 Denton Dr – Suite 106, Austin, TX 78758

## 6,130 SF



### BUILDING SPECIFICATIONS

<b>Suite Size:</b>	6,130 SF
<b>Office:</b>	493 SF (8%)
<b>Warehouse:</b>	5,637 SF (92%)
<b>Truck Loading:</b>	(4) Dock High
<b>Clear Height:</b>	16'
<b>Car Parking:</b>	1.00/1000 SF (6 Spaces)
<b>Power:</b>	100 amps, 3 phase, 120/180V
<b>Occupancy</b>	Available Now



### LEASING INFO & CONTACT

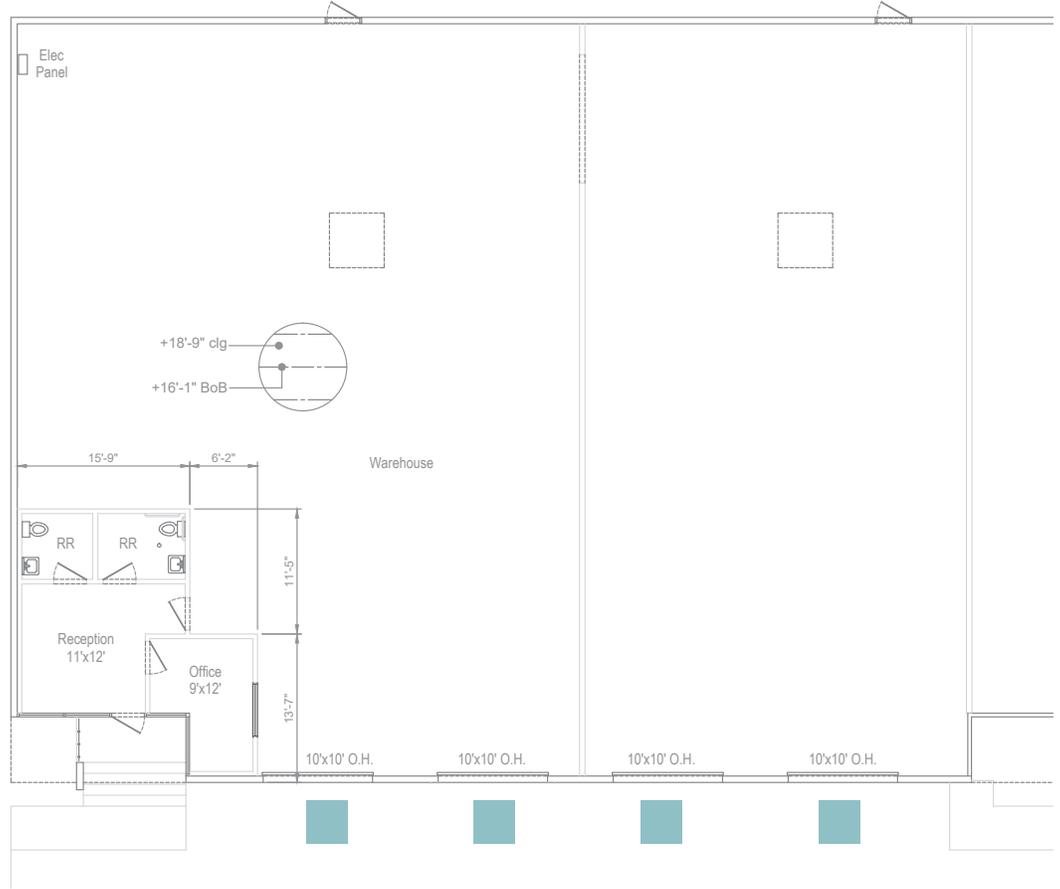
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**CBRE**

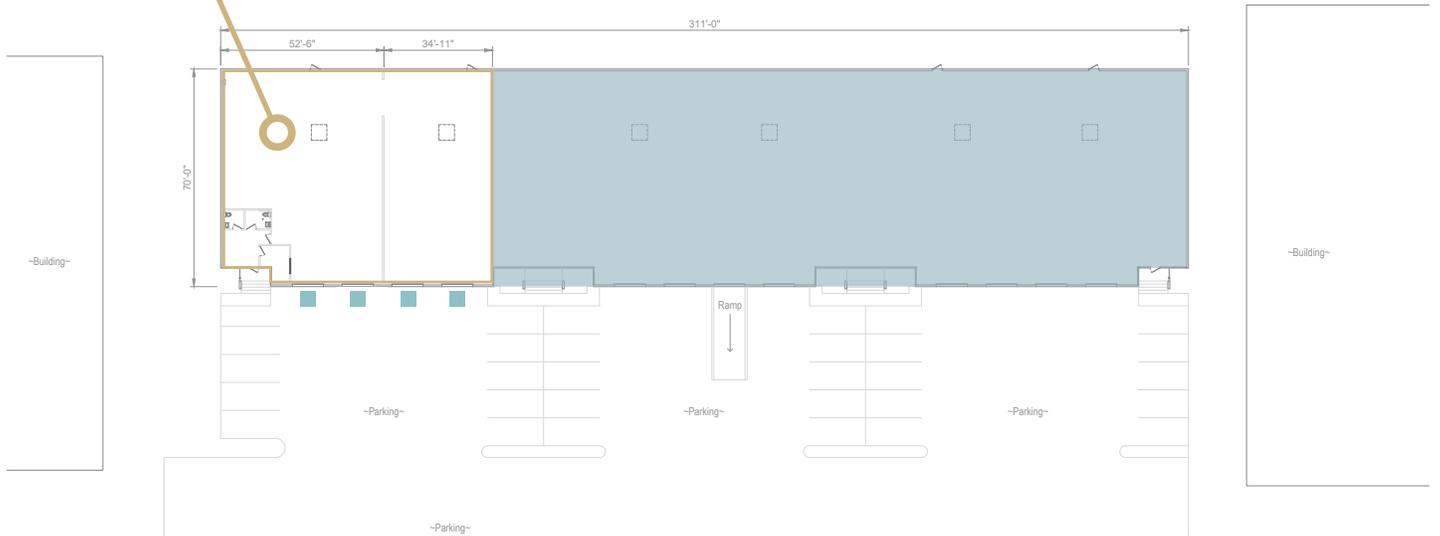
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**LEGEND**

 Dock High



**Suite 106**



## TRANSIT OVERVIEW

### TRANSPORTATION

US 183	0.5 miles
MoPac	1.0 mile
Loop 360	2.0 miles
IH-35	3.5 miles
US 290	4.9 miles
Austin-Bergstrom International Airport	15.1 miles

### ATTRACTIONS

Q2 Stadium	1.0 mile
Domain	1.0 mile
Shops at Arbor Walk	2.5 miles
Arboretum	3.5 miles
University of Texas	8.3 miles

### MAJOR CITIES

Downtown Austin	9.9 miles
Round Rock	13.1 miles
Georgetown	22.0 miles
San Marcos	39.8 miles
San Antonio	104.4 miles
Houston	160.5 miles
Dallas	189.1 miles

