

SEMICON BUSINESS PARK I, II, IV

9,000 SF VALUE OFFICE/FLEX SPACE AVAILABLE

 TRANSWESTERN



6201 EAST OLTORF ST
AUSTIN, TEXAS

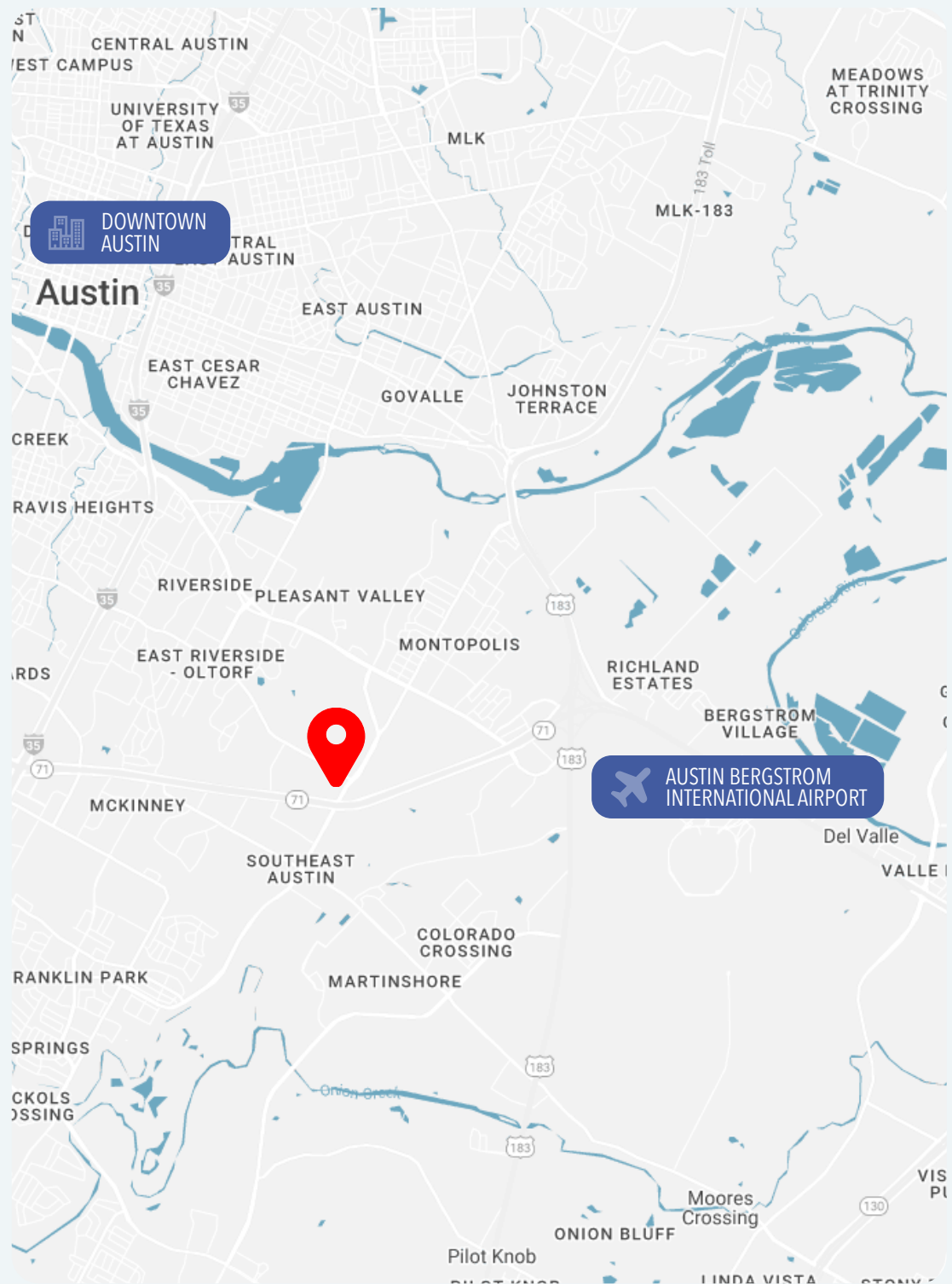
2914 MONTOPOLIS DR
AUSTIN, TEXAS

6006 BEN WHITE BLVD
AUSTIN, TEXAS

Everything you need

Within a 15 minute drive

View Points of Interest



Points of interest.



Transportation

Fuel Station

Drive Times

Plaza Saltillo	3.42 miles
Downtown	3.80 miles
MLK Jr.	4.51 miles
Austin	4.64 miles
Zilker Zephyr	4.89 miles
Highland	7.88 miles
Crestview	8.57 miles



Semicon Business Park I

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Semicon Business Park II

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Semicon Business Park IV

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Points of interest.



Transportation

Fuel Station

Drive Times

Shell	0.13 miles
Valero	0.29 miles
Radius on Grove	0.67 miles
Exxon	0.71 miles
Shell	0.86 miles
Valero	0.91 miles
Mobil	1.19 miles



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Points of interest.



Transportation

Fuel Station

Drive Times

Airport	15 mins
University of Texas at Austin	15 mins
Tesla Headquarters	12 mins
Samsung	29 mins
Circuit of the Americas	15 mins
Buda	25 mins
Georgetown	40 mins
Round Rock	40 mins



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Semicon Business Park II

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Semicon Business Park IV

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suite 250

Semicon Business Park II

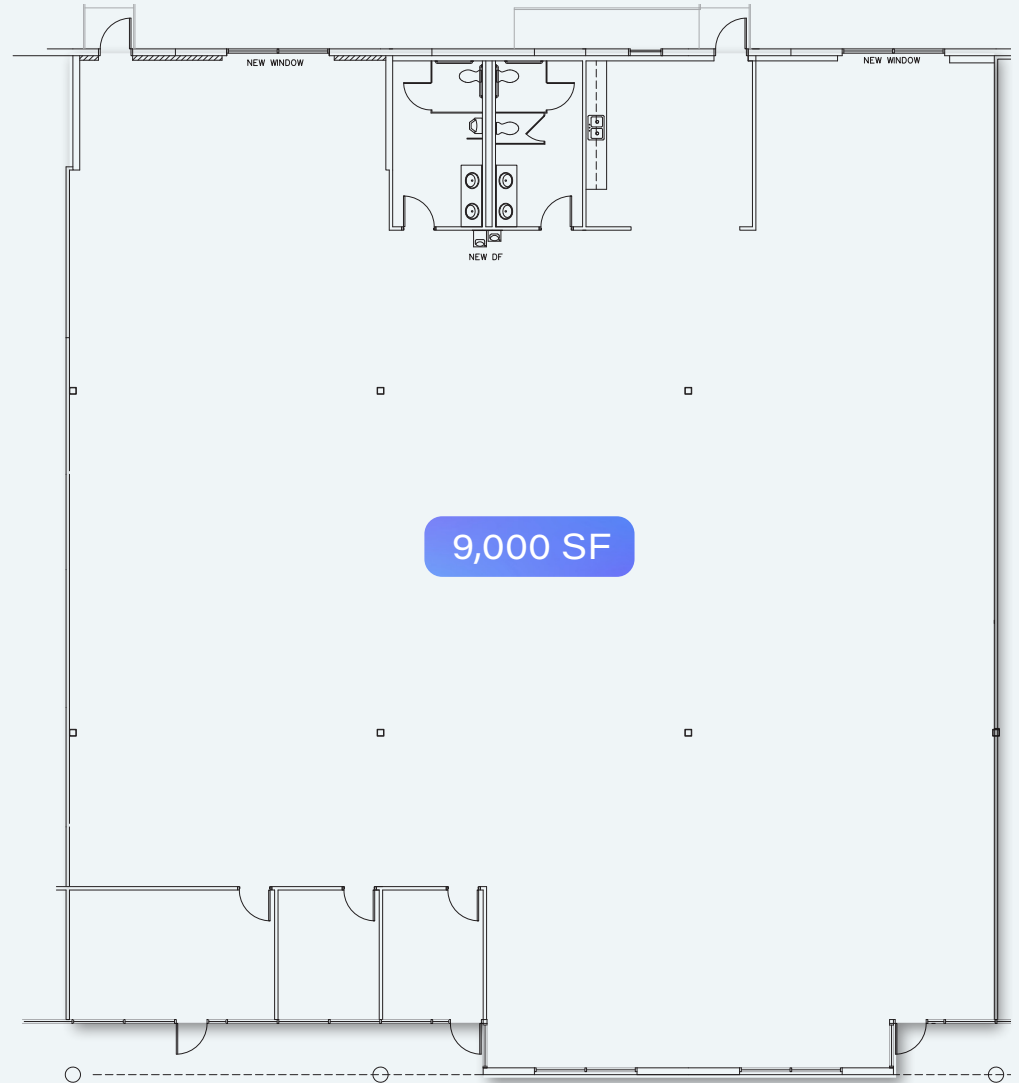
2024 OpEx/SF: \$5.98

Semi Dock

24' Clear Height

100% Drop Ceiling

30'x33' 3" Column Spacing



Contact for leasing.

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