

**FOR LEASE**  
**10,864 SF - 27,340 SF**  
**INDUSTRIAL/FLEX**



# **2113 WELLS BRANCH**

**BLDG 1-4, NORTH AUSTIN**



# PROPERTY HIGHLIGHTS

2113 Wells Branch is a 105,000 SF four-building, light industrial business park well suited for flex, industrial, lab and office tenants located in North Central Austin with excellent access, functionality, and management. The project offers flexible spaces, dock high & grade level loading, heavy power, and recent major capital improvements.

- 49,587 SF Available, ranging from 10,864 - 27,340 SF
- Ideal for flex & office/warehouse users
- Minutes from MoPac, I-35, and The Domain
- Move-in-ready suites with high-end office finishes
- Dock door & grade-level access



# SITE MAP

**Building 4, Suite 3000: 11,383 SF**

**Building 3, Suite 100: 27,340 SF**

**Building 4, Suite 3100: 10,864 SF**

Total Available: 49,587 SF  
Max Contiguous: 22,247 SF

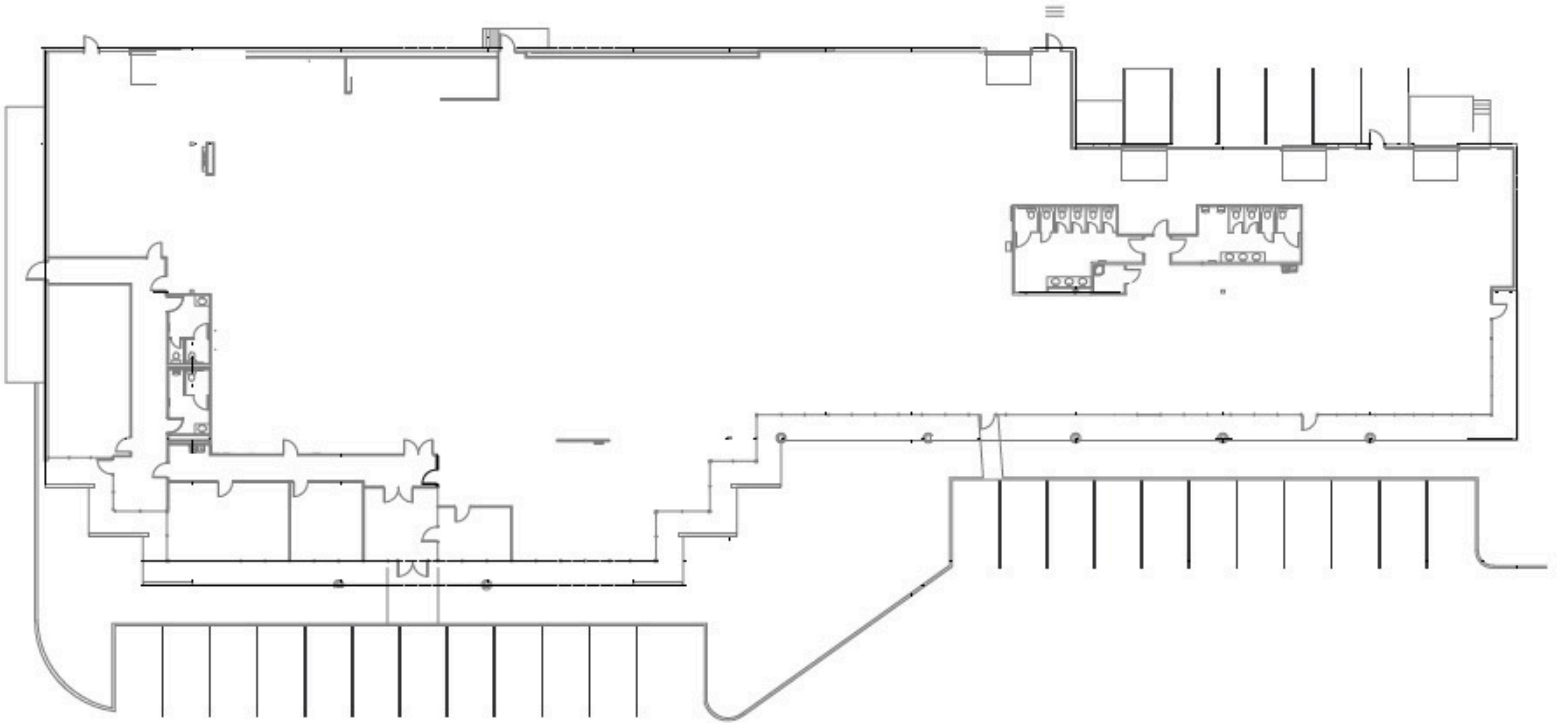
 AVAILABLE



# BUILDING 3

## SUITE 100

- 27,340 SF
- **Available Now**
- 3,865 SF Office (14%)
- 23,475 SF Warehouse (86%)
- 100% HVAC
- ±16' Clear Height
- 5 Dock High / 1 Semi Dock
- 50 Total parking spaces
- Heavy Power: 3 Phase, 480V, 3,000 Amps



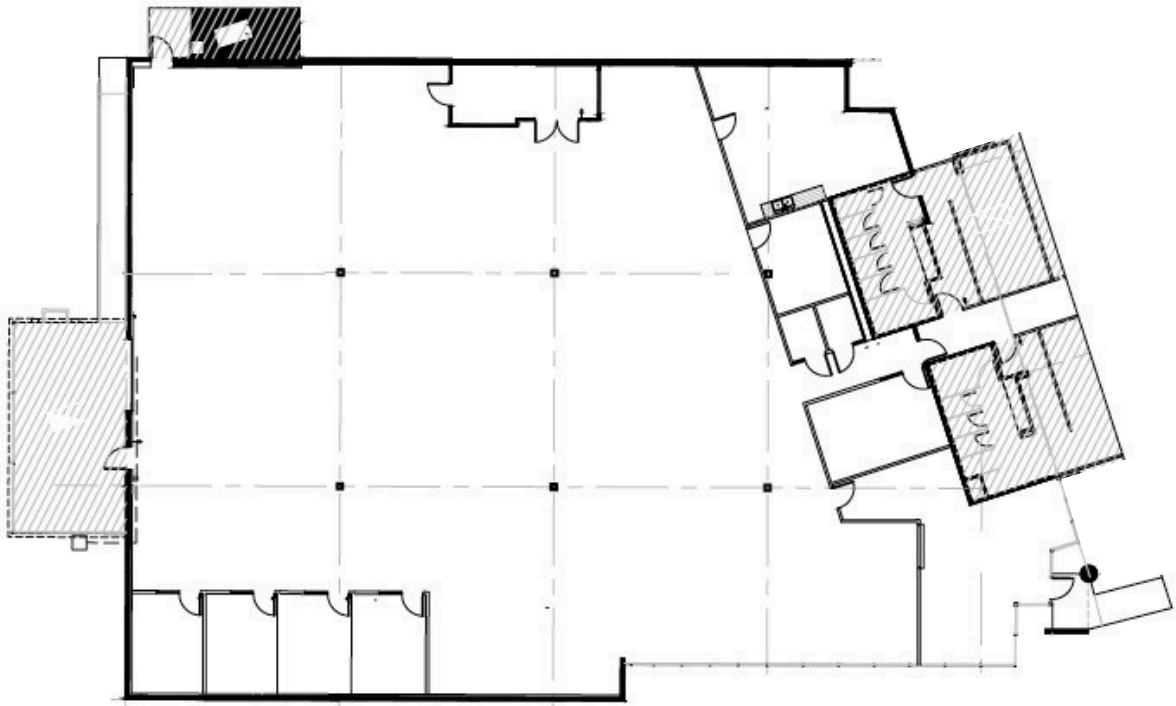
Interior Make Ready plan



# BUILDING 4

## SUITE 3000

- 11,383 SF
- Available Now
- 9,106 SF Office (80%)
- 2,277 SF Warehouse (20%)
- 100% HVAC
- Grade level Loading
- Heavy Power: 2,000 amp, 480v, 3-phase
- Class A Spec Office Finishes Complete



\*Can be combined with Suite 3100 for 22,247SF



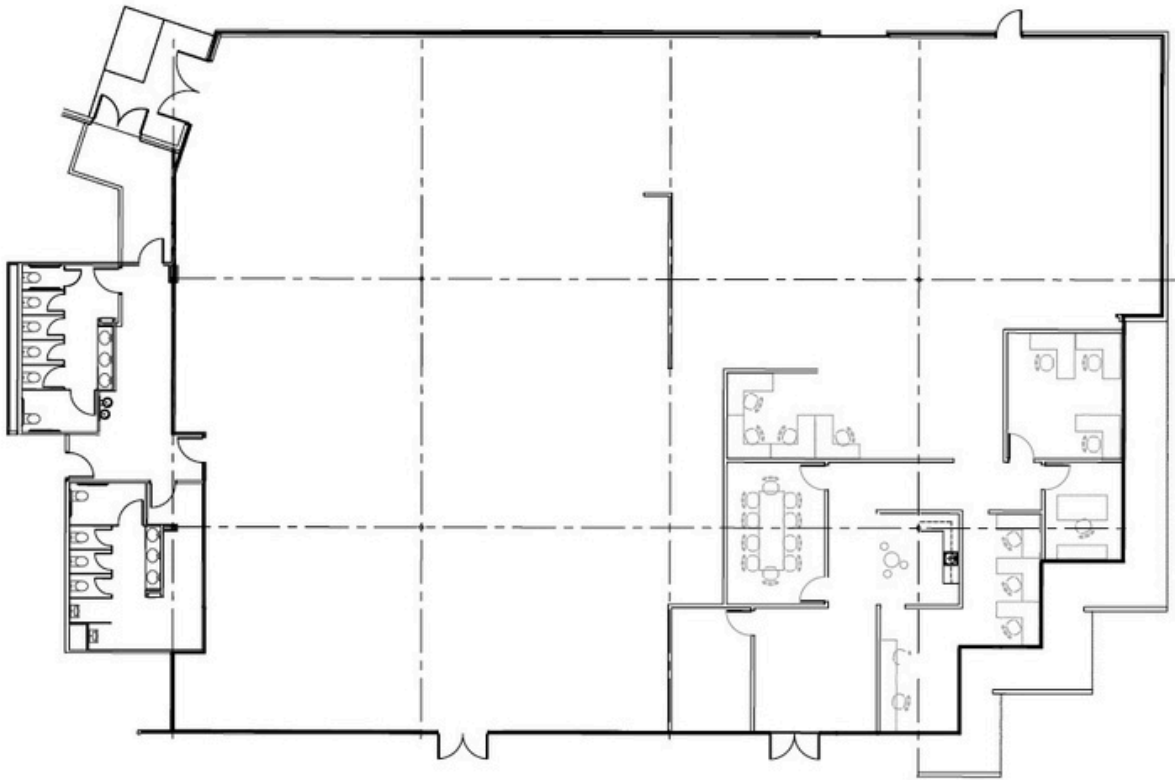
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# BUILDING 4

## SUITE 3100

- 10,864 SF
- **Available 7/1/2025**
- 2,173 SF Office (20%)
- 8,691 SF Warehouse (80%)
- 100% HVAC
- Grade level Loading
- +/-16' Clear Height



\*Can be combined with Suite 3000 for 22,247SF



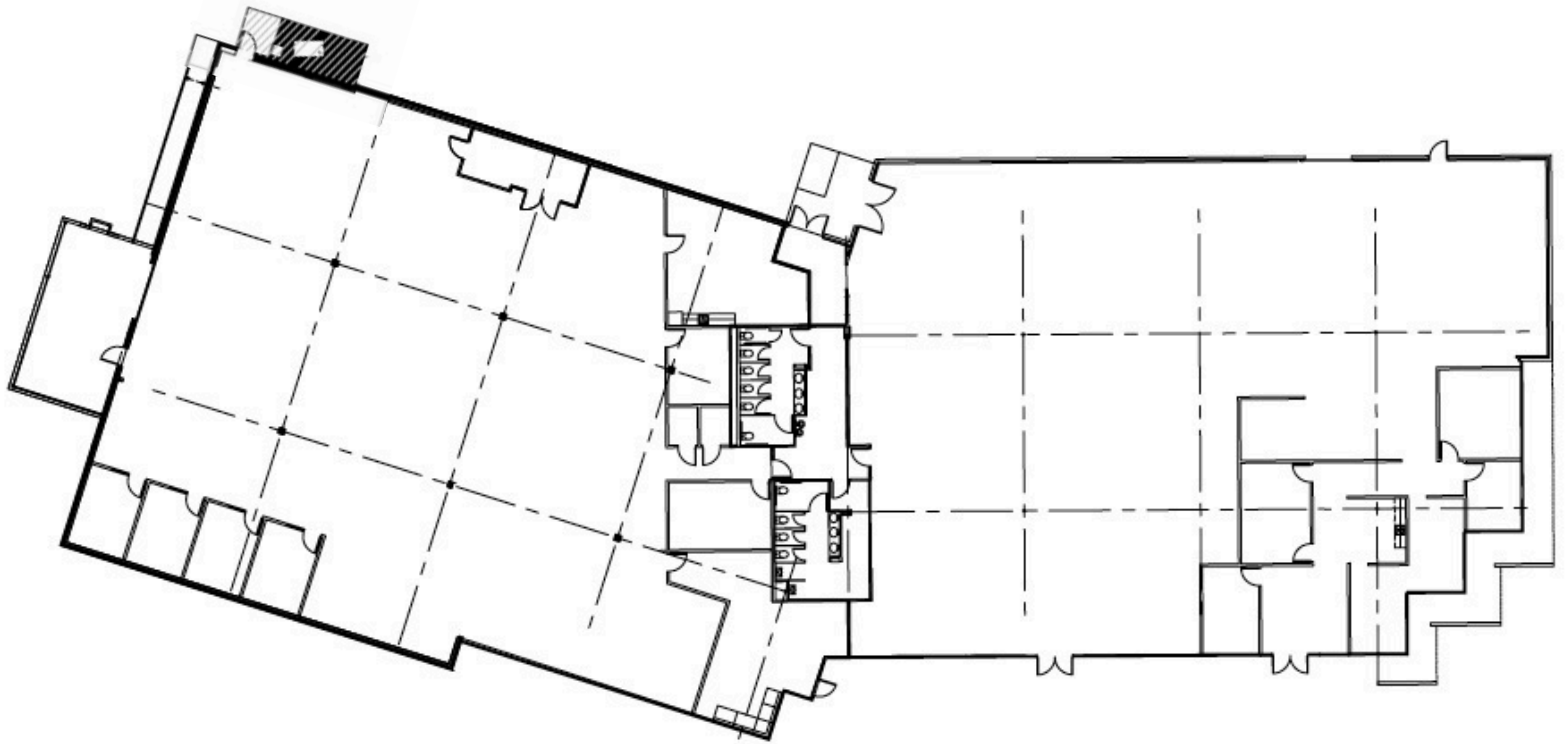
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# BUILDING 4

## SUITE 3000 & 3100

- Total 22,247 SF
- **Available Now**
- 8,899 SF Office (60%)
- 13,348 SF Warehouse (40%)
- 100% HVAC
- Grade level Loading



2113 Wells Branch

# SURROUNDING AREA

Surrounded by food, retail, and lodging - including H-E-B, The Rolling Rooster, Walgreens, and multiple hotels within 1.5 miles. Major retail destinations - including The Domain, The Arboretum, and Gateway Shopping Center - are all within a 10-minute drive.



## DRIVE TIMES

<b>The Domain</b> 10 minutes	<b>Downtown Austin</b> 17 minutes	<b>Austin Bergstrom</b> 22 minutes	<b>Amazon</b> 8 minutes
<b>Tesla</b> 16 minutes	<b>Samsung</b> 17 minutes	<b>Dell</b> 13 minutes	<b>Merck</b> 22 minutes
			<b>Apple</b> 9 minutes

2113 Wells Branch



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AUSTIN, TEXAS

