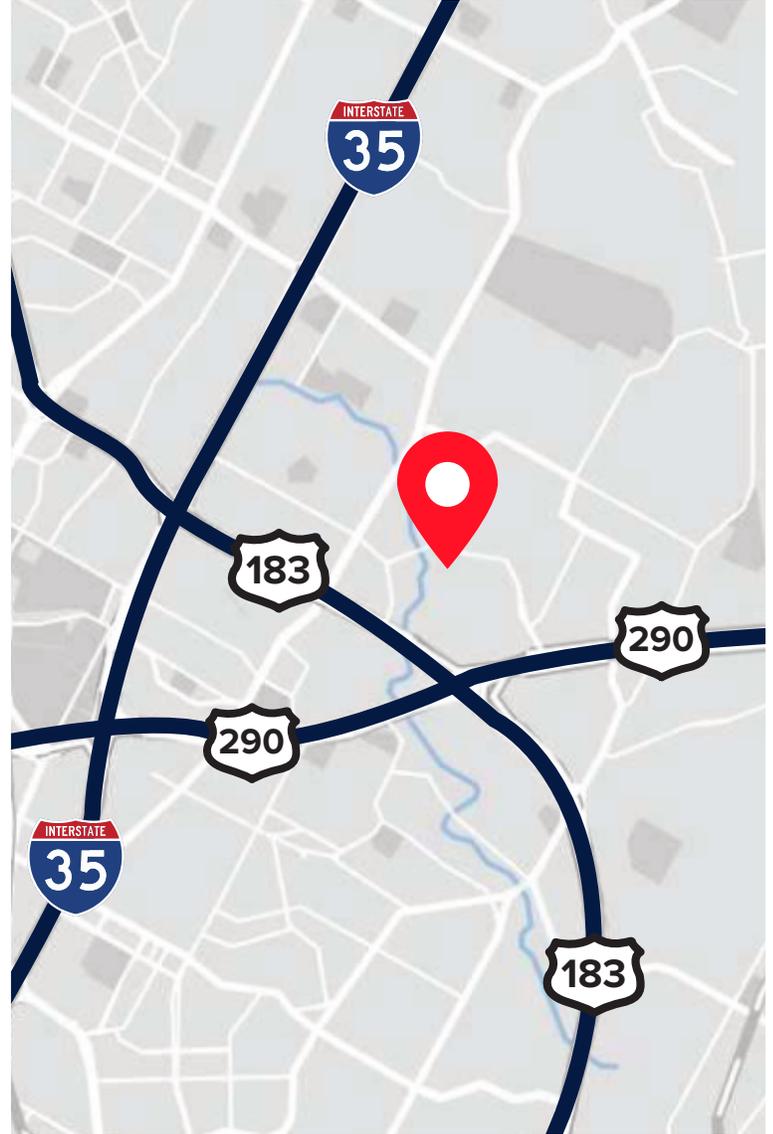




# FOR LEASE

± 3,739 RSF Flex Warehouse Space  
2204 Forbes Drive, Suite 104  
Austin, TX 78754



## PROPERTY FEATURES

- **Building Size:** ± 18,229 SF
- **Availability:** ± 3,739 SF
- **Term:** Flexible
- **Base Rental Rate:** Contact Broker
- **Operating Expenses:** Contact Broker
- **Loading:** 1 Grade Level Door
- **Layout:** Approx. 33% Office, 67% Conditioned Warehouse
- **Location:** Close proximity to US 183 and I-35

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

**ANDY SWANSON** • mobile: (512) 777 9916  
• email: [swanson@centric-re.com](mailto:swanson@centric-re.com)

**NICK OWENS** • mobile: (512) 202 8880  
• email: [owens@centric-re.com](mailto:owens@centric-re.com)



**CENTRIC**  
COMMERCIAL

The information contained herein was obtained from sources deemed reliable. Centric Commercial, however, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

[www.centric-re.com](http://www.centric-re.com)



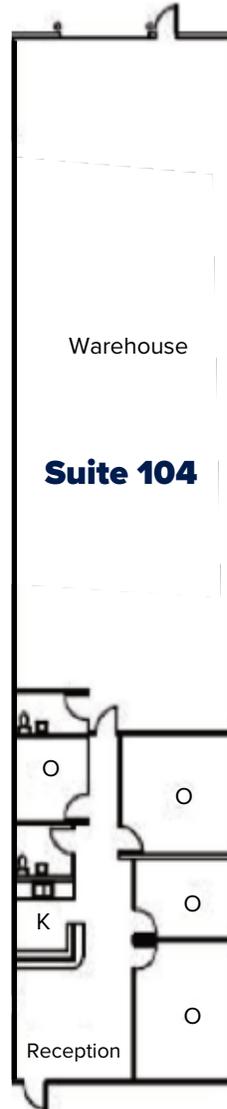
# FOR LEASE

± 3,739 RSF Flex Warehouse Space  
2204 Forbes Drive, Suite 104  
Austin, TX 78754

## FLOOR PLAN

Suite 104

± 3,739 RSF



FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

**ANDY SWANSON** • mobile: (512) 777 9916  
• email: [swanson@centric-re.com](mailto:swanson@centric-re.com)

**NICK OWENS** • mobile: (512) 202 8880  
• email: [owens@centric-re.com](mailto:owens@centric-re.com)



**CENTRIC**  
COMMERCIAL

The information contained herein was obtained from sources deemed reliable. Centric Commercial, however, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

[www.centric-re.com](http://www.centric-re.com)

