

**FOR LEASE**

Owned and Operated by



# Denton Center 3

2200 Denton Dr – Suite 108, Austin, TX 78758

**20,173 SF**



## BUILDING SPECIFICATIONS

**Suite Size:** 20,173 SF

**Office:** ± 1,710 SF (9%)

**Warehouse:** ± 18,463 SF (91%)

**Truck Loading:** (5) Dock High  
(1) Ramp

**Clear Height:** 22'

**Car Parking:** 1.32/1000 SF (35 Spaces)

**Occupancy:** Available Now

## LEASING INFO & CONTACT

**Darryl Dadon** (512) 499-4953 / [darryl.dadon@cbre.com](mailto:darryl.dadon@cbre.com)

**Olivia Reed** (512) 482-5591 / [olivia.reed@cbre.com](mailto:olivia.reed@cbre.com)

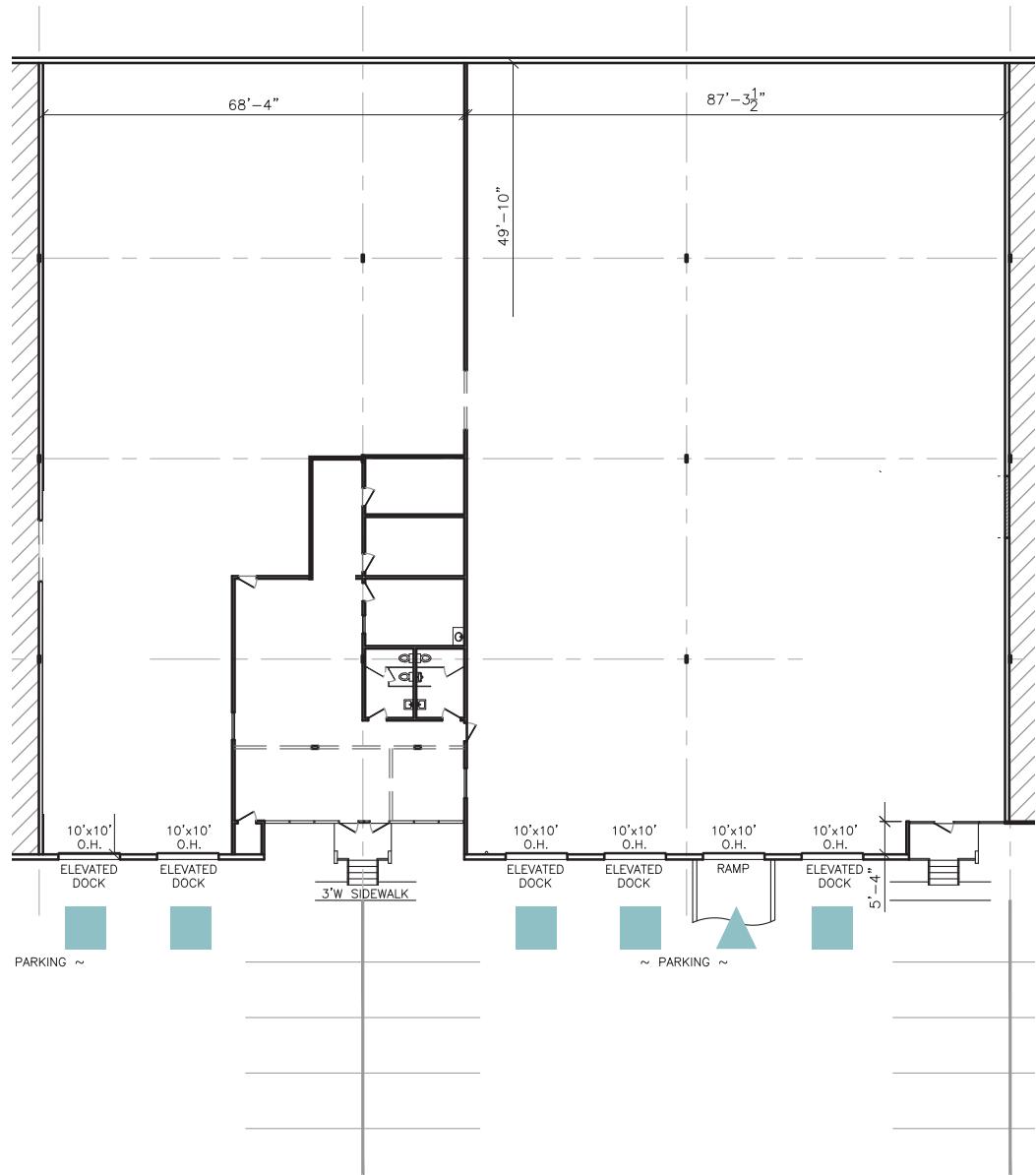
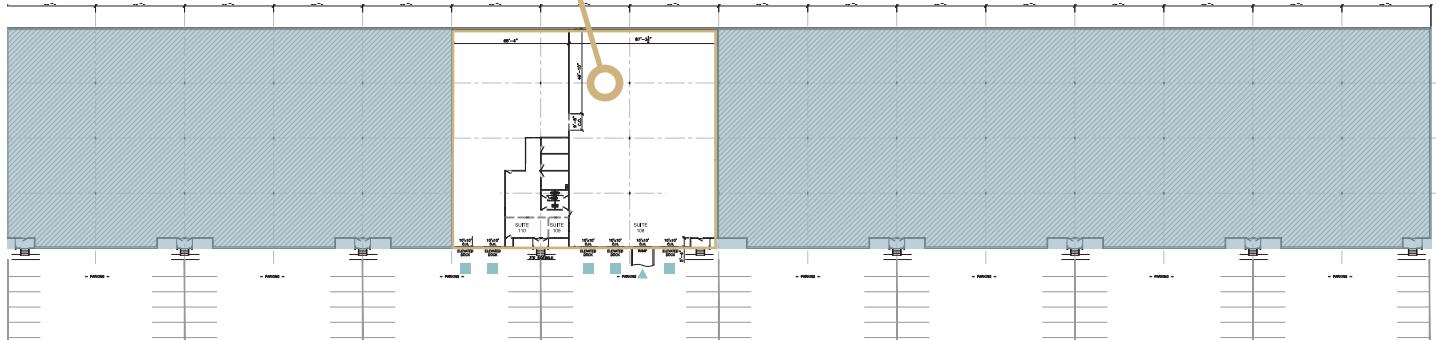
**Jake Frickenschmidt** (512) 418-3238 / [jake.frickenschmidt@cbre.com](mailto:jake.frickenschmidt@cbre.com)



**CBRE**

**LEGEND**

-  Dock High
-  Ramp

**Suite 108**

## 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



### ATTRACTI0NS

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

