



SouthTech Business Center 3

2101 E St Elmo Rd, Austin, TX 78744

SUITES 347, 370, 375

6,313 | 10,897 | 8,716 SF Flex/Warehouse Spaces for Lease

Alexx Montanez

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Kyle McCulloch

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Space FEATURES

Suite 347

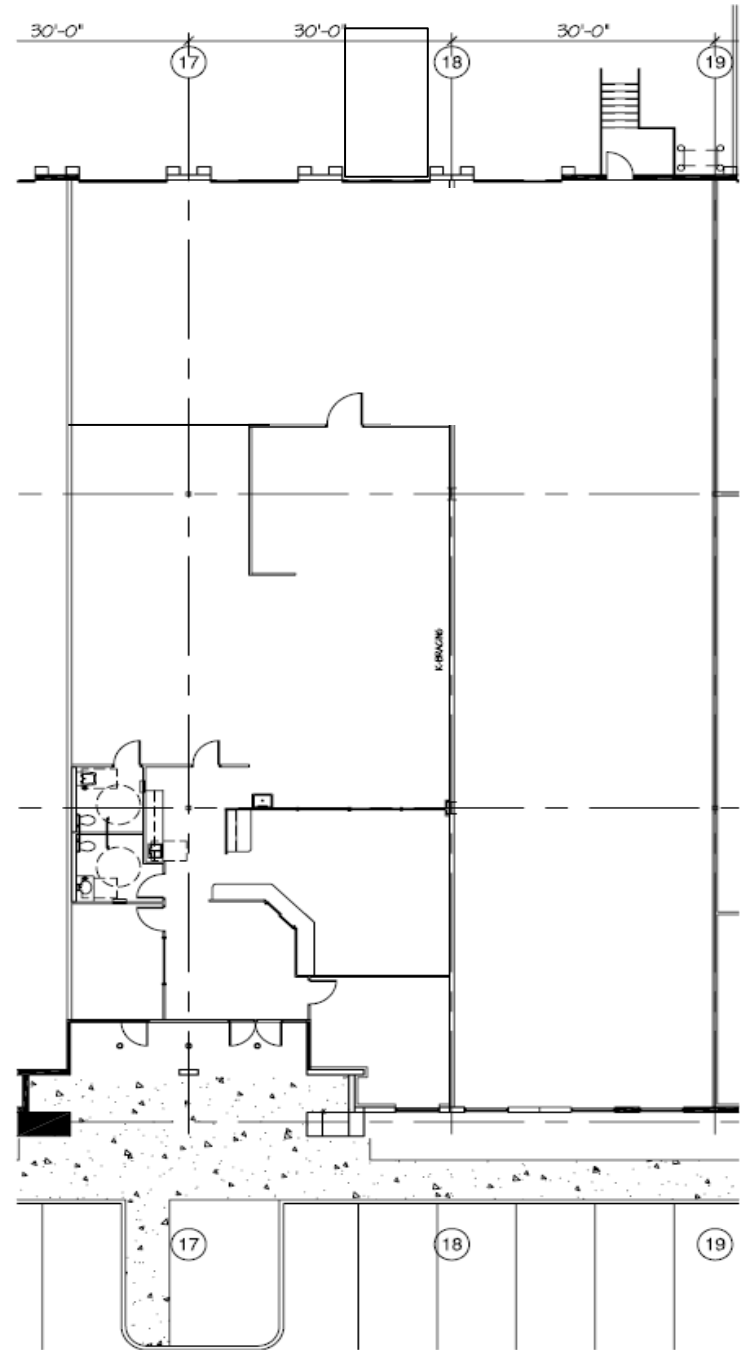
8,716 RSF

40% Office | 60% Warehouse

21' +/- Clear Height

3 Dock high doors

1 Ramped door



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Space FEATURES

Suite 370

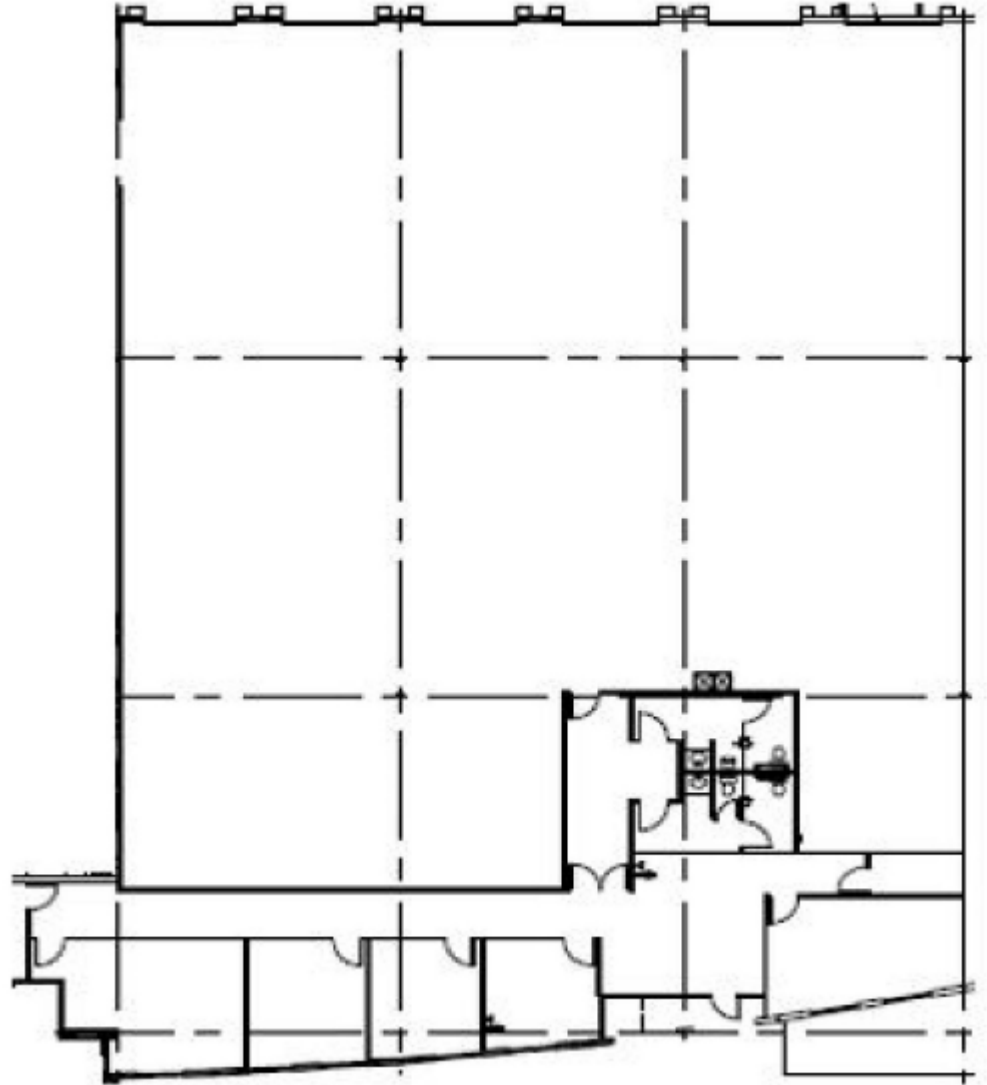
10,897 RSF

2,380 SF Office

21' +/- Clear Height

5 Dock high doors

100% HVAC



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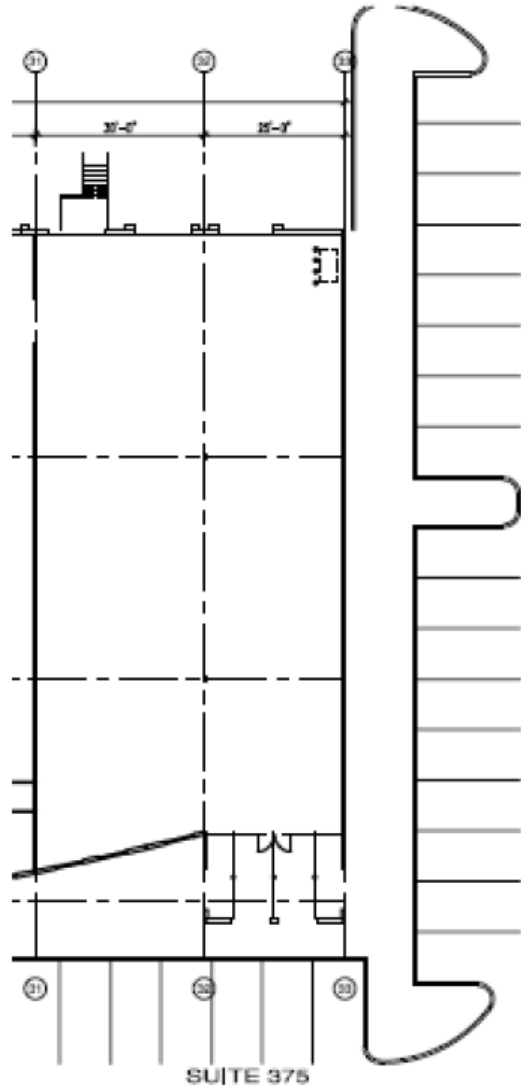
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2101 E St Elmo Rd, Austin, TX 78744

EXISTING



Suite 375 - Existing

6,313 RSF

Shell condition

21' Clear Height

100% HVAC

2 Dock high doors

Available 90 days after execution of lease

Suite 375 - Proposed

6,313 RSF

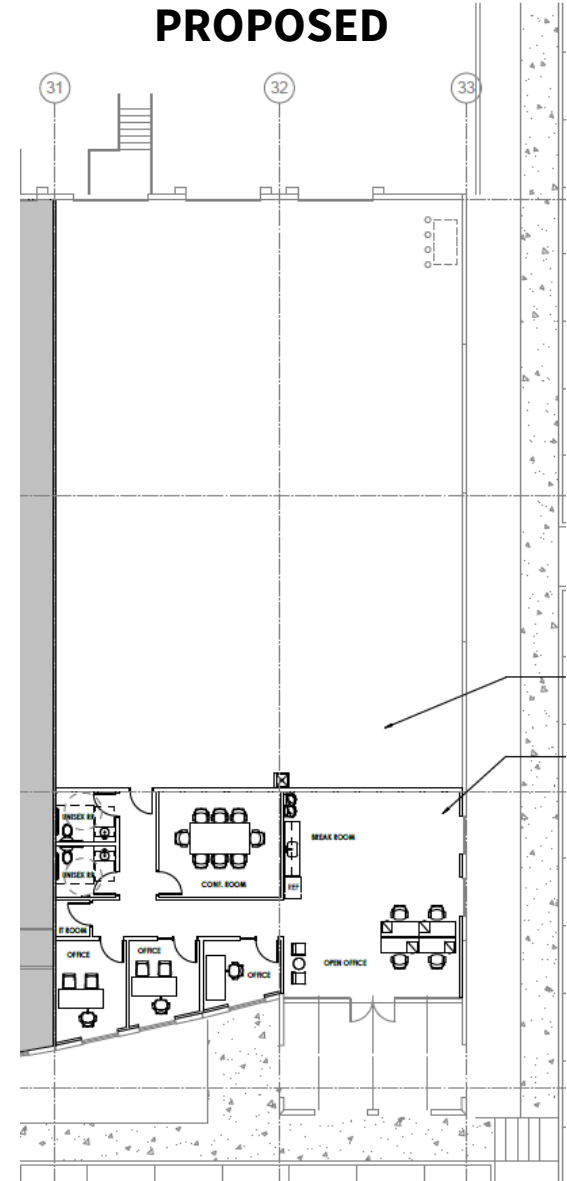
Shell condition

21' +/- Clear Height

1,600 SF Office | 4,713 SF WH

2 Dock high doors

PROPOSED



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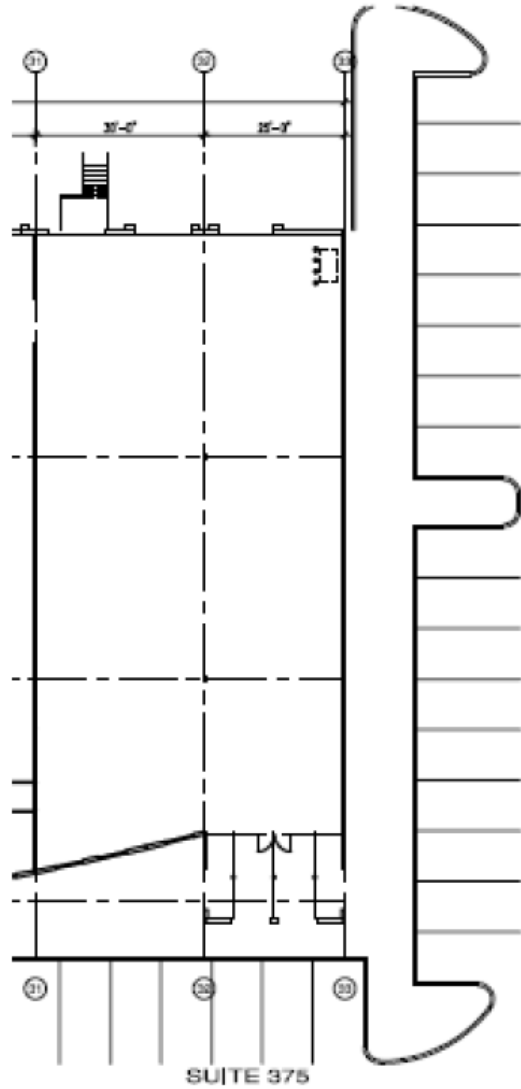
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EXISTING



Suite 375 - Existing

6,313 RSF

Shell condition

21' Clear Height

100% HVAC

2 Dock high doors

Available 90 days after execution of lease

Suite 375 - Proposed

6,313 RSF

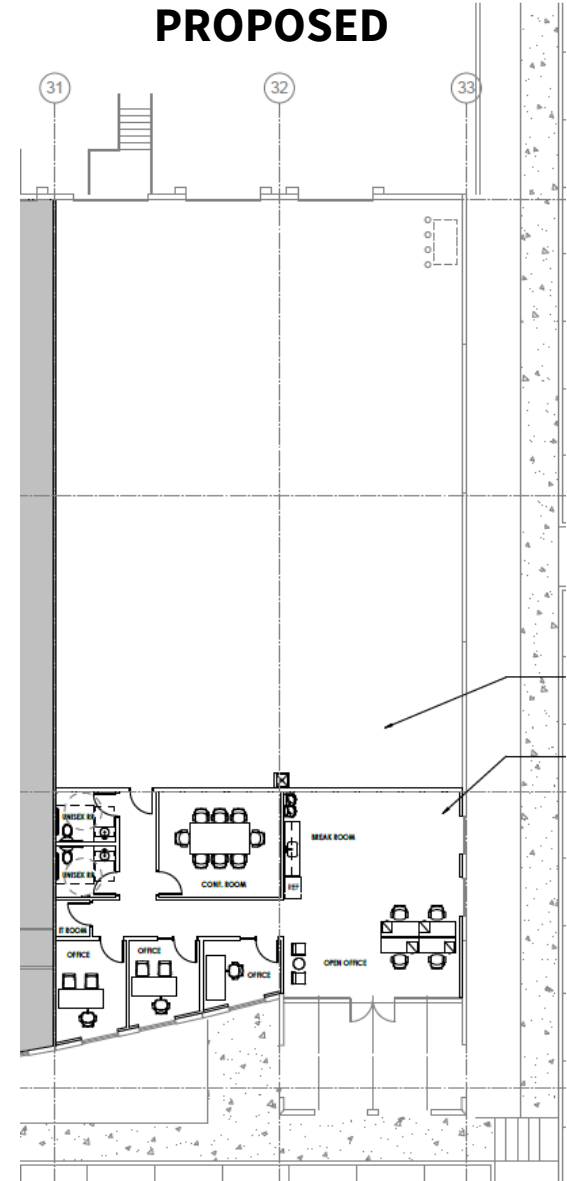
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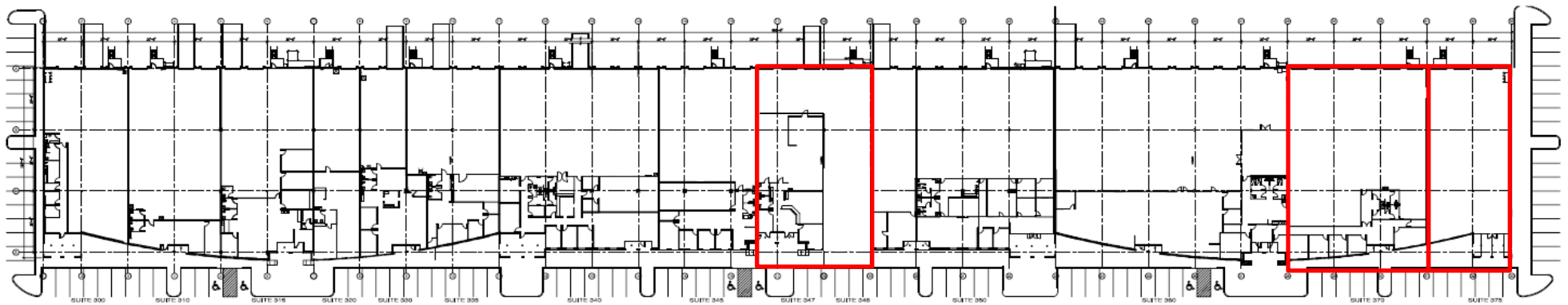
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Aerial MAP



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