

FOR LEASE

Owned and Operated by 

Longhorn Center

3007 Longhorn Blvd – Suite 109, Austin, TX 78758

6,174 SF



BUILDING SPECIFICATIONS

Suite Size:	6,174 SF
Office:	1,782 SF (29%)
Warehouse:	4,392 SF (71%)
Truck Loading:	(2) Dock High
Clear Height:	12'
Car Parking:	2.31/1000 SF (14 Spaces)
Occupancy	Available Now



LEASING INFO & CONTACT

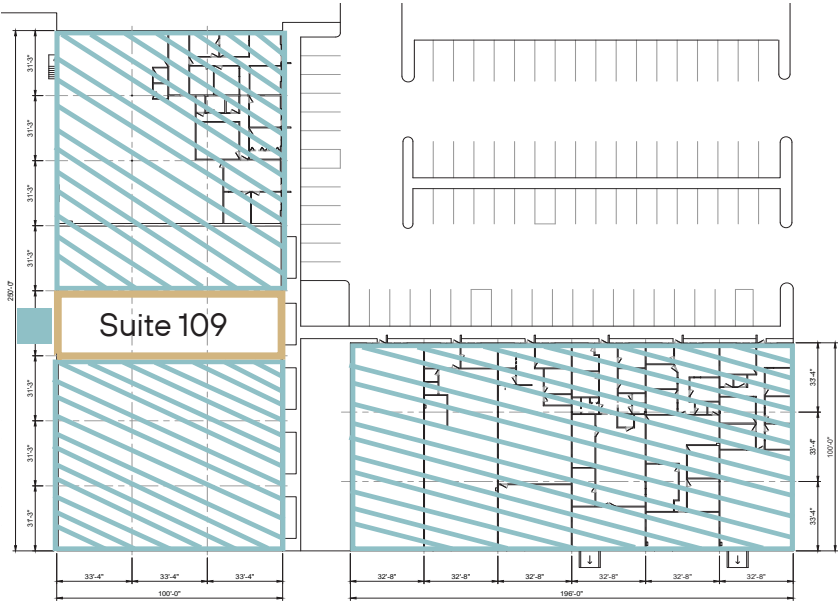
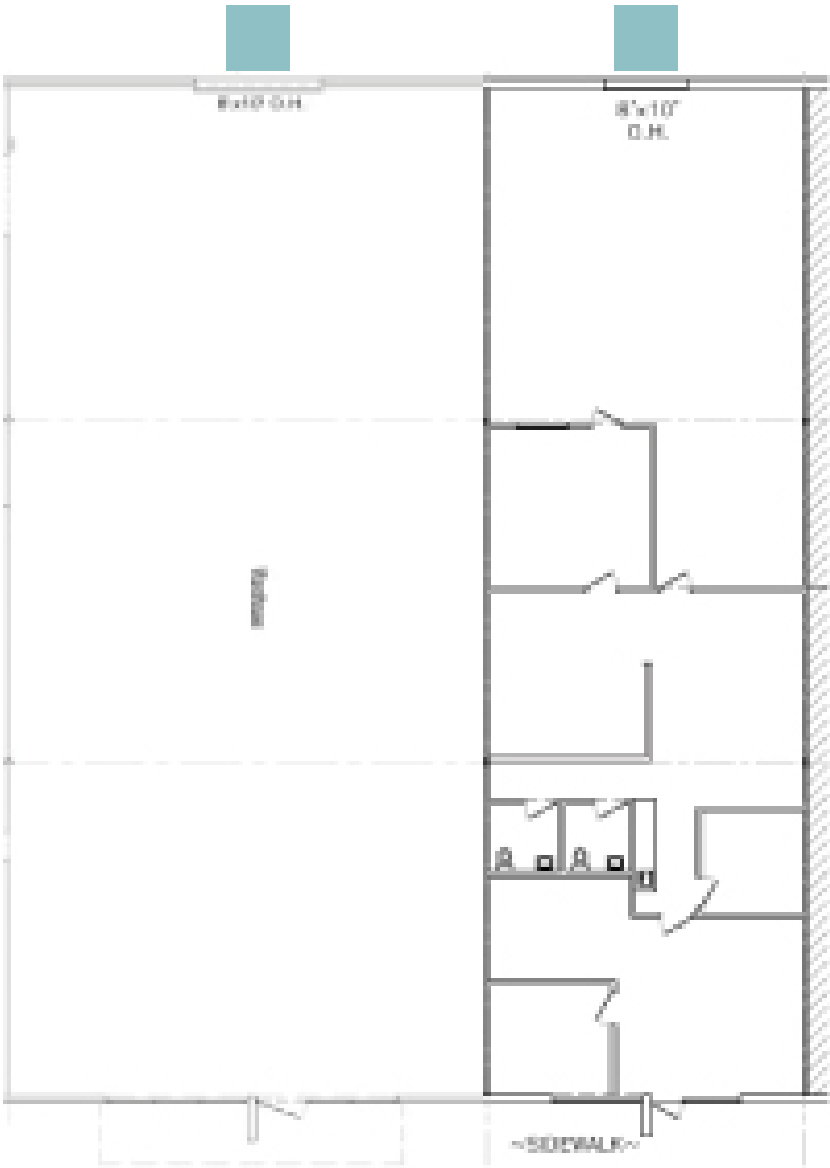
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CBRE

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LEGEND

Dock High



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

ATTRACTIONS

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

