

**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

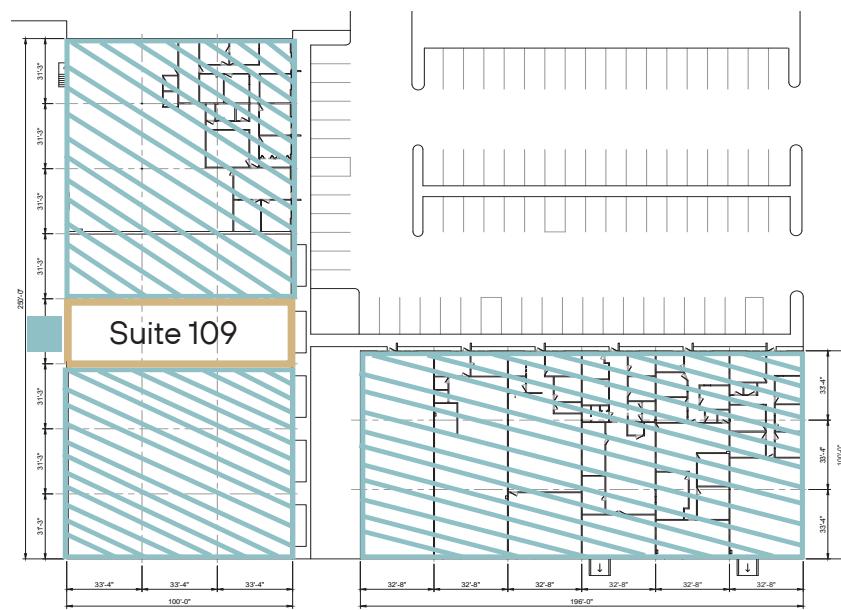
## LEASING INFO & CONTACT

**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)



**CBRE**



## 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

