

FOR LEASE

# 1,500 – 10,000 SF Available for Lease

11190 Circle Drive, Austin, TX 78736



FOUR  
FREESTANDING  
FLEX BUILDINGS



FLEXIBLE SUITE  
SIZES



HIGHWAY 290  
FRONTAGE



PRIME LOCATION TO  
SERVICE BOTH AUSTIN  
AND DRIPPING SPRINGS



MONUMENT  
SIGNAGE



DOCK HIGH AND GRADE  
LEVEL LOADING

## MO GREEN

+1 512 484 8917

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## MORGAN MCMAHEN

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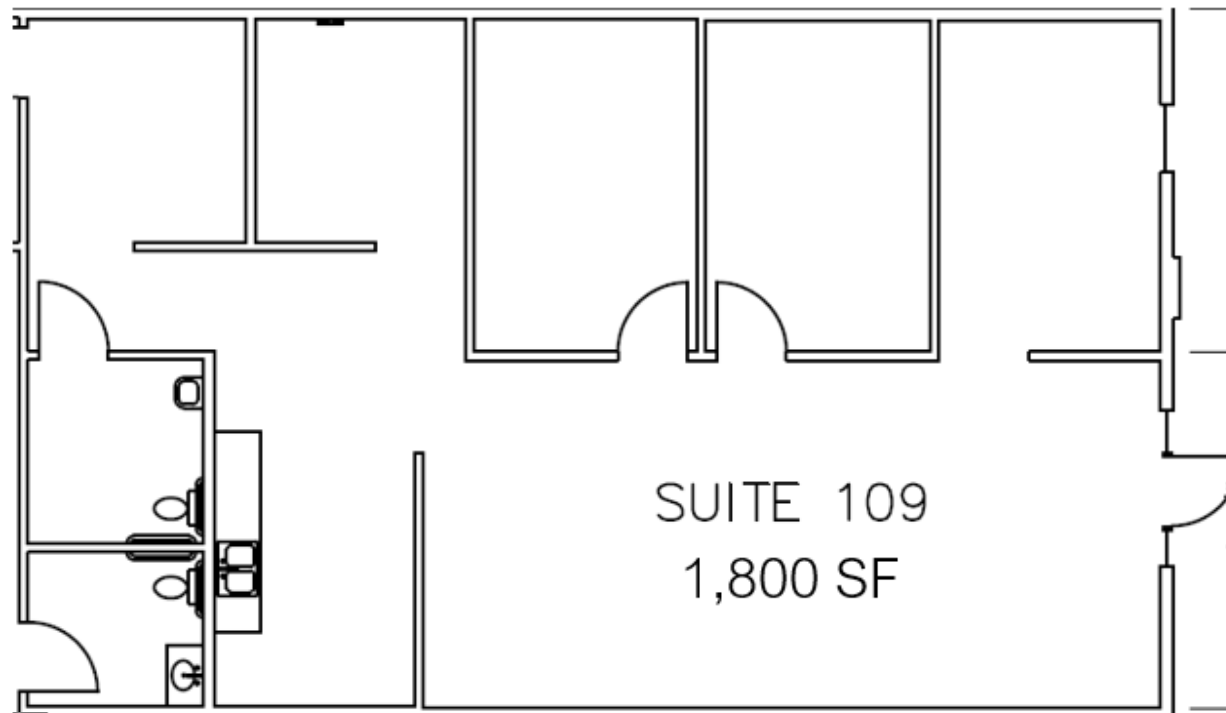
## KBC ADVISORS | AUSTIN

5000 Plaza on the Lake, Suite 225

Austin, TX 78746







**SUITE 109**

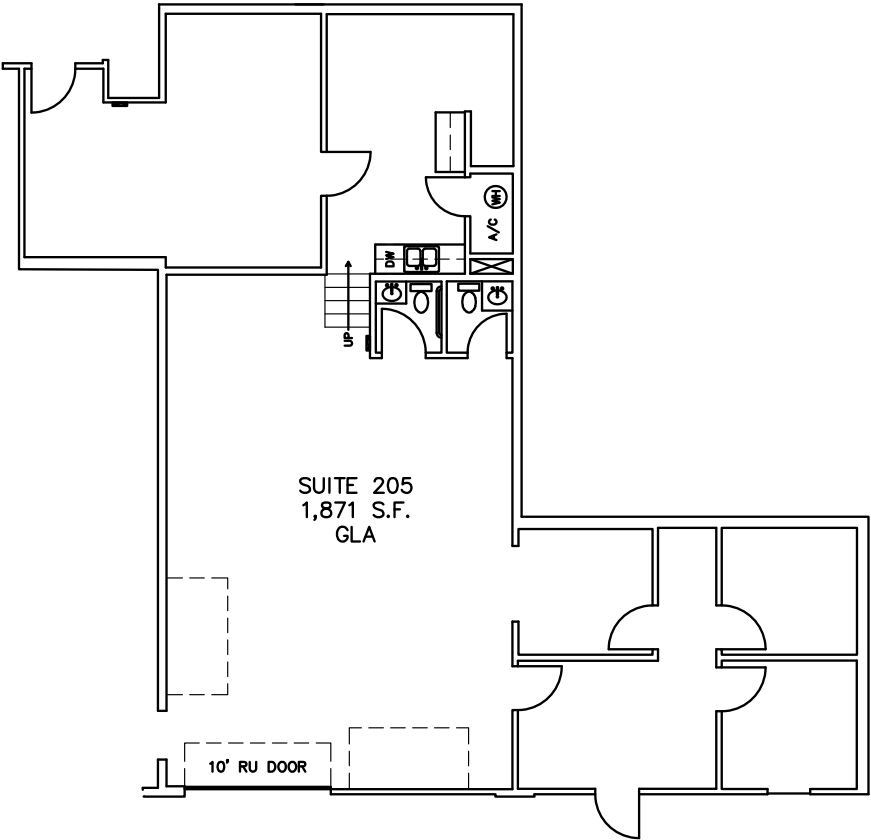
1,800 SF

100% office

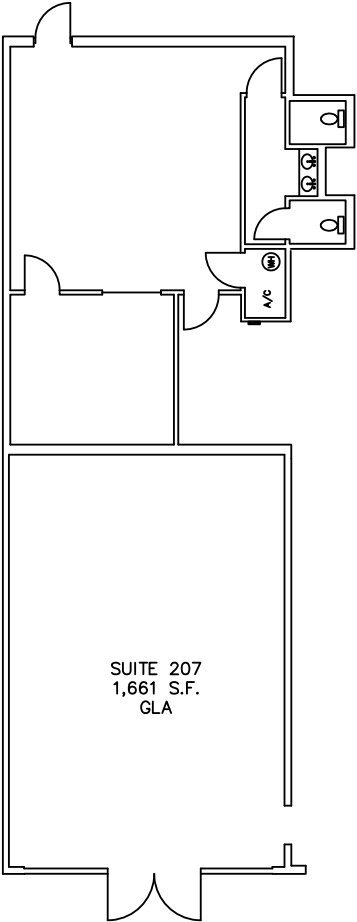
Hwy 290 visibility

Available now

Suite - 205

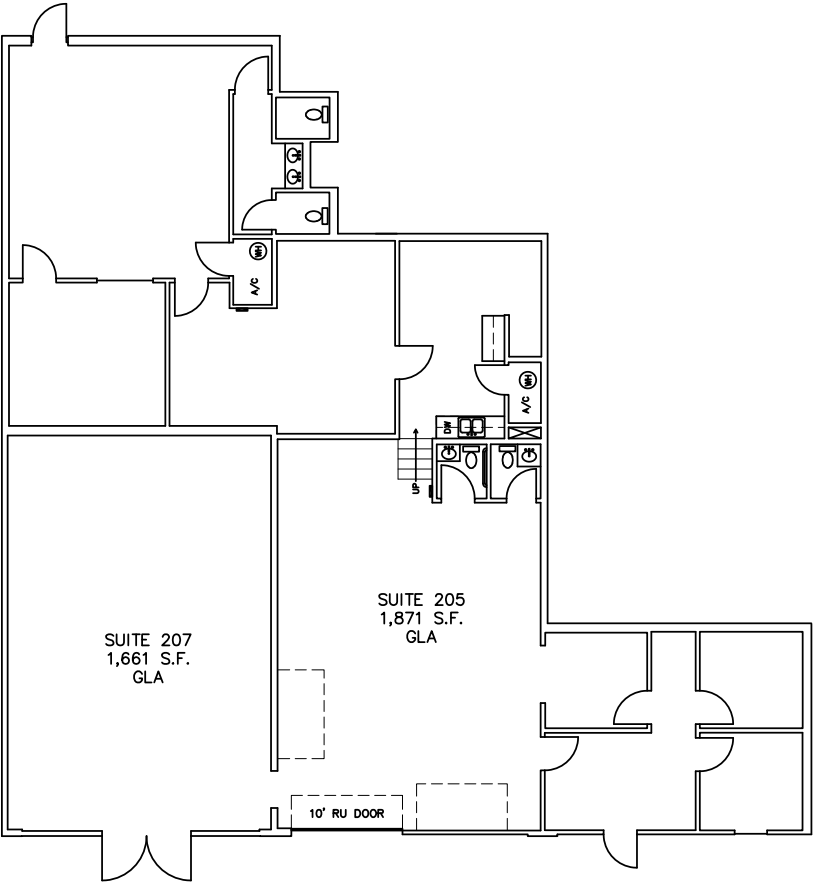


SUITE 205
1,871 SF
50% office
1 Grade Level Door
Available now



SUITE 207

1,661 SF
45% office
Hwy 290 visibility
Available now



**SUITE 205**

1,871 SF

50% warehouse/50% office

1 grade level door

Available 1/1/25

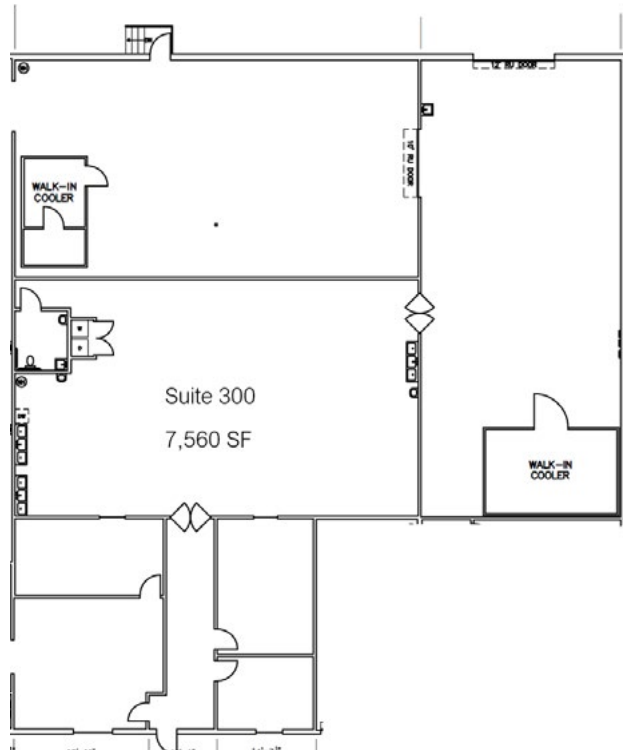
**SUITE 207**

1,661 SF

Office/production

100% HVAC

Available 1/1/25



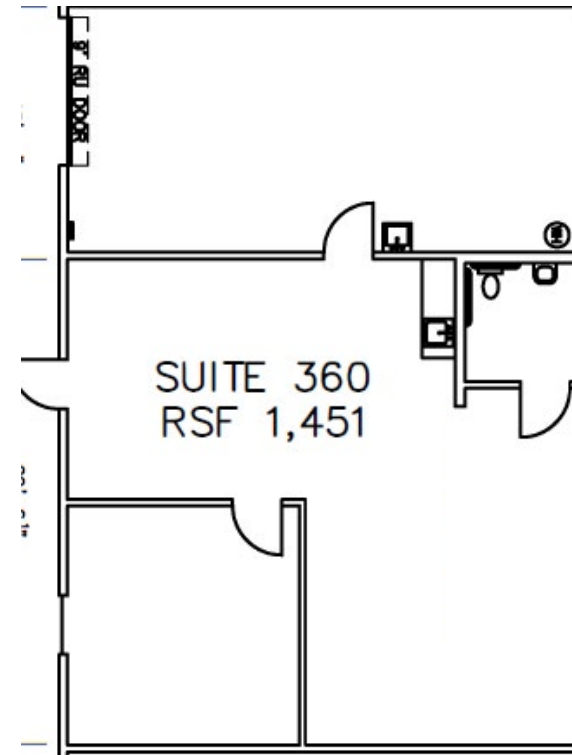
**SUITE 300**

7,560 SF

10% office / 30% commissary kitchen / 60% warehouse

1 grade level door

Available 1/1/25



**SUITE 360**

1,451 SF

80% warehouse/20% office

100% HVAC

Available 1/1/25

11190 CIRCLE DRIVE, AUSTIN, TX

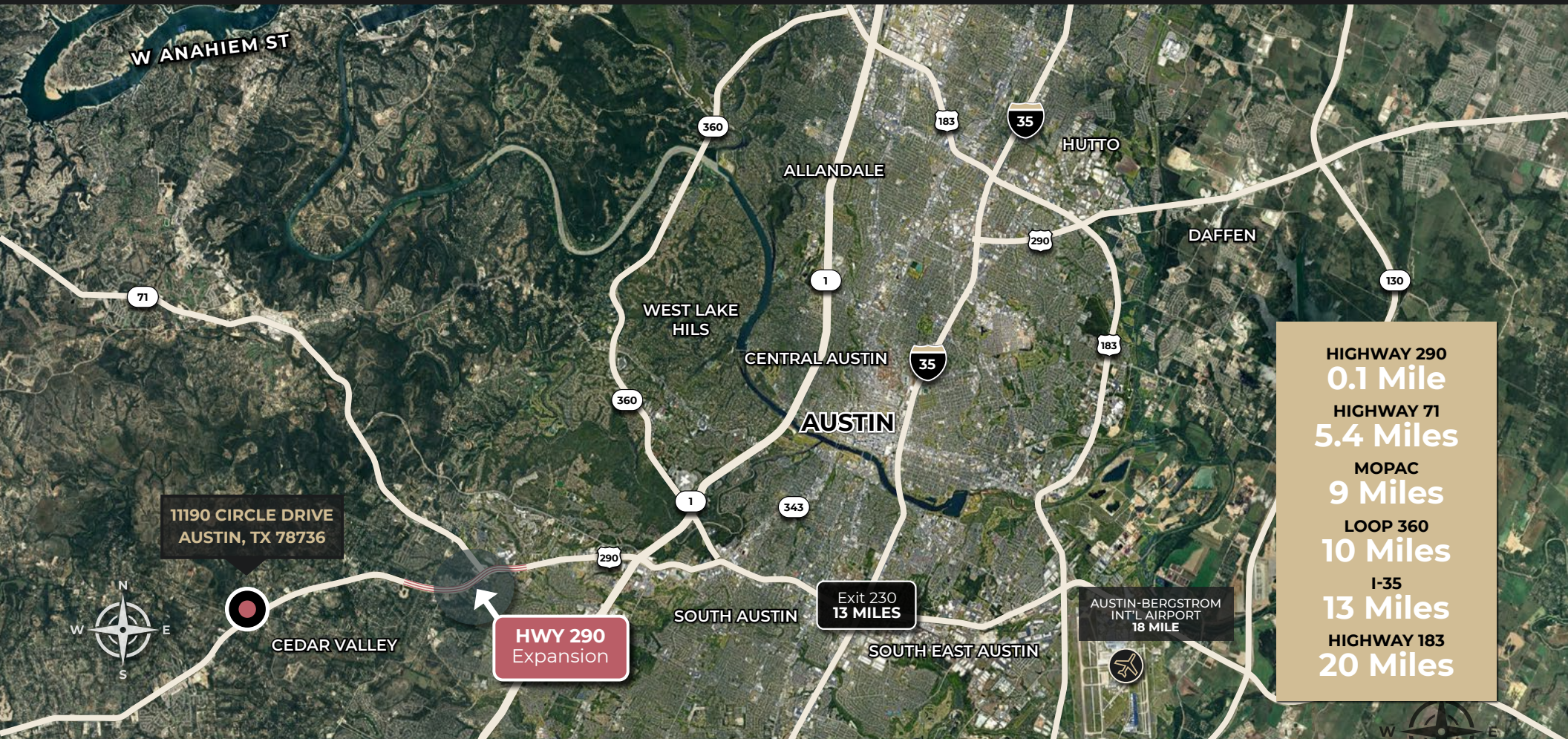
## Property Photos





11190 CIRCLE DRIVE, AUSTIN, TX

## Immediate Access



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