

FOR LEASE
8,442 SF - 27,340 SF
INDUSTRIAL/FLEX



2113 WELLS BRANCH

BLDG 1-4, NORTH AUSTIN



PROPERTY HIGHLIGHTS

2113 Wells Branch is a 105,000 SF four-building, light industrial business park well suited for flex, industrial, lab and office tenants located in North Central Austin with excellent access, functionality, and management. The project offers flexible spaces, dock high & grade level loading, heavy power, and recent major capital improvements.

- 58,029 SF Available, ranging from 8,442 - 27,340 SF
- Ideal for flex & office/warehouse users
- Minutes from MoPac, I-35, and The Domain
- Move-in-ready suites with high-end office finishes
- Dock door & grade-level access



SITE MAP

Building 4, Suite 6500: 8,442 SF

Building 3, Suite 5400: 27,340 SF

Total Available: 58,029 SF
Max Contiguous: 22,247 SF

Building 4, Suite 3000: 11,383 SF

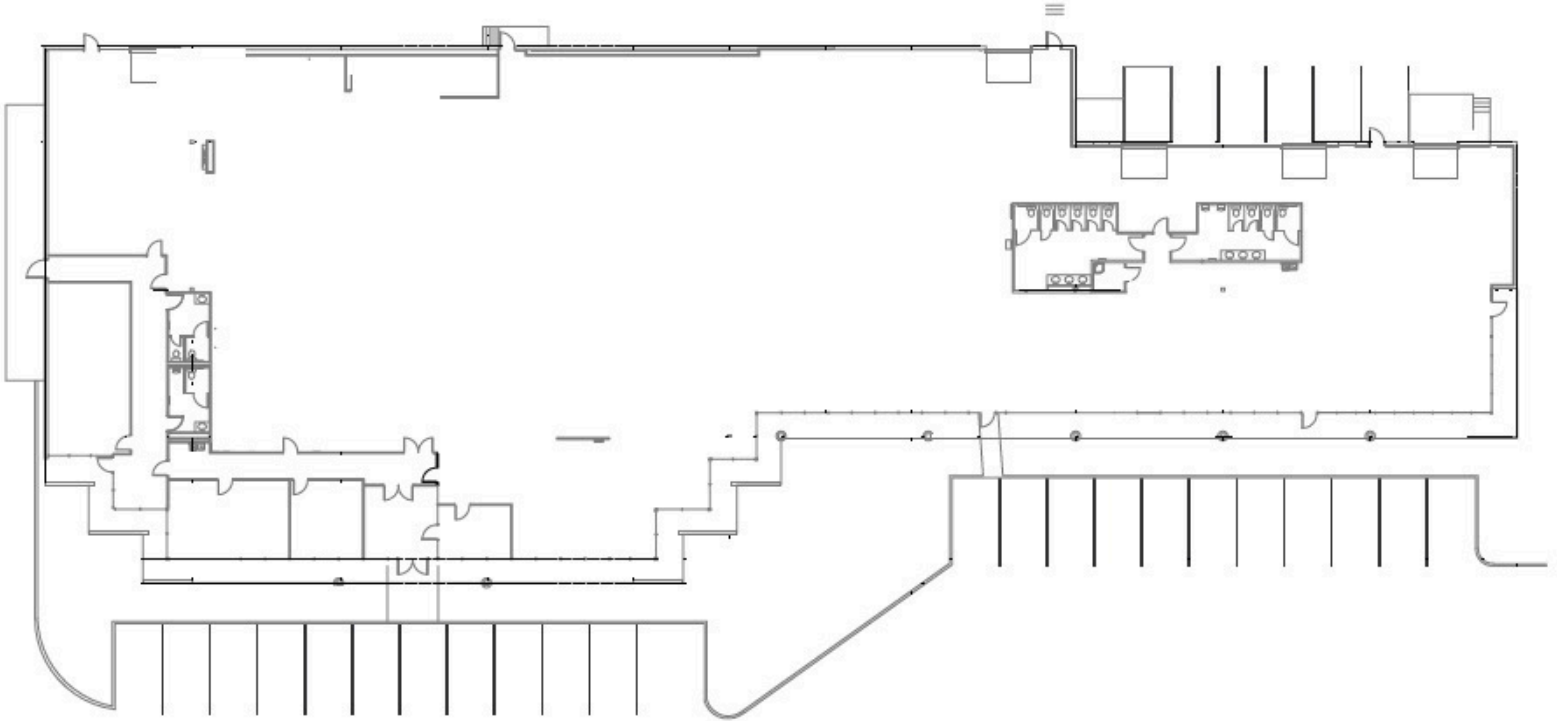
Building 4, Suite 3100: 10,864 SF



BUILDING 3

SUITE 5400

- 27,340 SF
- **Available Now**
- 3,865 SF Office (14 %)
- 23,475 SF Warehouse (86 %)
- 100% HVAC
- ±16' Clear Height
- 5 Dock High / 1 Semi Dock
- 50 Total parking spaces
- Heavy Power: 3 Phase, 480V, 3,000 Amps



Interior Make Ready plan



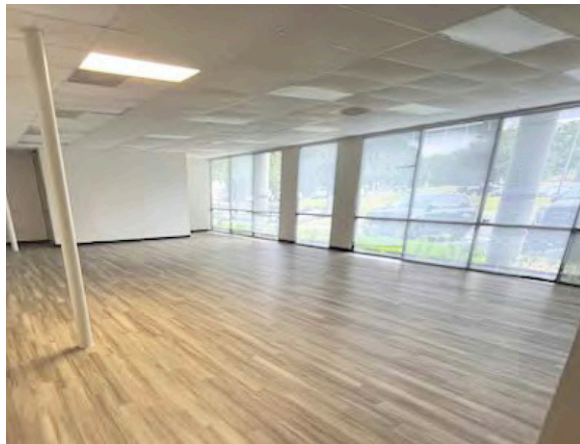
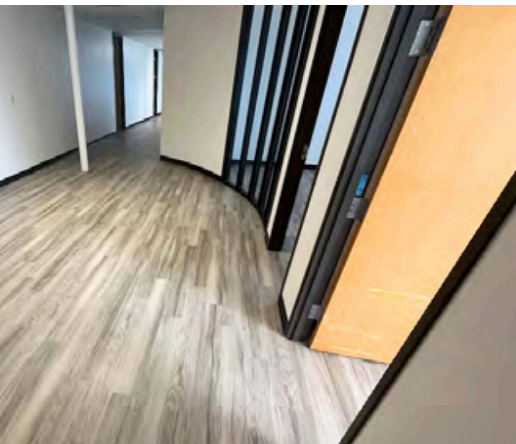
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BUILDING 2

SUITE 6500

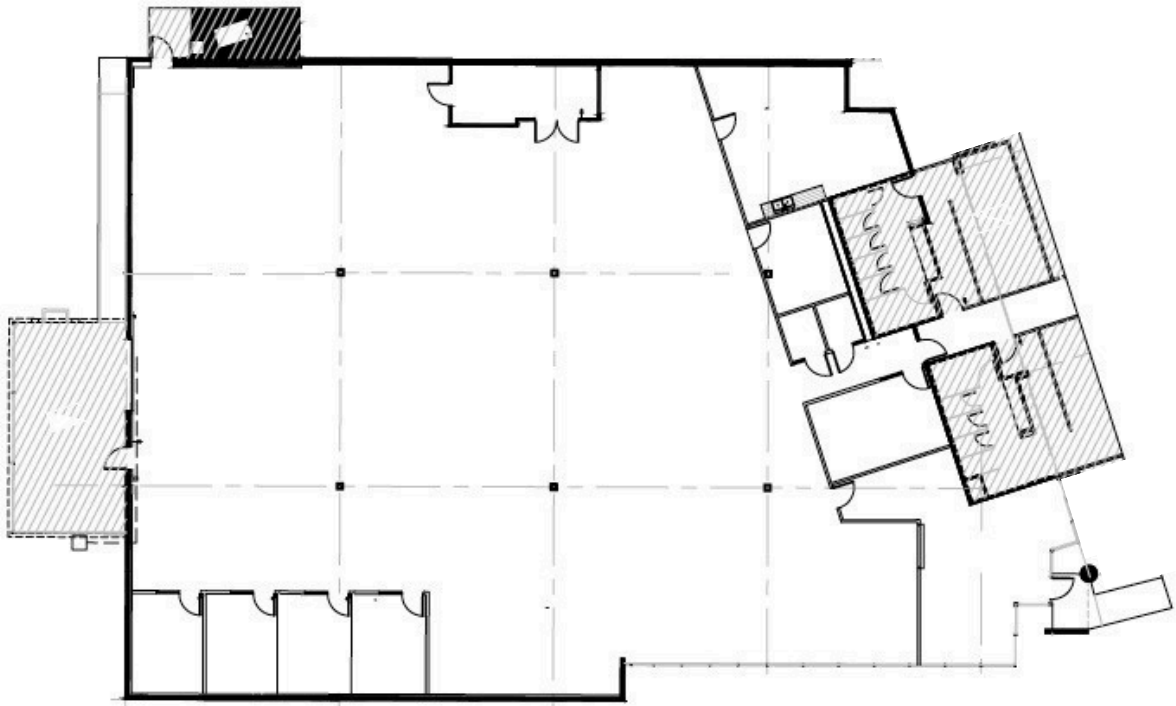
- Total 8,442 SF
- **Available Now**
- 2,954 SF Office (35%)
- 5,487 SF Warehouse (65%)
- 100% HVAC
- 3 Dock High
- \pm 16' Clear Height
- Heavy Power: 800 amp, 208v, 3-phase



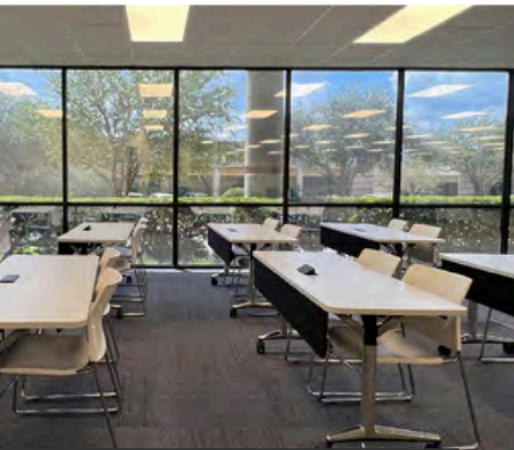
BUILDING 4

SUITE 3000

- 11,383 SF
- Available Now
- 9,106 SF Office (80%)
- 2,277 SF Warehouse (20%)
- 100% HVAC
- Grade level Loading
- Heavy Power: 2,000 amp, 480v, 3-phase
- Class A Spec Office Finishes Complete



*Can be combined with Suite 3100 for 22,247SF



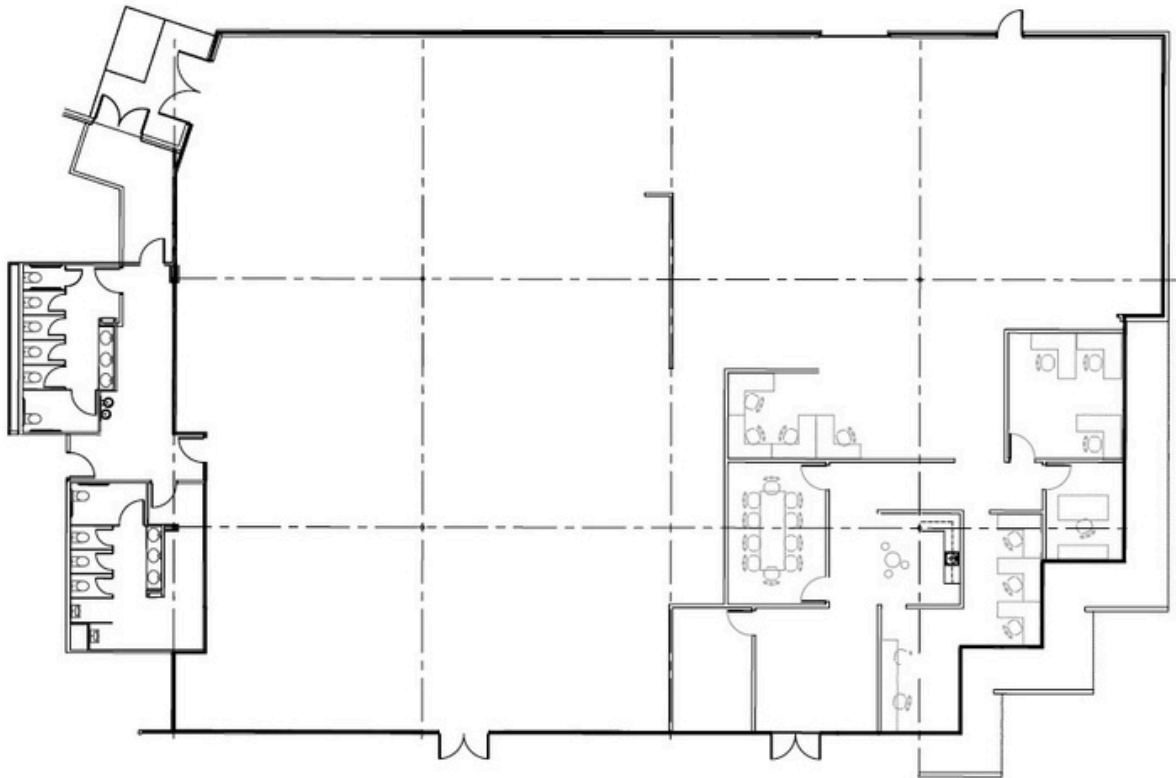
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BUILDING 4

SUITE 3100

- 10,864 SF
- **Available 7/1/2025**
- 2,173 SF Office (20%)
- 8,691 SF Warehouse (80%)
- 100% HVAC
- Grade level Loading
- +/-16' Clear Height



*Can be combined with Suite 3000 for 22,247SF



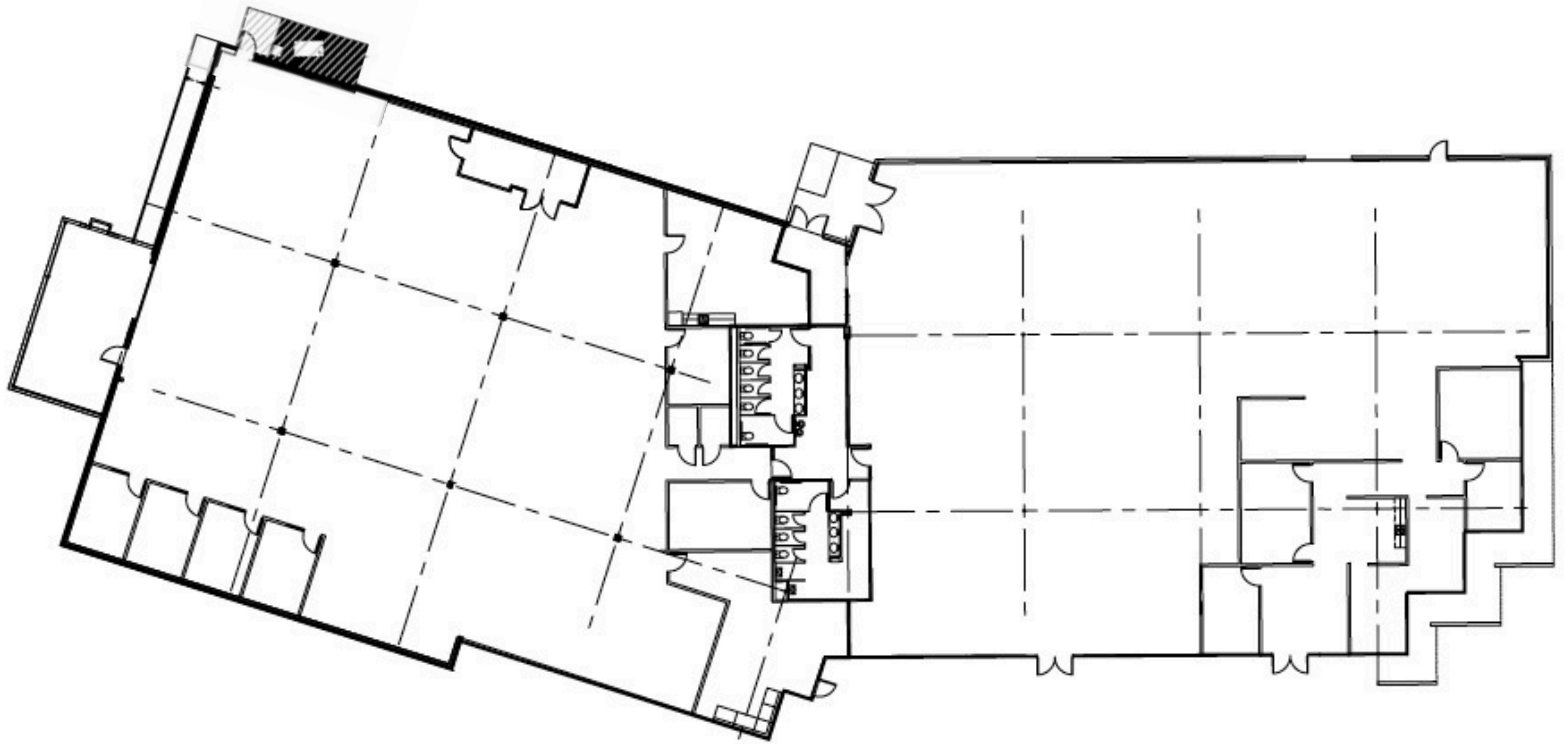
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BUILDING 4

SUITE 3000 & 3100

- Total 22,247 SF
- **Available Now**
- 8,899 SF Office (40%)
- 13,348 SF Warehouse (60%)
- 100% HVAC
- Grade level Loading



2113 Wells Branch



SURROUNDING AREA

Surrounded by food, retail, and lodging - including H-E-B, The Rolling Rooster, Walgreens, and multiple hotels within 1.5 miles. Major retail destinations - including The Domain, The Arboretum, and Gateway Shopping Center - are all within a 10-minute drive.



DRIVE TIMES

The Domain
10 minutes

Downtown Austin
17 minutes

Austin Bergstrom
22 minutes

Amazon
8 minutes

Tesla
16 minutes

Samsung
17 minutes

Dell
13 minutes

Merck
22 minutes

Apple
9 minutes

2113 Wells Branch



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AUSTIN, TEXAS

