FOR LEASE
10,951 SF
INDUSTRIAL/FLEX



2113 WELLS BRANCH

BLDG 1-4, NORTH AUSTIN







LEE & ASSOCIATES
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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.

- 10,951 SF Available Now
- 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







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SITE MAP

Building 4, Suite 3100: 10,951 SF

Total Available: 10,951 SF

AVAILABLE



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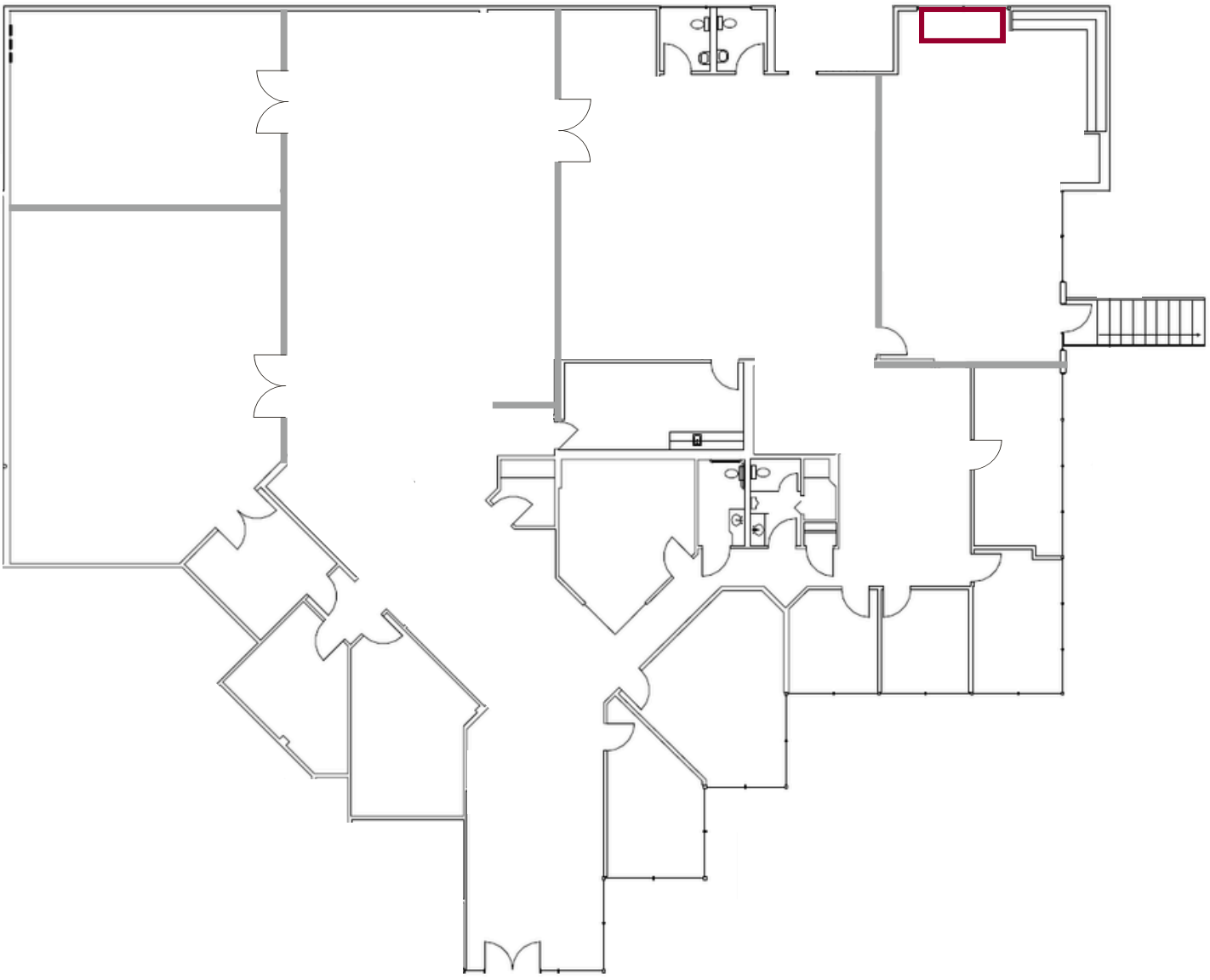
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BUILDING 2

SUITE 6000

- 10,951 SF
- 1 Dock-High Door
- 100% HVAC
- ±16’ Clear Height



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.



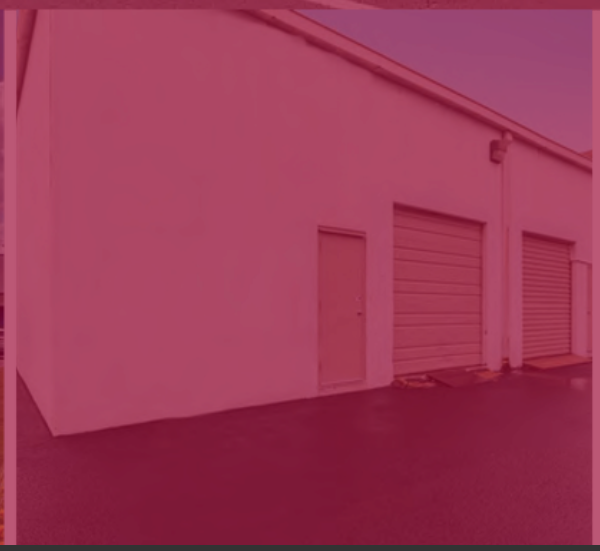
DRIVE TIMES

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

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AUSTIN, TEXAS







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