

FOR LEASE



SouthTech Business Center Building 3

2101 E. St. Elmo Rd.
Austin, Texas 78744



PROPERTY OVERVIEW

Space available	Suite 310 - 7,170 SF
Rate	Negotiable
Operating expenses	\$4.00 PSF Year EST.

Building features:

- Class "A" Flex Project
- 21' Clear Height
- 30' x 30' Column Spacing
- Sprinklered
- 145' Shared Truck Court
- Heavy power (3 Phase; 480/277 Volt)
- Easily accessible to IH-35, HWY 71 & 280, and Mopac



KBS

KBS.com

FOR MORE INFORMATION

Ace Schlameus

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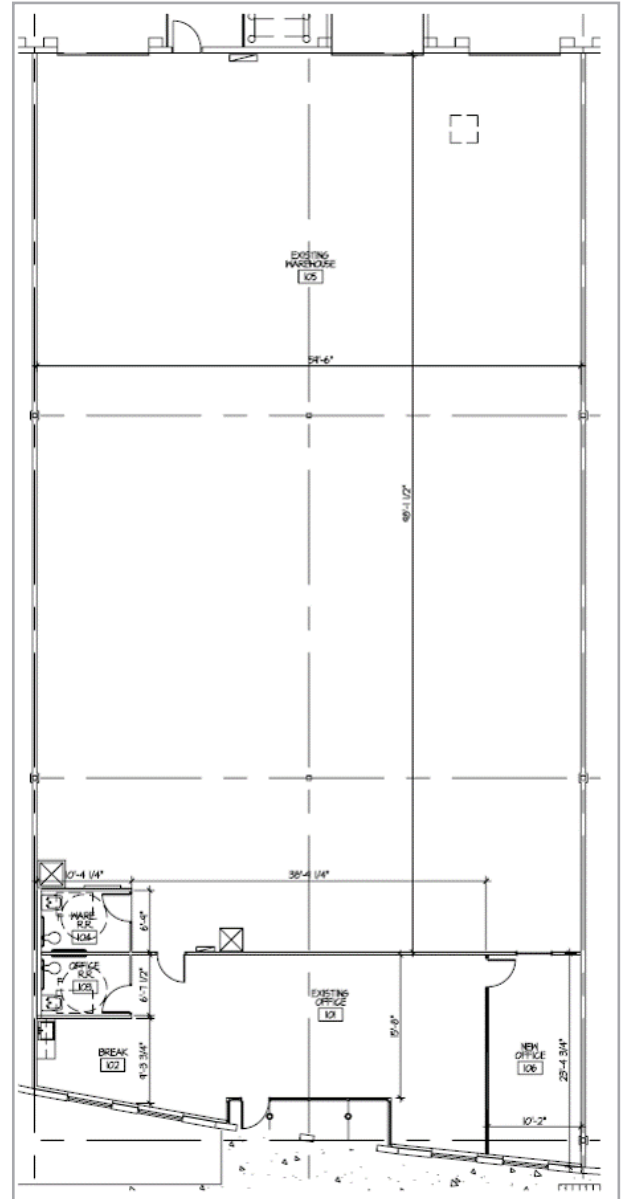
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SUITE 310 | 7,170 SF
SOUTHTECH BUSINESS CENTER BUILDING 3



Suite highlights

- 7,170 SF
- 1,500 SF office
- Heavy power (3 phase; 480/277 Volt)
- 2 dock high loading
- 1 ramp to grade
- 2.5:1000 parking Ratio
- Available July 1, 2018



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