

FOR LEASE

Central Austin Business Park

9700 Decker Lane, Suite 200, Austin, Texas 78724

31,128 SF INDUSTRIAL SPACE AVAILABLE
2,045 SQUARE FEET OF OFFICE

IMMEDIATE OCCUPANCY



Please Contact:



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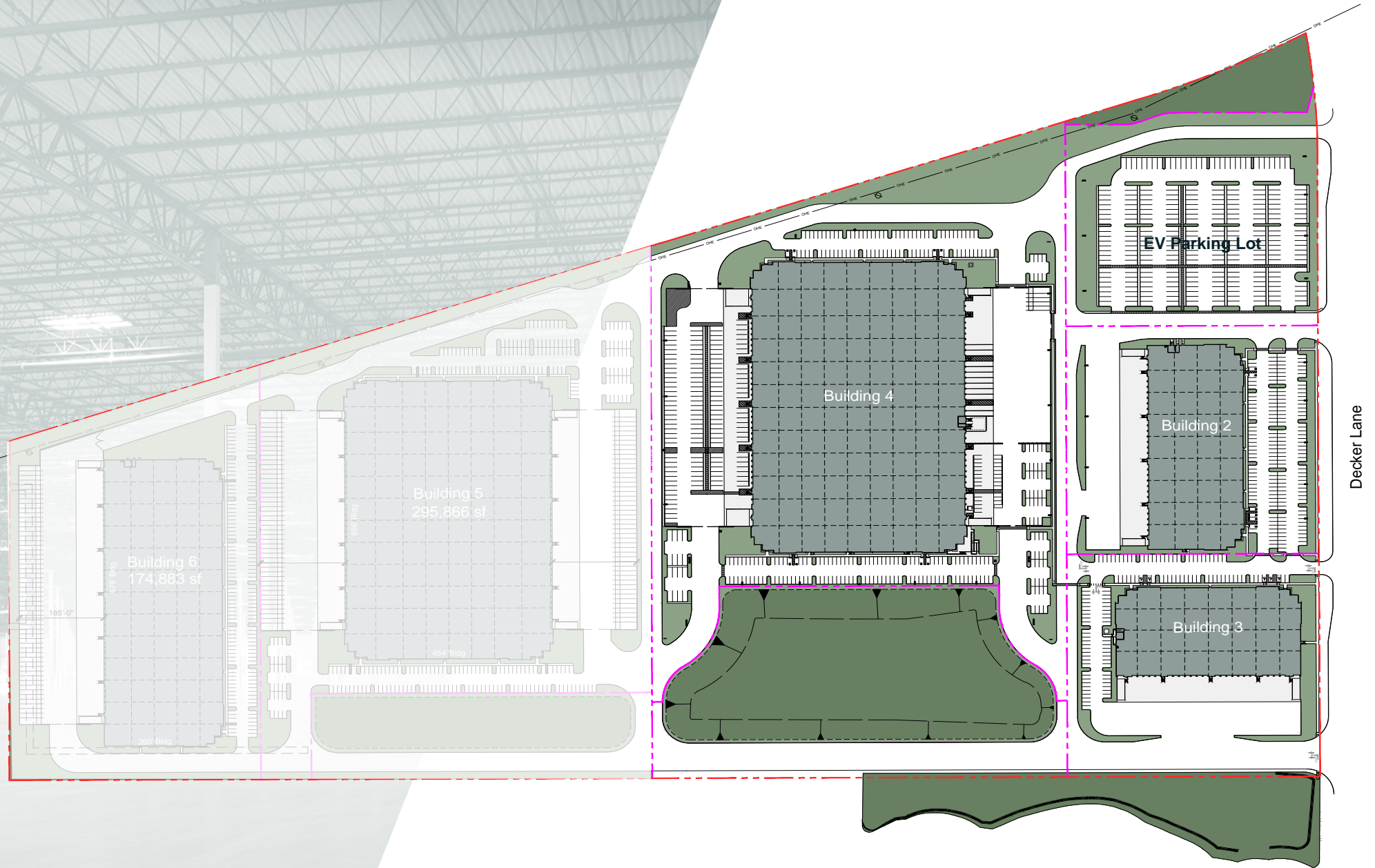
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CENTRAL AUSTIN
BUSINESS PARK

Central Austin Business Park

PHASE I

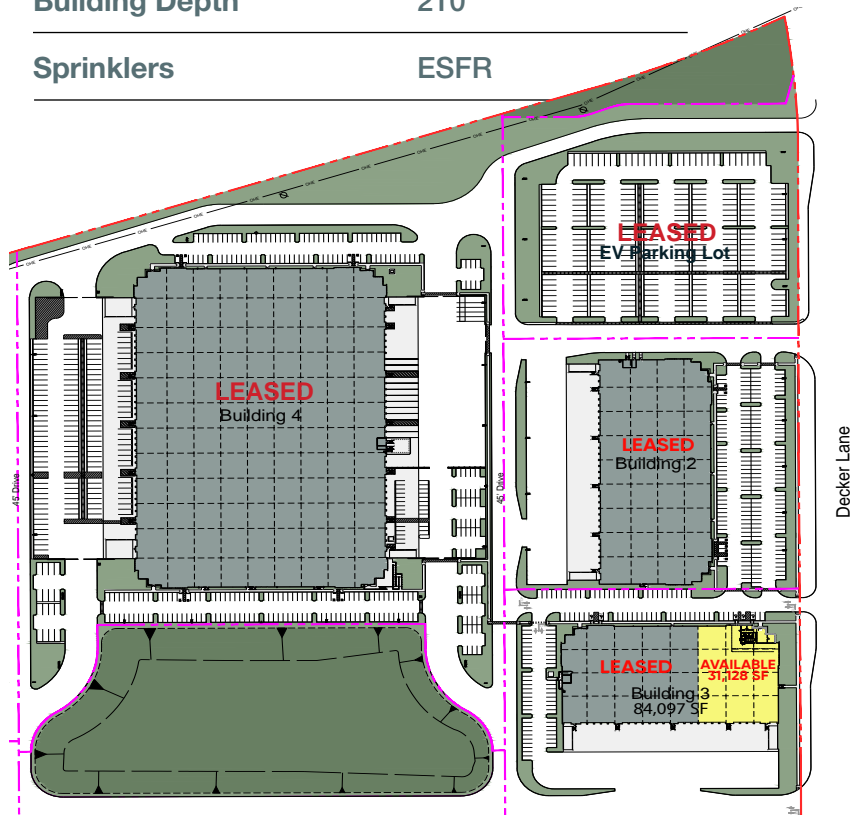


Central Austin Business Park

BUILDING 3: 31,128 SF
9700 Decker Lane, Suite 200, Austin, Texas

BUILDING 3 SPECS

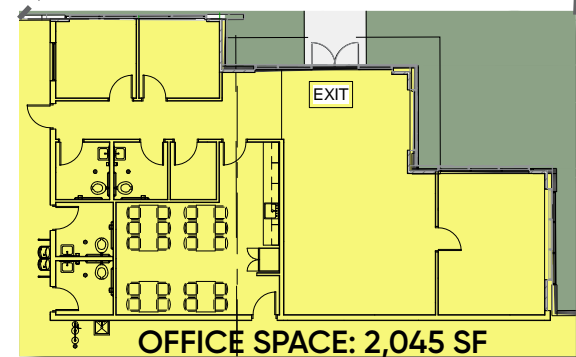
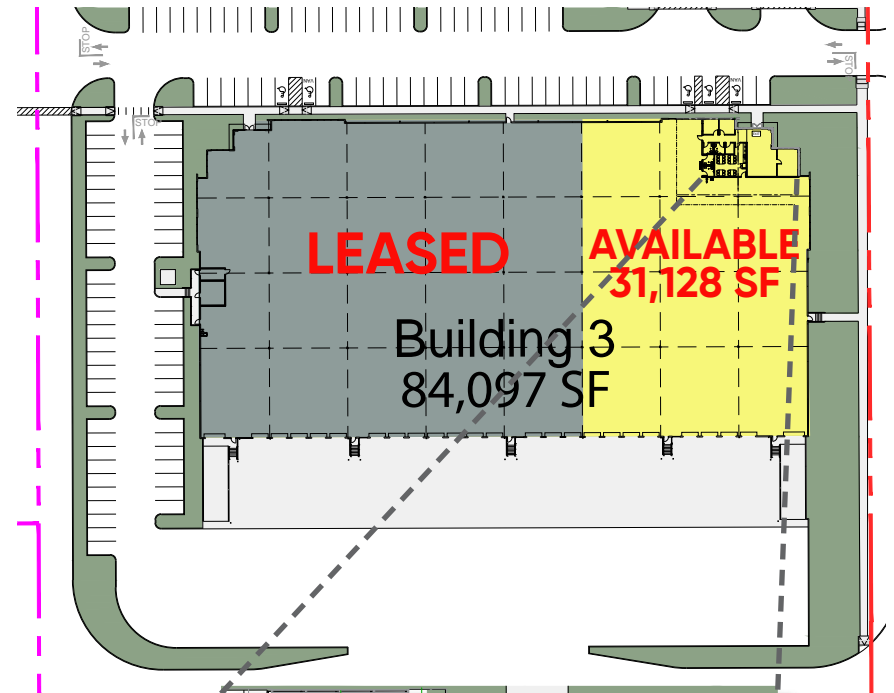
Total Size	31,128 SF
Office:	2,045 SF
Loading	Rear Loading
Column Spacing	50' x 52' Typical Bay 60' x 52' Speed Bay
Ramps	1 Grade Level Ramp
Building Depth	210'
Sprinklers	ESFR



32'
Clear
Height

8
Dock High
Doors

60
Parking
Stalls



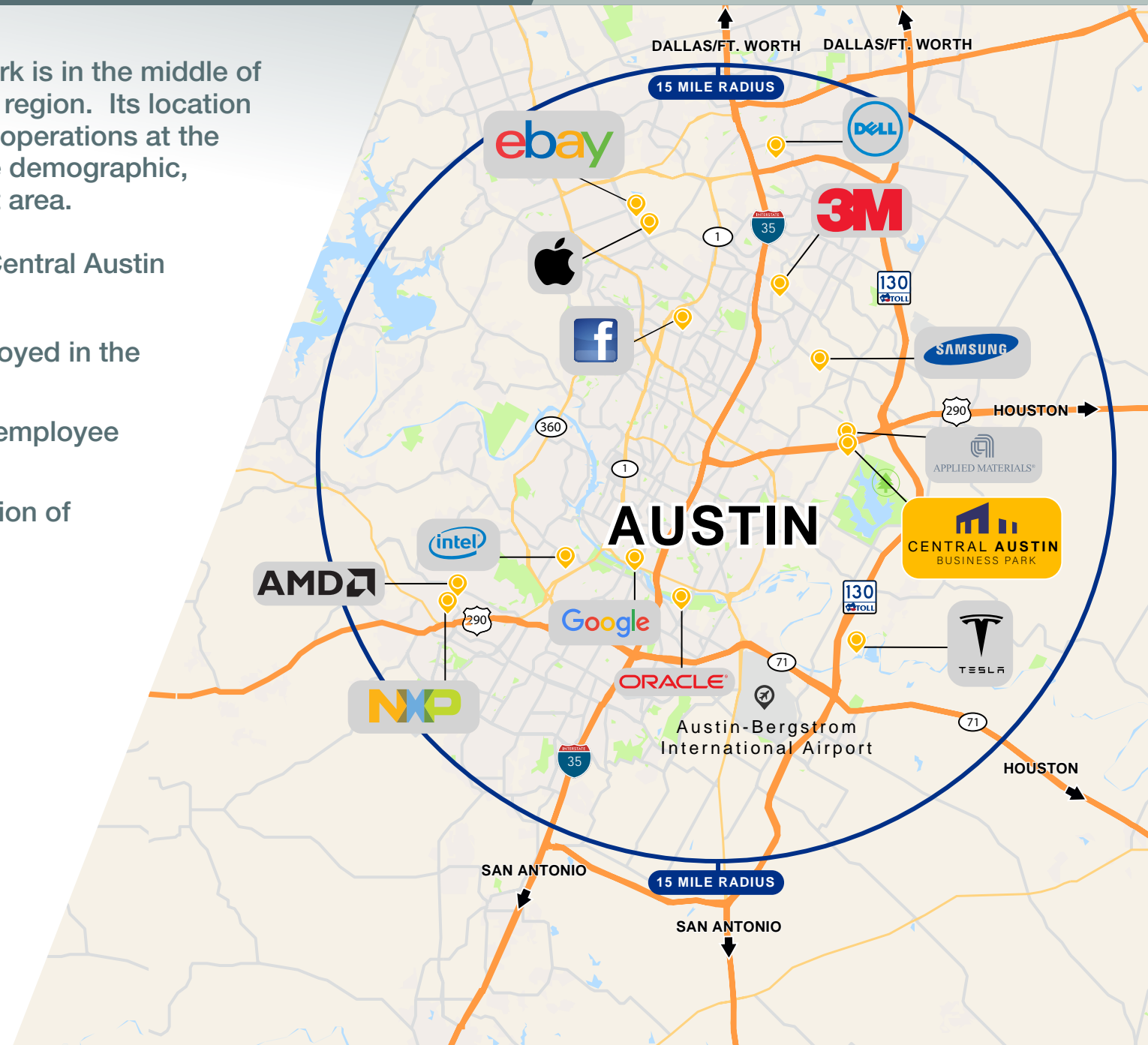
Central Austin Business Park

VICINITY MAP

Central Austin Business Park is in the middle of the dynamic greater Austin region. Its location provides tenants a base of operations at the center of a highly attractive demographic, economic and employment area.

Within a 15 mile radius of Central Austin Business Park there are:

- 74% of all workers employed in the Austin MSA
- 54% of the Austin MSA employee residences
- 52% of the total population of Greater Austin

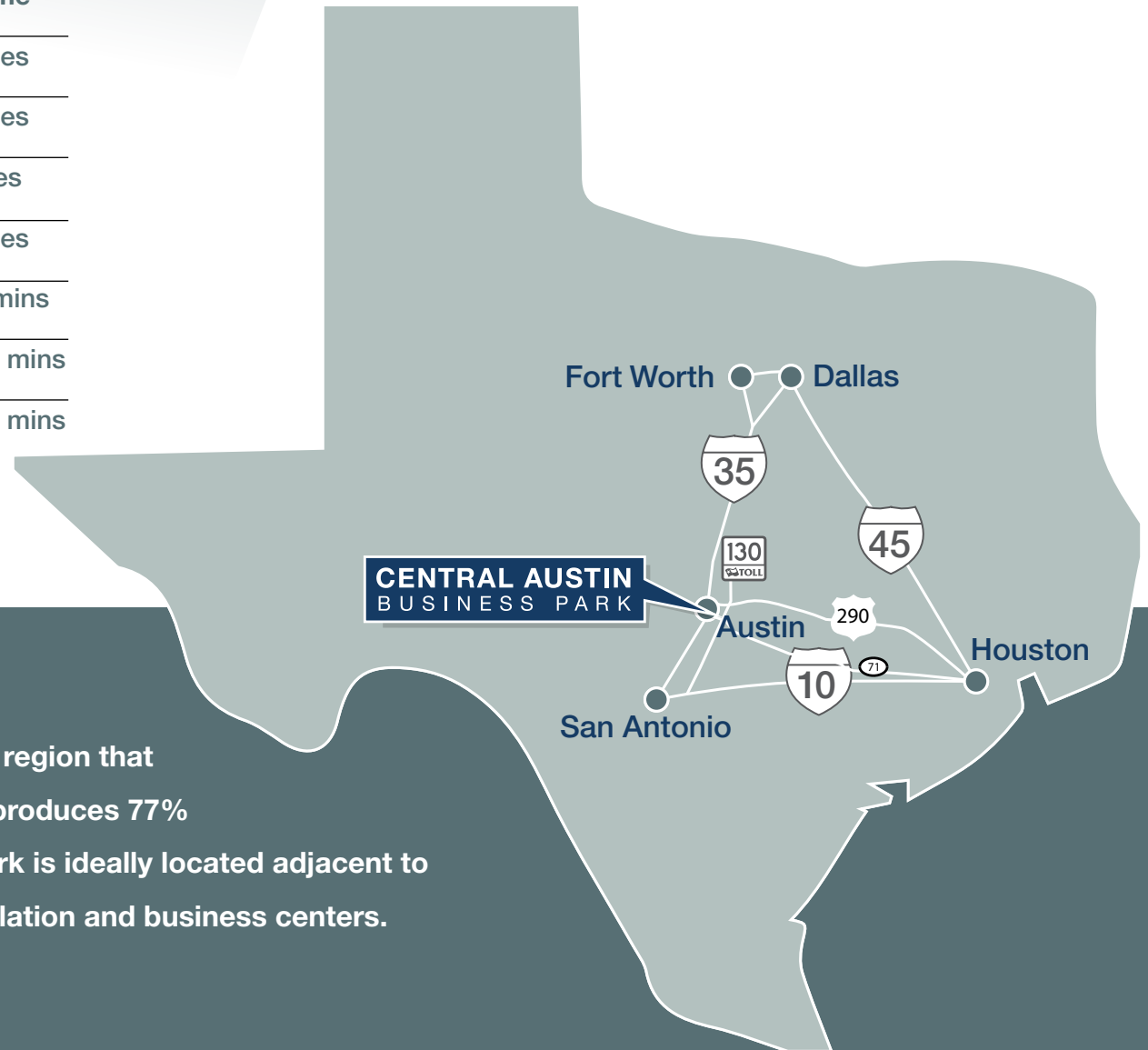


Central Austin Business Park

REGIONAL MAP

DRIVE TIMES

City	Miles	Drive Time
ABIA Airport	13	15 minutes
Tesla Gigafactory	9	11 minutes
Applied Materials	1	3 minutes
Samsung	5	10 minutes
San Antonio	100	1 hr, 15 mins
Houston	152	2 hrs, 15 mins
Dallas/Ft. Worth	190	2 hrs, 45 mins



Austin is the center of the “Texas Triangle” region that contains the state’s five largest cities and produces 77% of Texas’ GDP. Central Austin Business Park is ideally located adjacent to the major freeways connecting these population and business centers.

Central Austin Business Park

PHASE II

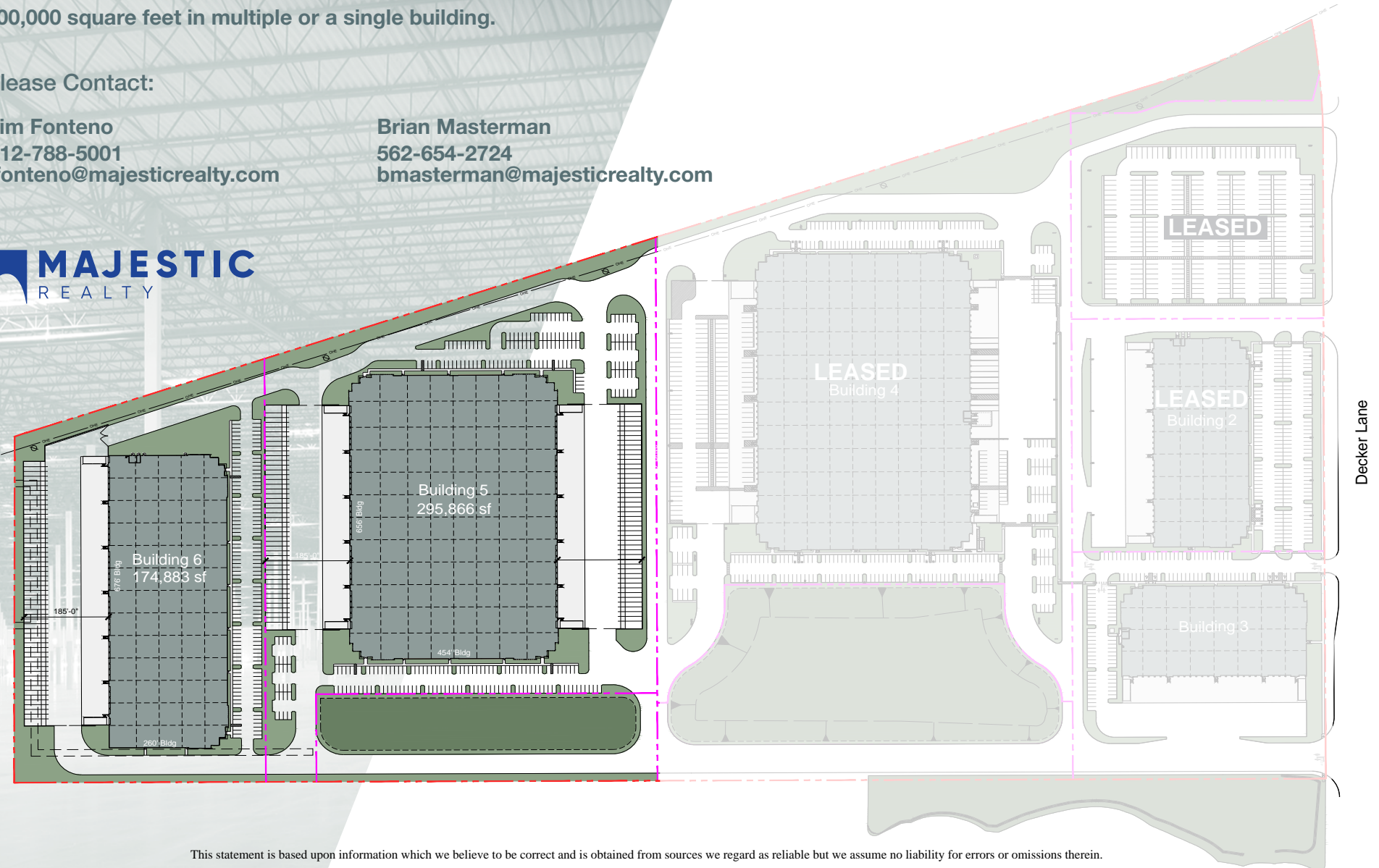
Phase II Buildings

Buildings can be combined for a total of approximately 600,000 square feet in multiple or a single building.

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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.