

**FOR LEASE**

# Rutland Business Park

2020 Rutland Drive, Suite B, Austin, TX 78758



± 5,167 SF



## RUTLAND BUSINESS PARK HIGHLIGHTS

Rutland Business Park offers bulk warehouse and office/warehouse space at the heart of North Austin's booming North Burnet/Gateway Design Corridor. Features include dock-high and grade-level loading, 24-hour access, 16- to 24-foot clear heights, signage options, and yard space at select buildings.

Quick connections to TX-183, Interstate 35, and MoPac Expressway, and road infrastructure upgrades are underway to further streamline access. The Domain offers a variety of premier shopping and dining options, and Q2 Stadium, two breweries, and light rail are all within walking distance.

## SUITE B HIGHLIGHTS

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**Office:** ± 3,127 SF (61%)

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**Warehouse:** ± 2,040 SF (39%)

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**Loading:** 2 Dock High

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**Clear Height:** 18'

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**Features:** 24-hour Site Access  
Walking Distance to Q2 Stadium  
Near Shopping & Dining at The Domain

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**Occupancy:** Available Now

## CONTACT US

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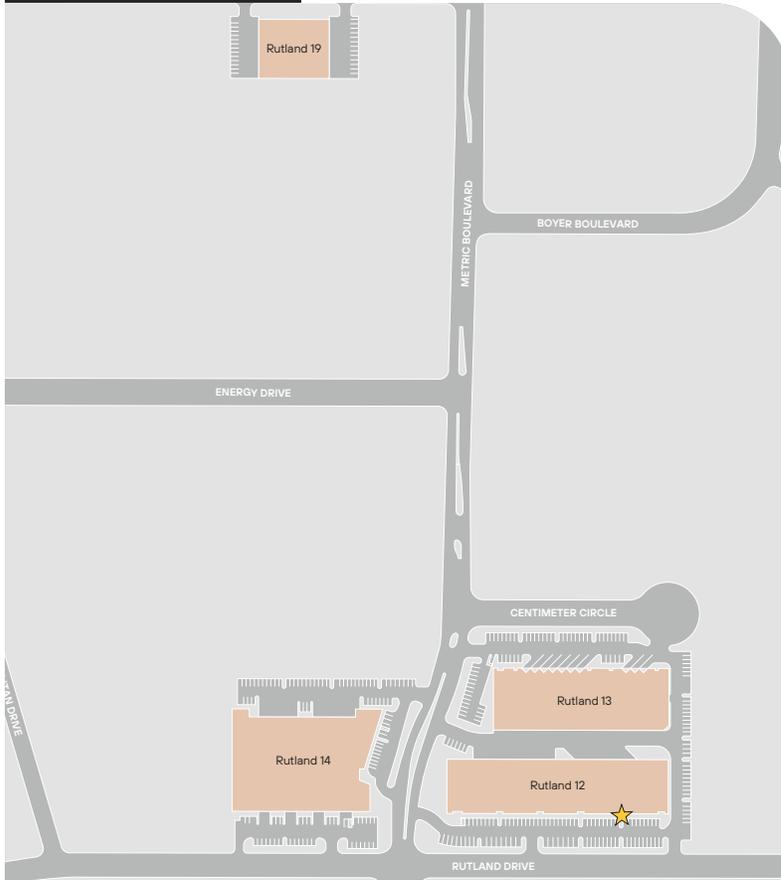
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## SITE PLAN



## FLOORPLAN

