

FOR LEASE

Rutland Business Park

2112 Rutland Drive, Suite 141, Austin, TX 78758



± 7,200 SF



RUTLANDBUSINESSPARKHIGHLIGHTS

Rutland Business Park encompasses more than 195,000 square feet of office warehouses and bulk warehouse space. Tenants can choose from a range of options, and the spaces are equipped with features including loading docks, grade-level doors, 16- to 24-foot clear heights, available signage, 24-hour access, and yard space for outdoor storage at select buildings.

Secure a super-connected position in North Austin's flourishing environment at this highly equipped business park affording seamless access throughout the market and an amenity-rich atmosphere.



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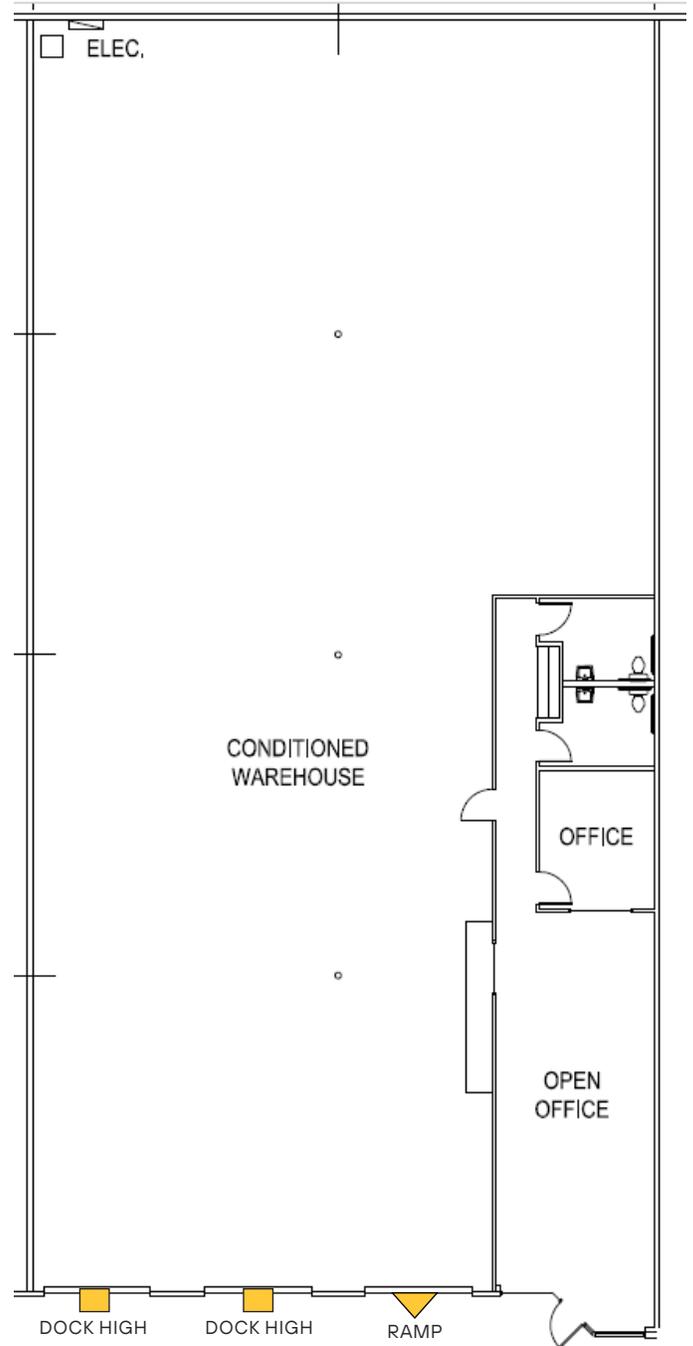
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SITE PLAN



FLOORPLAN



SUITE 141 HIGHLIGHTS

Total SF Available: 7,200 SF

Office SF: 1,800 SF (25%)

Loading: 2 Dock High
1 Ramp

Clear Height: 22'

Available: Vacant

Notes: 100% HVAC