

FOR LEASE
10,864 SF - 22,247 SF
INDUSTRIAL/FLEX



2113 WELLS BRANCH

BLDG 1-4, NORTH AUSTIN



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.

- 33,198 SF Available, ranging from 10,864 - 11,383 SF
- 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



SITE MAP

Building 2, Suite 6000: 10,951 SF

Building 4, Suite 3000: 11,383 SF

Building 4, Suite 3100: 10,864 SF

Total Available: 33,198 SF

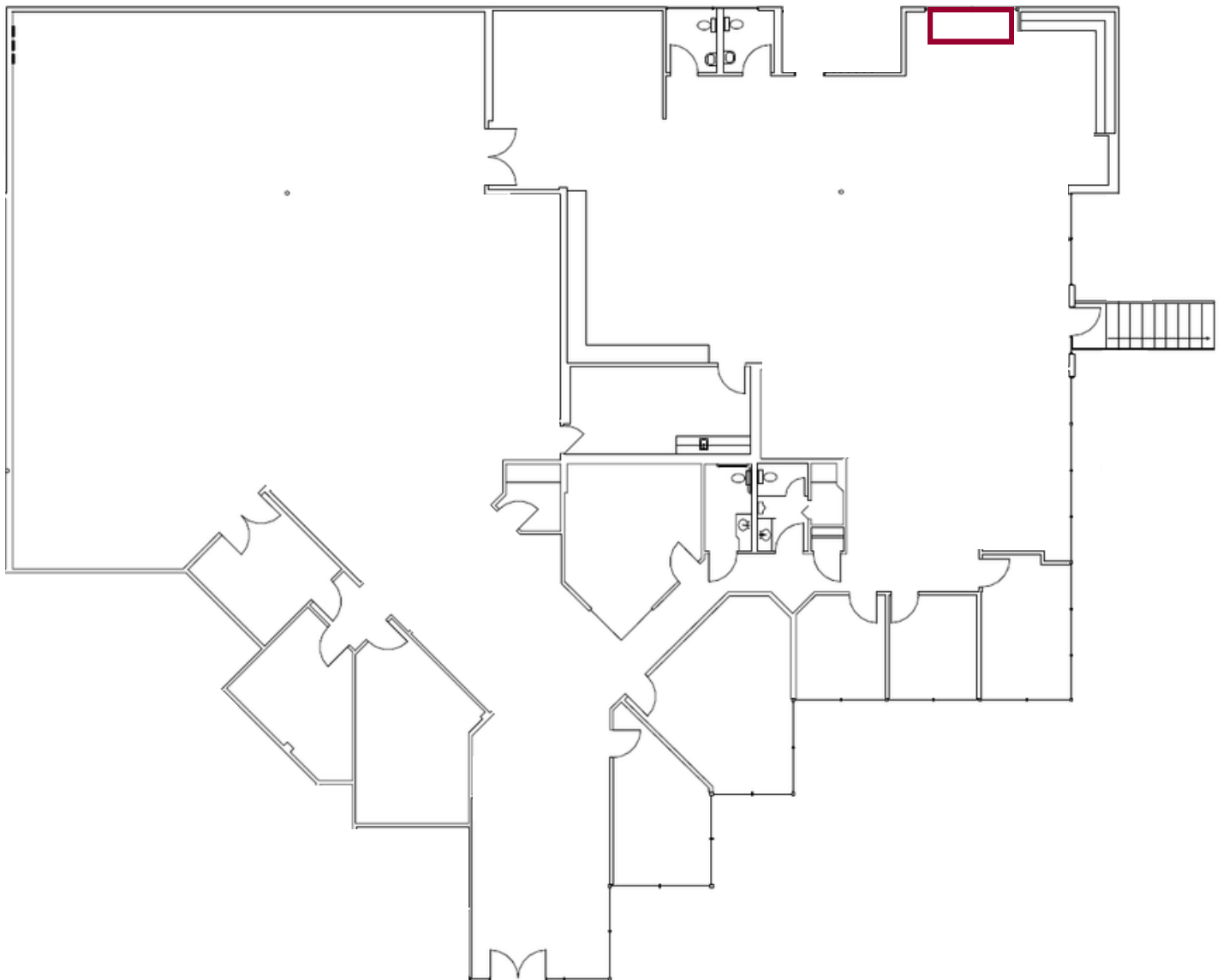
 AVAILABLE



BUILDING 2

SUITE 6000

- 10,951 SF
- **Available 10/01/2026**
- 7,118 SF Office (75%)
- 3,830 SF Warehouse (35%)
- 100% HVAC
- ±16' Clear Height
- 1 Dock-High Door



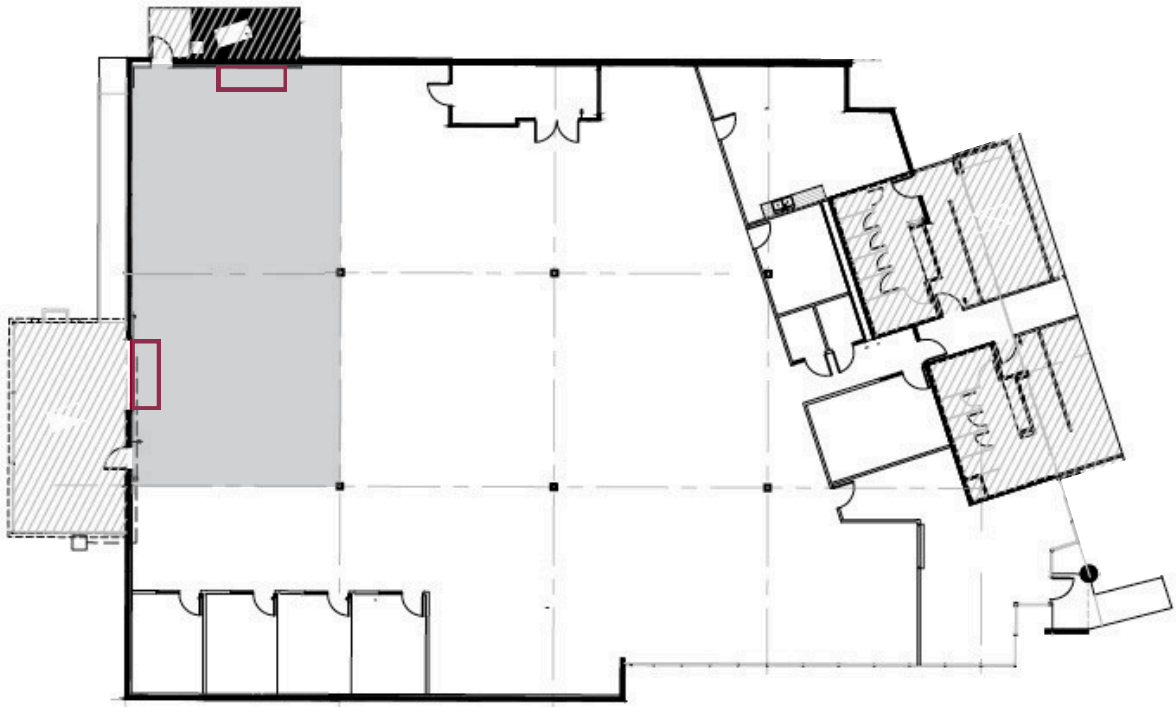
BUILDING 4

SUITE 3000

- 11,383 SF
- Available Now
- 9,106 SF Office (80%)
- 2,277 SF Warehouse (20%)
- 100% HVAC
- 2 Grade Level Doors
- Class A Spec Office Finishes Complete
- Heavy Power: 1,600 Amps, 480v, 3-phase



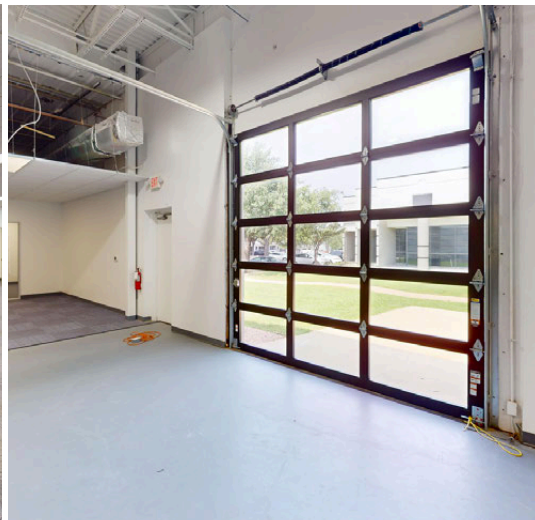
WAREHOUSE



*Can be combined with Suite 3100 for 22,247SF



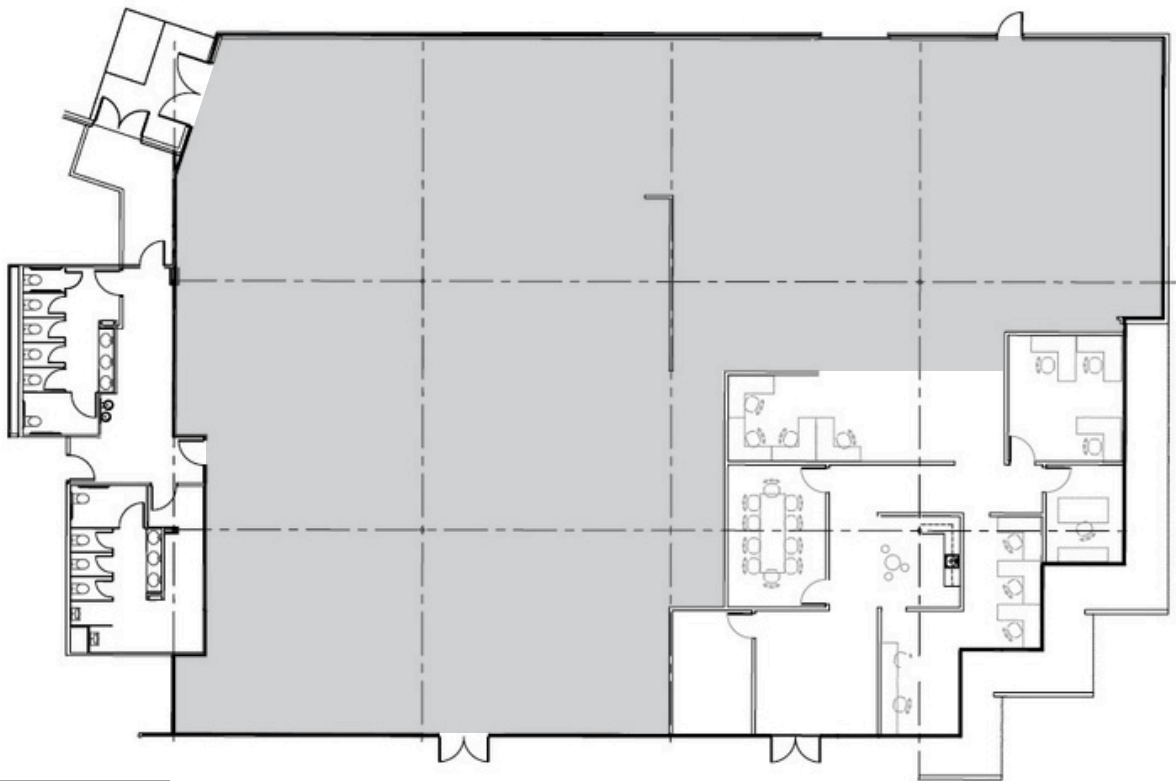
2113 Wells Branch



BUILDING 4

SUITE 3100

- 10,864 SF
- **Available 7/1/2025**
- 2,173 SF Office (20%)
- 8,691 SF Warehouse (80%)
- 100% HVAC
- Grade level Loading
- +/-16' Clear Height
- Heavy Power: 400 Amps, 480v, 3-phase



WAREHOUSE

*Can be combined with Suite 3000 for 22,247SF



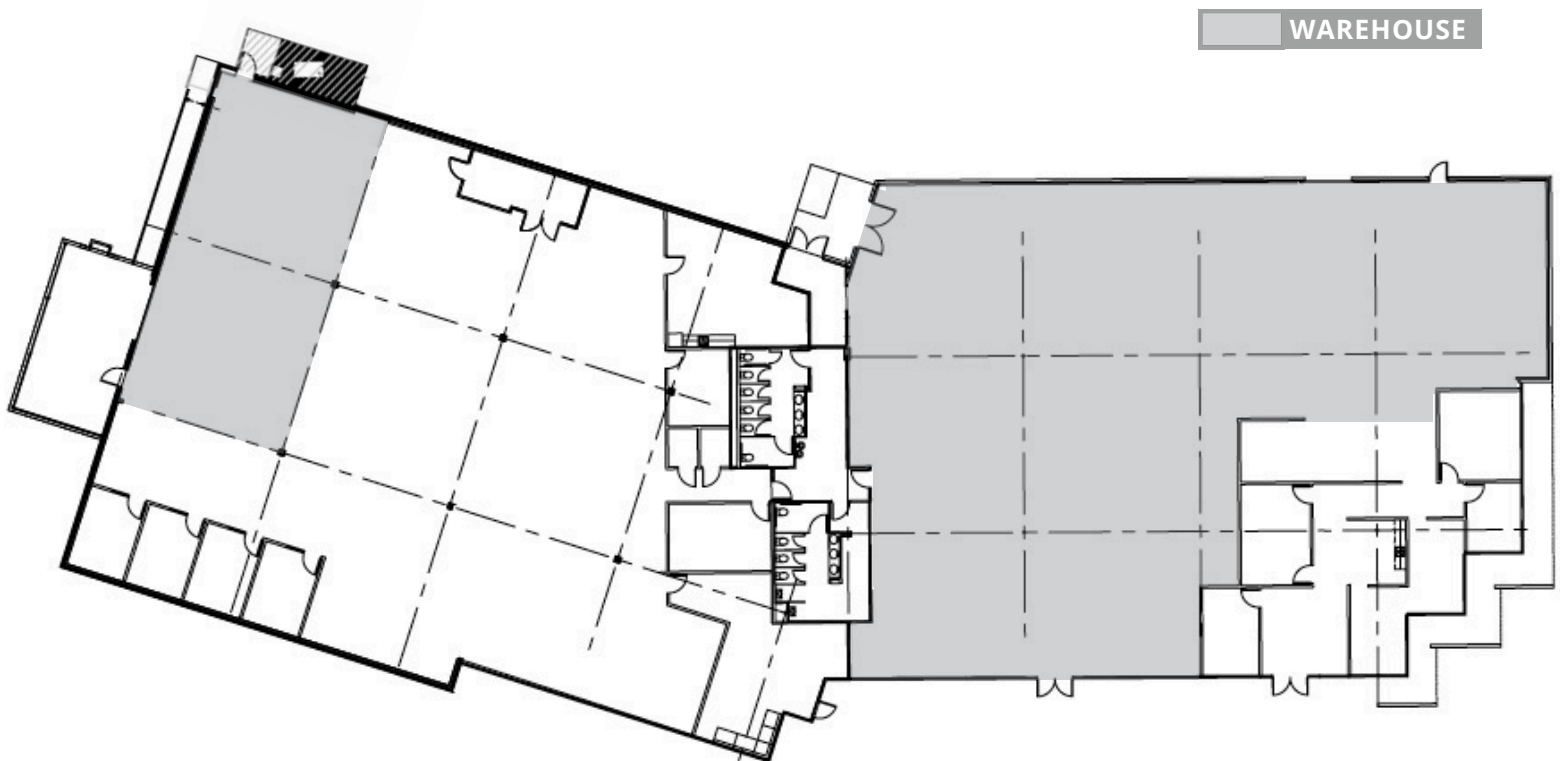
2113 Wells Branch



BUILDING 4

SUITE 3000 & 3100

- Total 22,247 SF
- **Available Now**
- 8,899 SF Office (60%)
- 13,348 SF Warehouse (40%)
- 100% HVAC
- Grade level Loading
- Heavy Power: 2,000 Amps, 480v, 3-phase



2113 Wells Branch



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

