

**FOR LEASE**

Owned and Operated by



# BEN WHITE 1 - SUITE 100

4210 S. Industrial Drive, Austin TX 78744

## 10,653 SF



**LEASING INFO  
& CONTACT**

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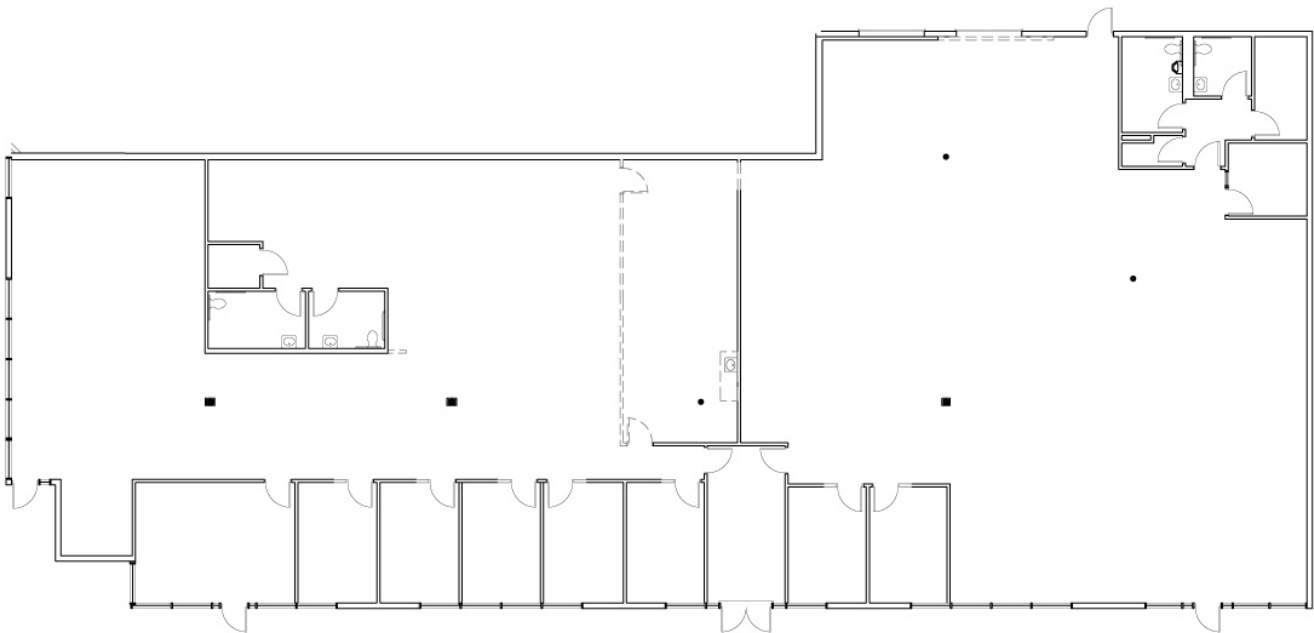
**Madison Lewis**

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.





**SUITE 100**

**Total Available** 10,653 SF

**Date Available** Immediately

**Space Layout** 100% Office

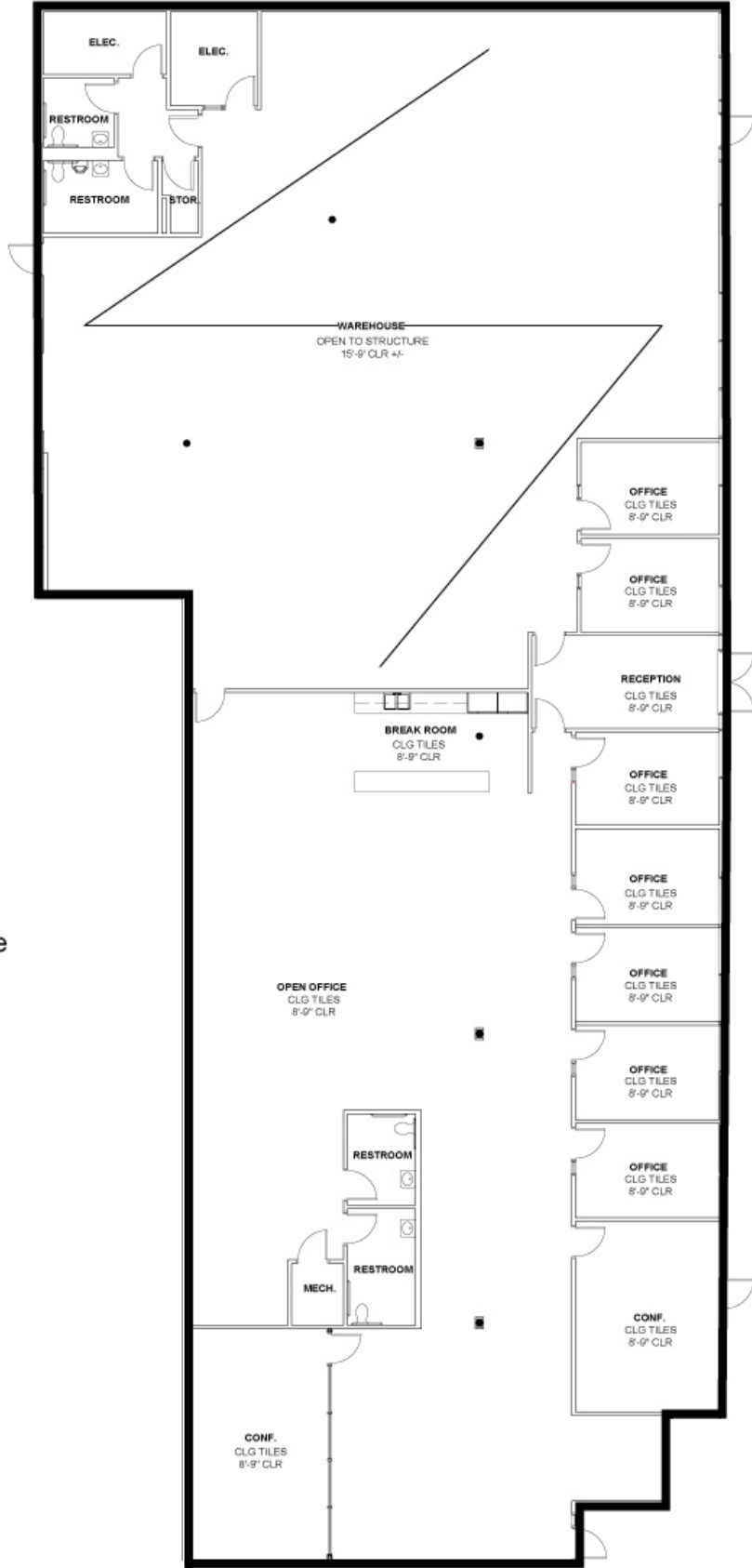
**HVAC** 100% HVAC

**Parking** 2.68:1000

**Loading** 2 grade-level doors

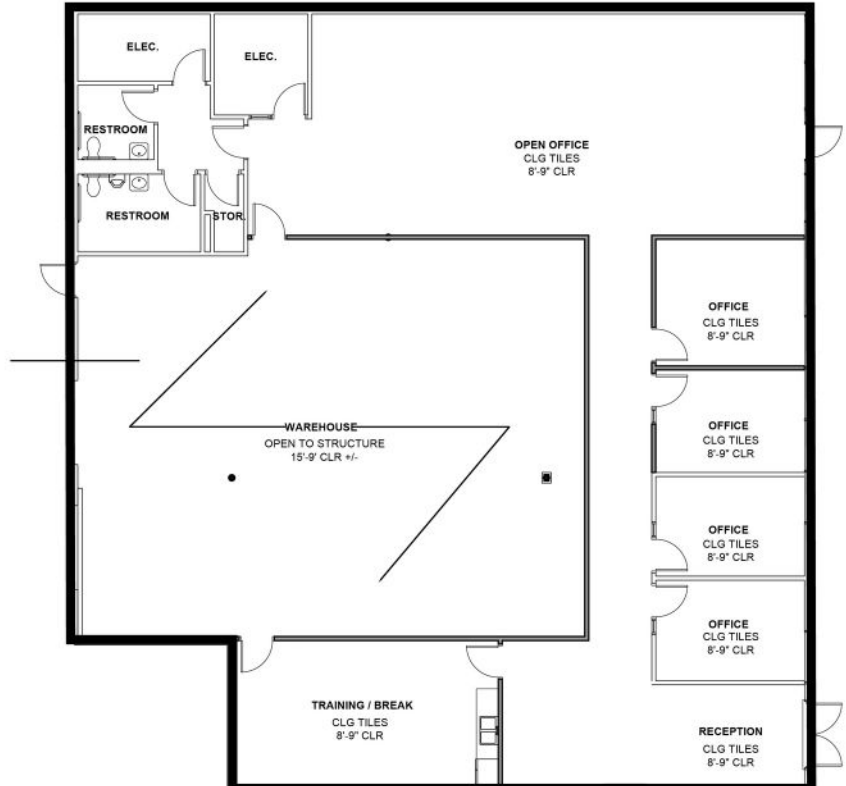
**Clear Height** Drop ceiling

**Other** End cap space

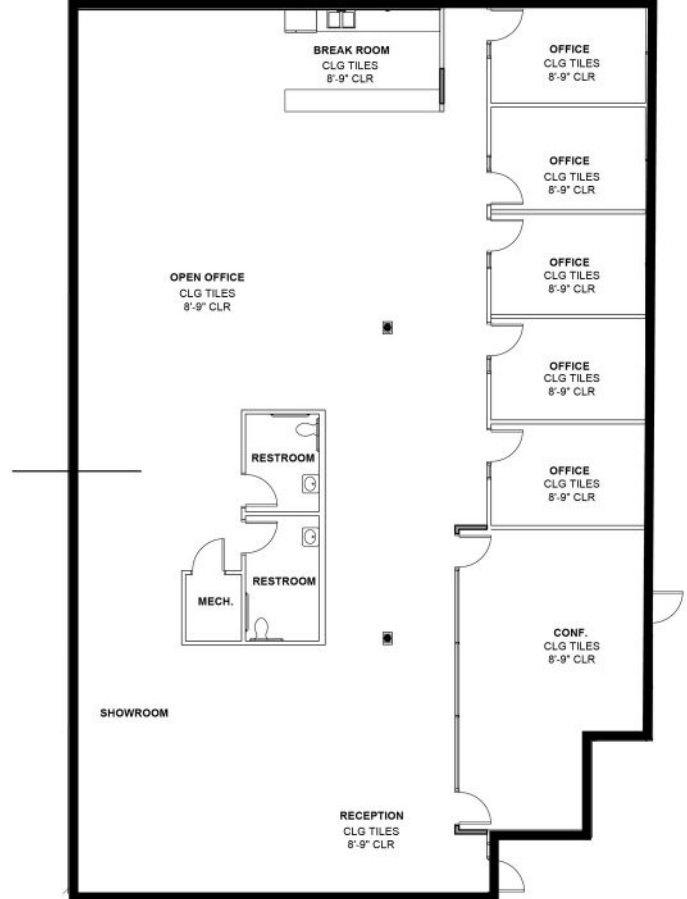


**Option 1 - 10,653 SF**  
50% Office, 50% Warehouse  
100% HVAC  
16' Clear Height in Warehouse  
2 Grade-Level Doors

**Option 2A - 5,579 SF**  
70% Office, 30% Warehouse  
100% HVAC  
16' clear height in warehouse



**Option 2B - 5,074 SF**  
100% Office  
Mix of Private & Open Office Area



## TRANSIT OVERVIEW

Located just southeast of the IH-35 and SH-71 intersection, Ben White Business Park is conveniently situated with easy access to Austin's major thoroughfares.

## TRANSPORTATION

US-290/SH-71	0.5 miles
IH-35	1 mile
Loop 360	4 miles
US-183	4.4 miles
Mopac (Loop 1)	5.6 miles
ABIA Airport	6 miles
SH-130	8.3 miles

## NEARBY ATTRACTIONS & EMPLOYERS

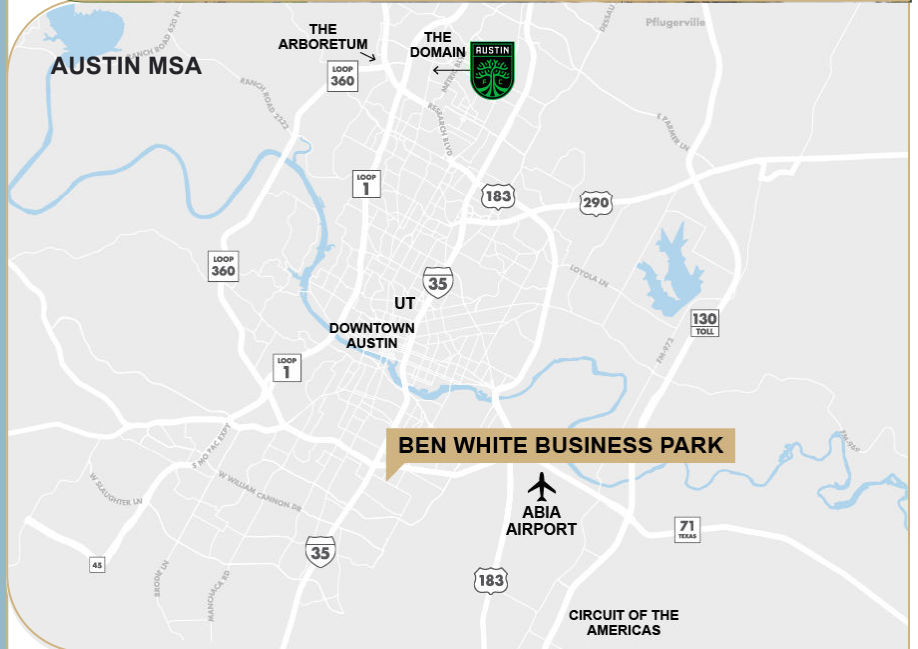
University of Texas (UT)	5.5 miles
Circuit of the Americas	8.9 miles
Q2 Stadium	13.7 miles
The Domain	14 miles
The Arboretum	17 miles
Tesla Gigafactory	10 miles
Infineon Technologies	3 miles
Amazon	3 miles
Tokyo Electron	2.8 miles

## MAJOR TEXAS CITIES

Downtown Austin	4.5 miles
Round Rock	27 miles
Georgetown	36 miles
San Marcos	27 miles
San Antonio	76 miles
Houston	160 miles
Fort Worth	200 miles
Dallas	193 miles

### PROXIMITY AERIAL

### DOWNTOWN AUSTIN



### BEN WHITE SITE PLAN

