

# FOR LEASE

2,666 SF AVAILABLE  
9701 DESSAU ROAD | PARK 10 | SUITE 605  
NORTHEAST INDUSTRIAL SUBMARKET





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AVAILABLE 4/1/2024

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## SPACE FOR LEASE - INFORMATION

- **2,666 SF AVAILABLE**
- **75% OFFICE**
- **16' CLEAR HEIGHT**
- **EASY ACCESS TO DESSAU ROAD**
- **WET-PIPE SPRINKLER SYSTEM**
- **105' TRUCK COURT DEPTH**
- **1 GRADE LEVEL OH DOOR**
- **0.9 MILES EAST OF I-35**
- **1.66 MILES NORTH OF 183**
- **3.1 PARKING SPACES PER 1,000 SF**
- **NEW TPO ROOF: 2017**

## MARKETED BY:

**LEIGH ELLIS**

512-684-3802 (D)

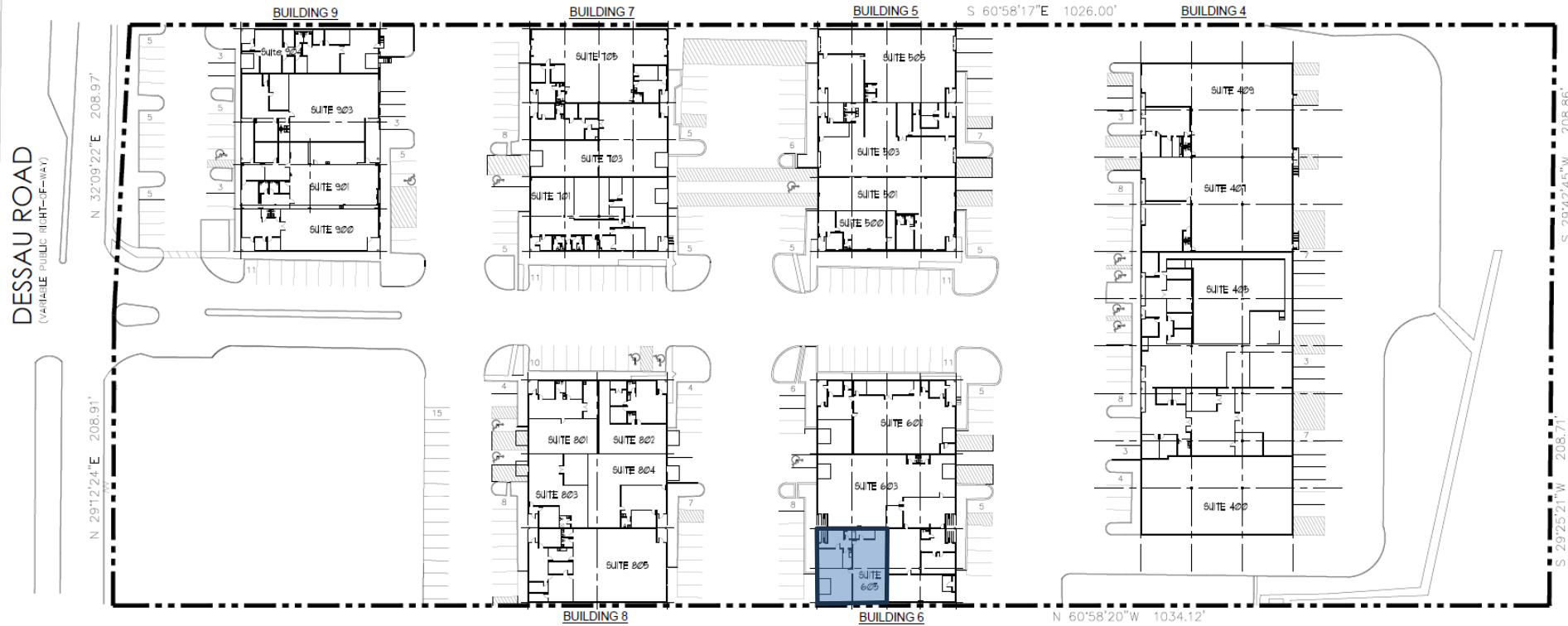
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Downtown Austin

Dessau Road