

# BLUFF BEND



3,094 - 14,841 SF



11110 BLUFF BEND DR. AUSTIN, TX 78753

MULTI-TENANT SMALL BAYS  
AVAILABLE FOR LEASE

DAX BENKENDORFER  
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512.848.2581

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**3,094 - 14,841 SF**



## PROPERTY DETAILS & RECENT UPGRADES

|         |            |
|---------|------------|
| SUITE B | ± 4,437 SF |
| SUITE C | ± 3,574 SF |
| SUITE D | ± 3,756 SF |
| SUITE E | ± 3,094 SF |



ROOF REPLACEMENTS IN 2023



UPGRADED LED WAREHOUSE LIGHTS



NEW EXTERIOR PANELING & PAINT



HEAVY DUTY ASPHALT LOT IMPROVEMENT

PARKING RATIO AT 1:1000



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REAL ESTATE GROUP

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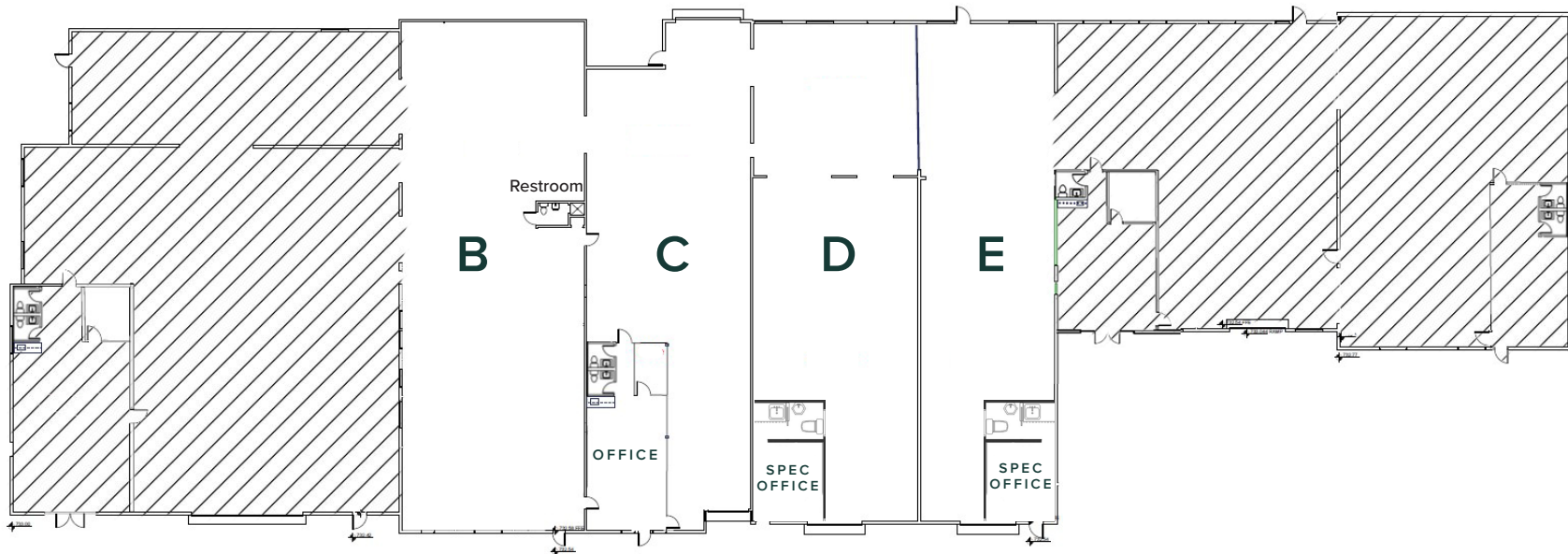
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## SUITE DETAILS CONTIGUOUS - 14,841 SF

|                | SQUARE FEET | CLEAR HEIGHT | FEATURES                                | POWER                      |
|----------------|-------------|--------------|-----------------------------------------|----------------------------|
| <b>SUITE B</b> | ± 4,437 SF  | 10'          | No Roll Up Door, 100% Office or Storage | 3 phase, 200 amp, 120/240v |
| <b>SUITE C</b> | ± 3,574 SF  | 10'          | 7 ft. Wide Roll Up Door, Spec Office    | 3 phase, 200 amp, 120/240v |
| <b>SUITE D</b> | ± 3,756 SF  | 16'          | Oversize Roll Up Door                   | 3 phase, 200 amp, 120/240v |
| <b>SUITE E</b> | ± 3,094 SF  | 16'          | Oversize Roll Up Door                   | 3 phase, 200 amp, 120/240v |



\*SPEC OFFICES UNDER CONSTRUCTION



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SUITE B AVAILABLE FOR LEASE  
**4,437 SF**

## SUITE B DETAILS

### Art Studio / Maker Space for Lease

Suite B at Bluff Bend offers 4,437 SF of open-plan, utility-ready space with the industrial character creative professionals crave. Located in the heart of North Austin, just minutes from I-35 and The Domain, this is an ideal home base for artists, designers, and fabricators.



## KEY FEATURES

- 4,437 SF of open-plan warehouse
- Exposed studs & high ceilings (10' clear height)
- 200A 3-phase power (120/240v)
  - Perfect for kilns, tools, and machinery
- Concrete floors, warehouse lighting
- Grade-level entry, easy access
- Parking (1/1,000 SF)
- Short-term leases available
- Tenant Improvement Allowance negotiable

## IDEAL FOR

- Visual Artists & Studios
- Makers & Small Fabricators
- Screen Printing / Creative Production
- Woodworkers & Furniture Designers
- Sculptors, Installations & Set Builders



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# BLUFF BEND

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SUITE C AVAILABLE FOR LEASE  
**3,574 SF**



EXTERIOR



SUITE C  
INTERIOR



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SUITE D AVAILABLE FOR LEASE  
**3,756 SF**



EXTERIOR



SUITE D  
INTERIOR

SPEC OFFICE UNDERWAY



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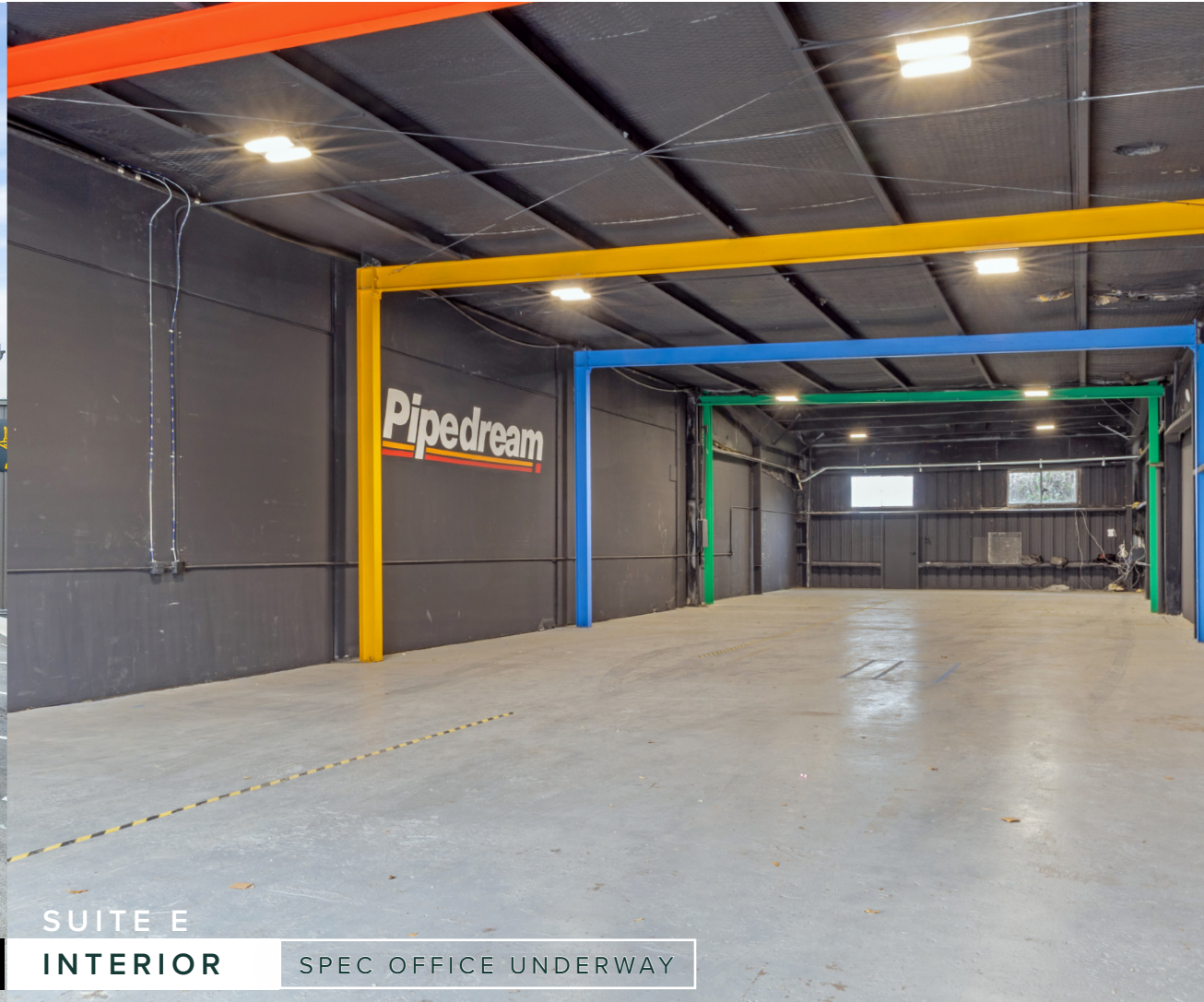
# BLUFF BEND

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SUITE E AVAILABLE FOR LEASE  
**3,094 SF**



EXTERIOR



SUITE E  
INTERIOR

SPEC OFFICE UNDERWAY



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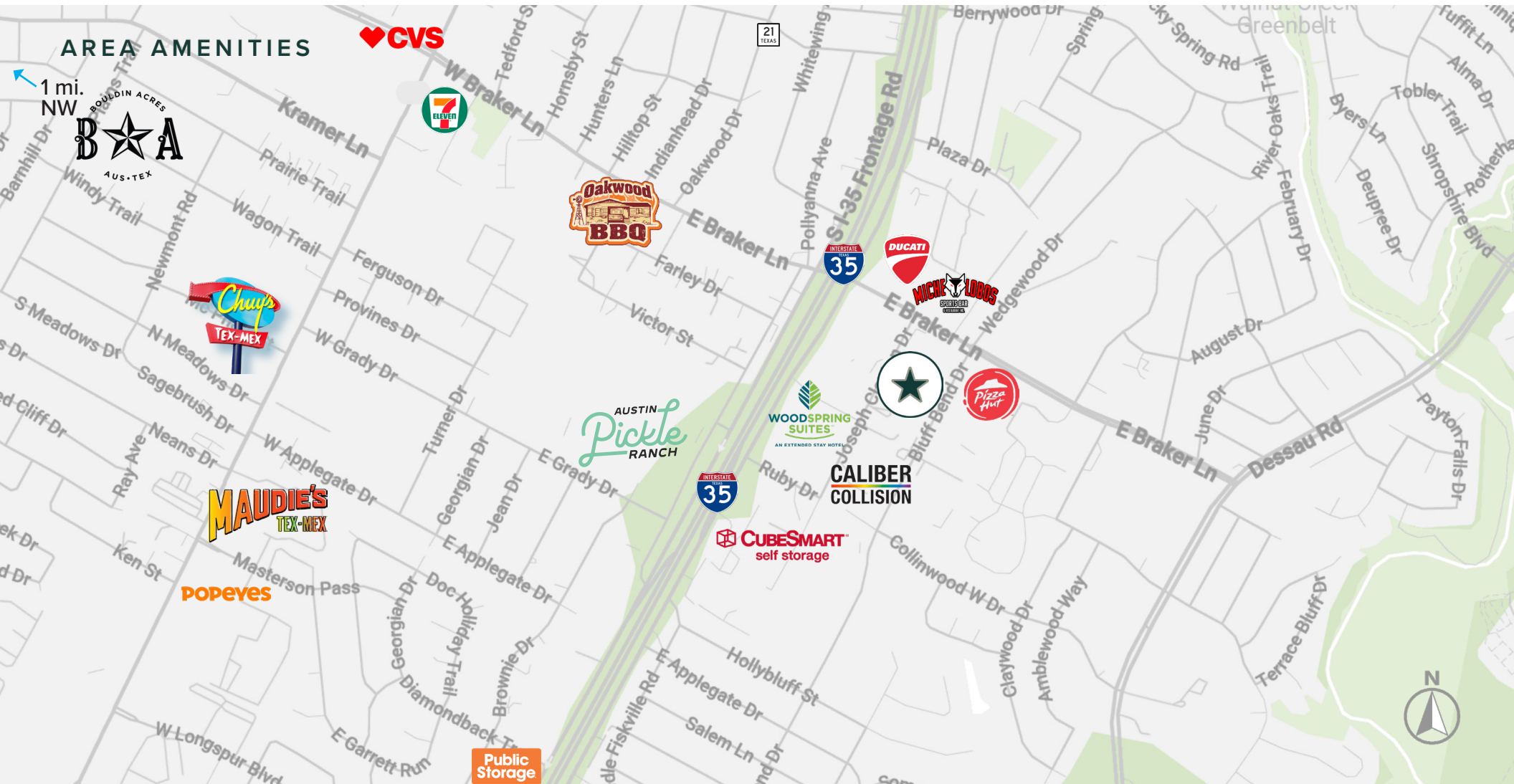
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FOR MORE  
INFORMATION:

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TREC Information on Broker Services

The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. All information is subject to change, errors, omissions, and withdrawal without notice. Prospective tenants should conduct their own independent verification of all information contained herein.

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