

SUBLEASE ±18,946 SF

401 Center Ridge Dr.



Contact

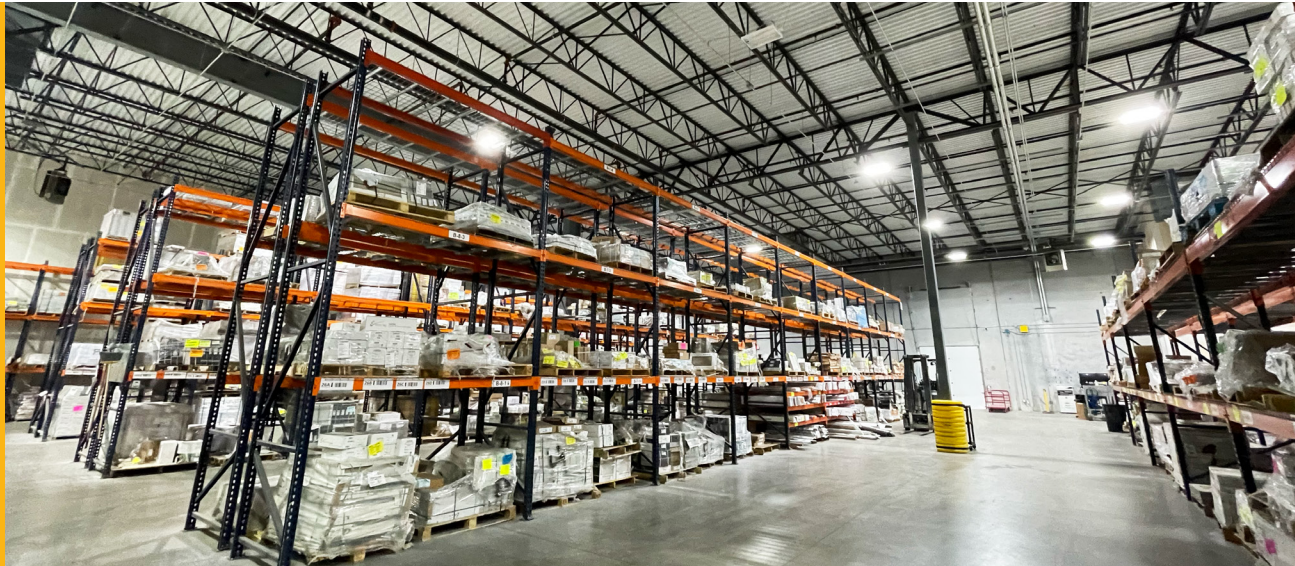
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PROPERTY INFORMATION

SUBLEASE















PROLOGIS TECHRIDGE two.1
401 CENTER RIDGE DR. STE. 300
AUSTIN, TX 78753

Rate: Withheld

Size: 18,946 SF

Available: February 2024

Term: October 31, 2025

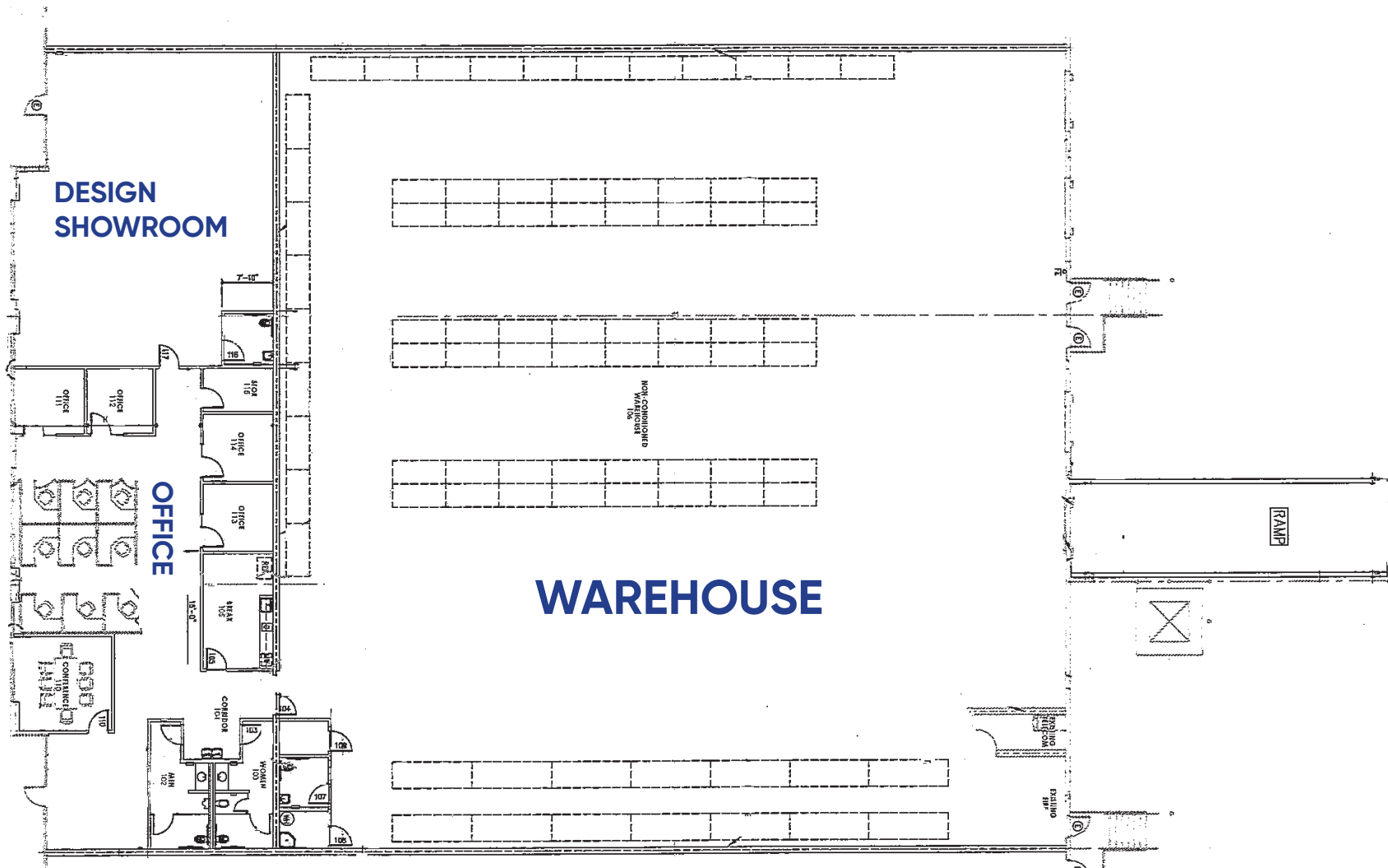
- | | |
|---|--|
|  24' Clear Height |  4 Private Offices |
|  ESFR Sprinkler System |  3 Dock High Doors, 1 Ramp |
|  Parking at 2.97/1000 SF |  Easy Access to Major Highways |
|  1 Conference Room |  Break Room w/ Kitchen |
|  Dual Power Availability |  IT Closet in Warehouse |
|  Auto-Lights in Warehouse |  Equipment & Furniture Negotiable |



FLOORPLAN

± 18,946 SF

401 CENTER RIDGE DR.
Two.1





SHOWROOM



AREA MAP

401 CENTER RIDGE DR.

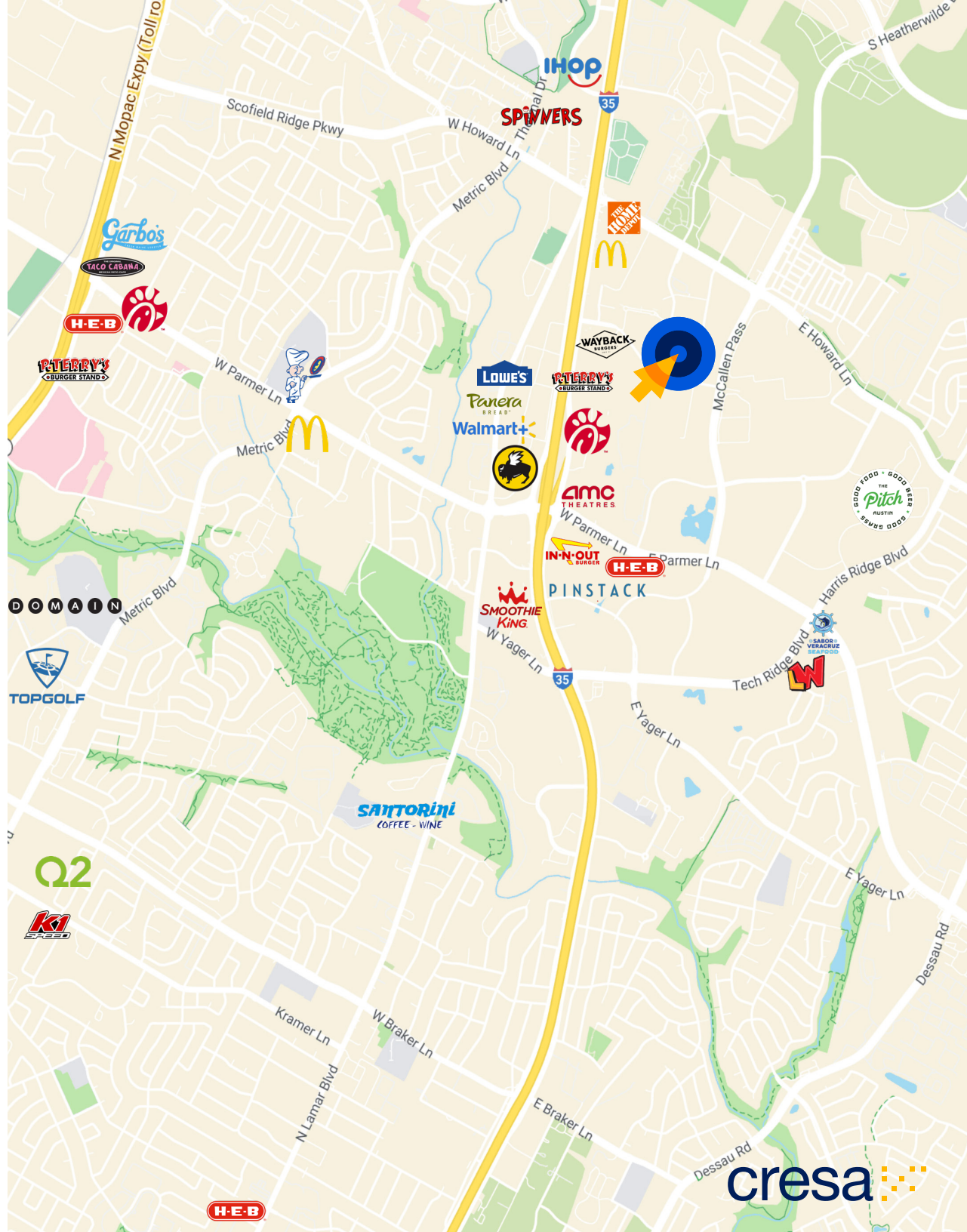
- 1 Q2 Stadium
- 2 Little Woodrow's
- 3 The Pitch
- 4 Smoothie King
- 5 Pinstack Bowling
- 6 AMC Theatres
- 7 Garbo's Lobster
- 8 The Domain
- 9 K1 Speed Go Karts
- 10 Top Golf



18 minutes to Austin Airport



16 minutes to Downtown Austin







Contact Broker

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[TREC Information on Broker Services](#)

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