

5,000-10,000 SF Class A Tilt Wall in Georgetown

2450 & 2500 NE Inner Loop, Georgetown, TX 78626

FOR LEASE



Ryan Perry
Partner

512.694.5426
RPerry@asterra.com

Riley Perry
Associate

936.615.2662
RiPerry@asterra.com



Executive Summary

Wellhouse Business Park is a professional high-quality flex/warehouse park in North Georgetown. The property is situated on NE Inner Loop in North Georgetown, conveniently located less than a mile from both Hwy 35 and Toll Road 130.

Highlights

- Convenient high-quality flex/warehouse
- Class A tilt wall building
- Less than 1 mile from IH-35 and 130 Toll
- Professional setting with large live oak trees
- Yard space in select units

Listing Details

Lease Rate:	Call for Rate
-------------	---------------

Estimated OPEX:	\$5.25/SF
-----------------	-----------

Property Type:	Flex/Industrial
----------------	-----------------

Clear Height:	24'-25'6"
---------------	-----------

Zoning:	LI - Light Industrial
---------	-----------------------

Parking:	2.61/1,000 SF
----------	---------------

2450 Availability

Building 2	Flex	9,800 SF + 34,000 SF Yard
------------	------	------------------------------

2500 Availability

Building 2	Office	3,990 SF
------------	--------	----------

Building 5	Flex/Industrial	5,250 SF
------------	-----------------	----------

Building 8	Flex/Industrial	6,750 - 10,650 SF + 2,000 SF Yard
------------	-----------------	--------------------------------------

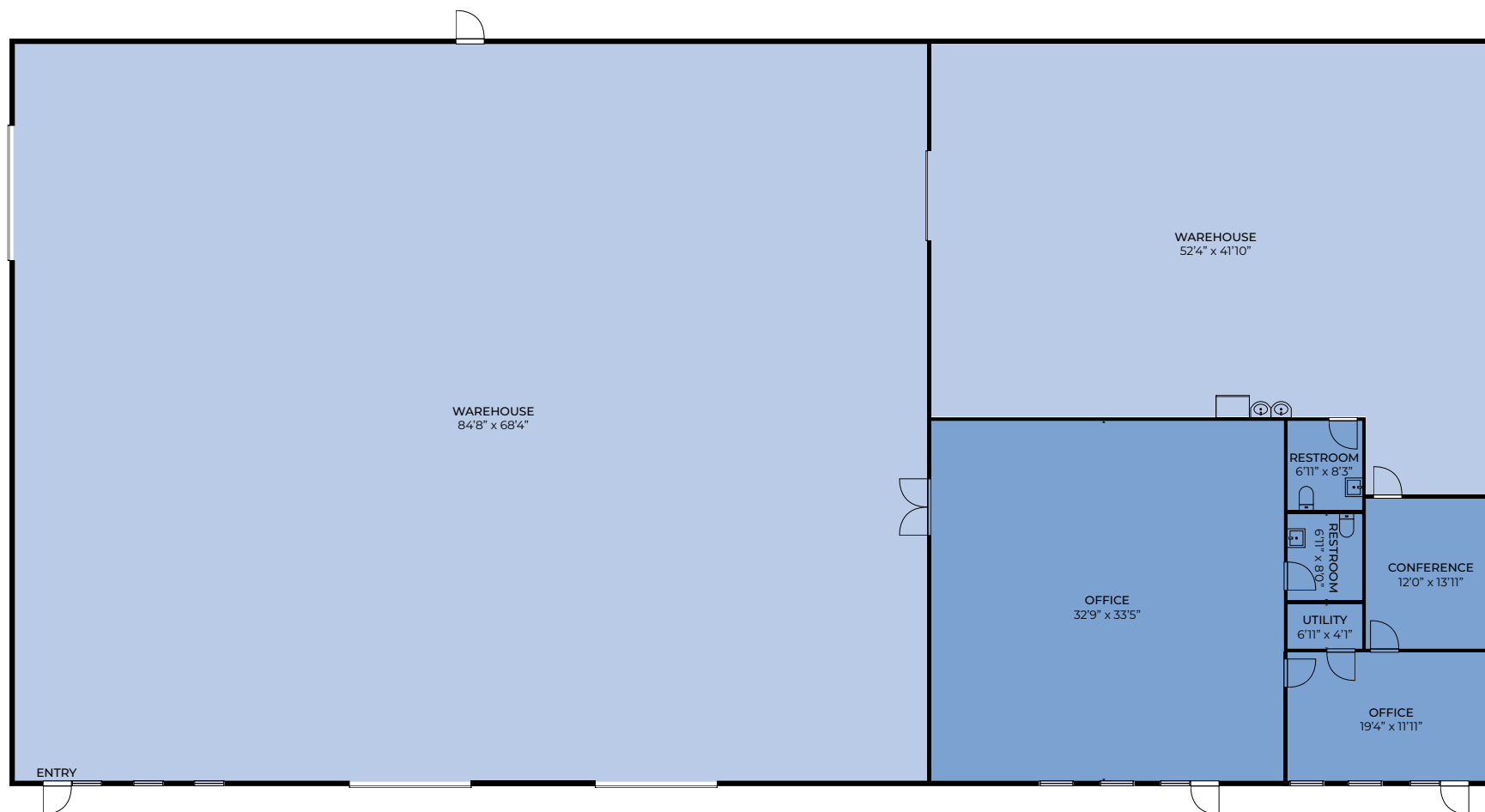


IMPORTANT NOTICE: This material is subject to the Important Disclosures, Disclaimers, and Notices accompanying this marketing package, which are incorporated herein by reference. By accepting or reviewing this material, you acknowledge and agree to such terms. Current disclosures are available at asterra.com/disclosures



IMPORTANT NOTICE: This material is subject to the Important Disclosures, Disclaimers, and Notices accompanying this marketing package, which are incorporated herein by reference. By accepting or reviewing this material, you acknowledge and agree to such terms. Current disclosures are available at asterra.com/disclosures

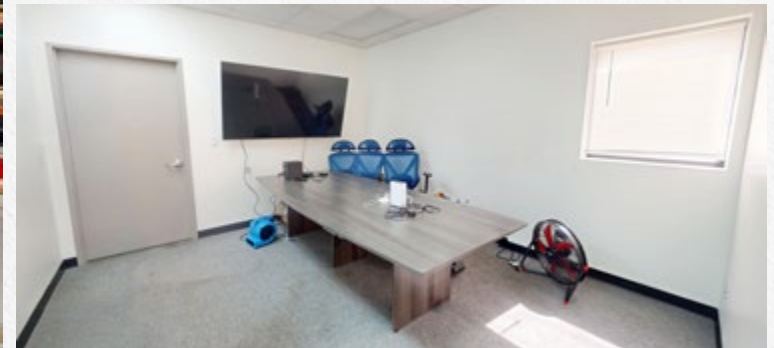
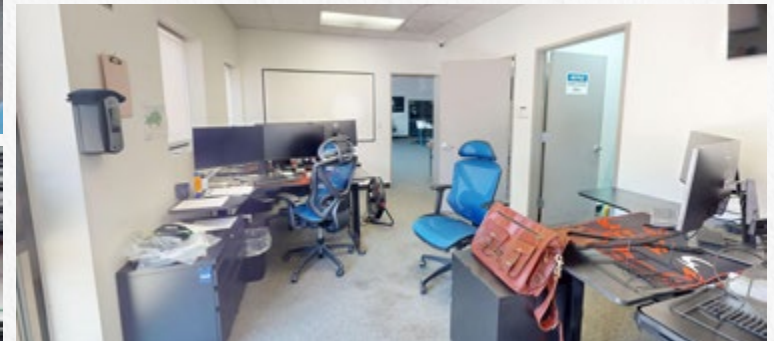
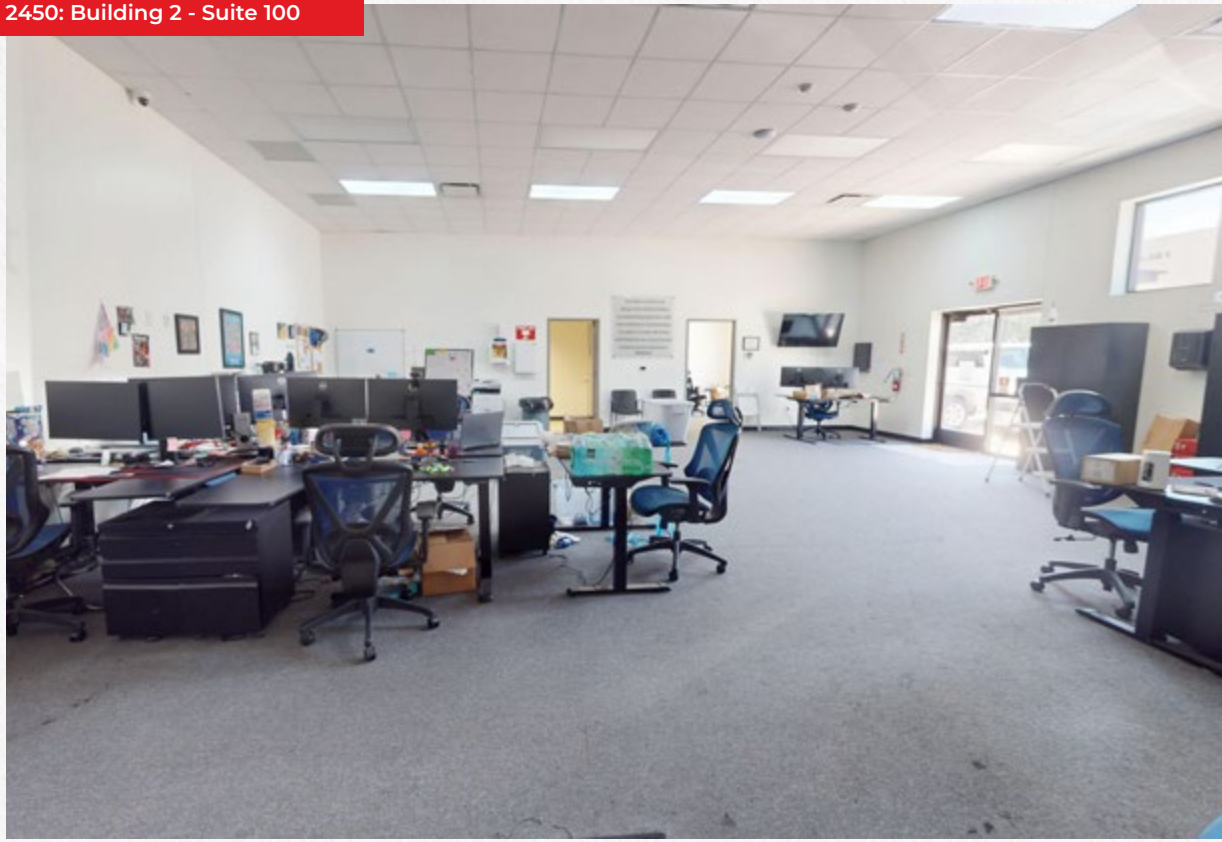
- Office
- Warehouse



Specifications

- 1,722 SF Office/Showroom
- 7,826 SF Warehouse
- (1) Grade-Level Overhead Door
- (1) Semi-Dock Overhead Door
- (1) Dock-High Overhead Door
- 34,000 SF of Fenced Yard Area
- Offices: 2
- Bathrooms: 2
- Conference Room

[Click To View Virtual Tour](#)



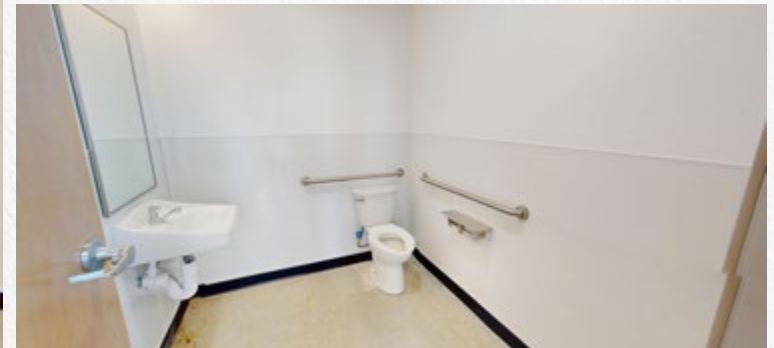
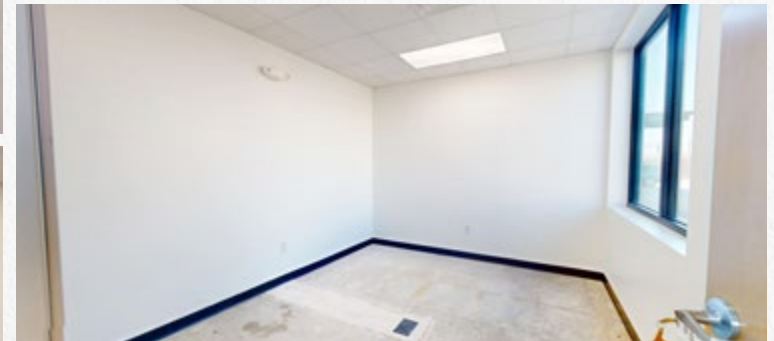
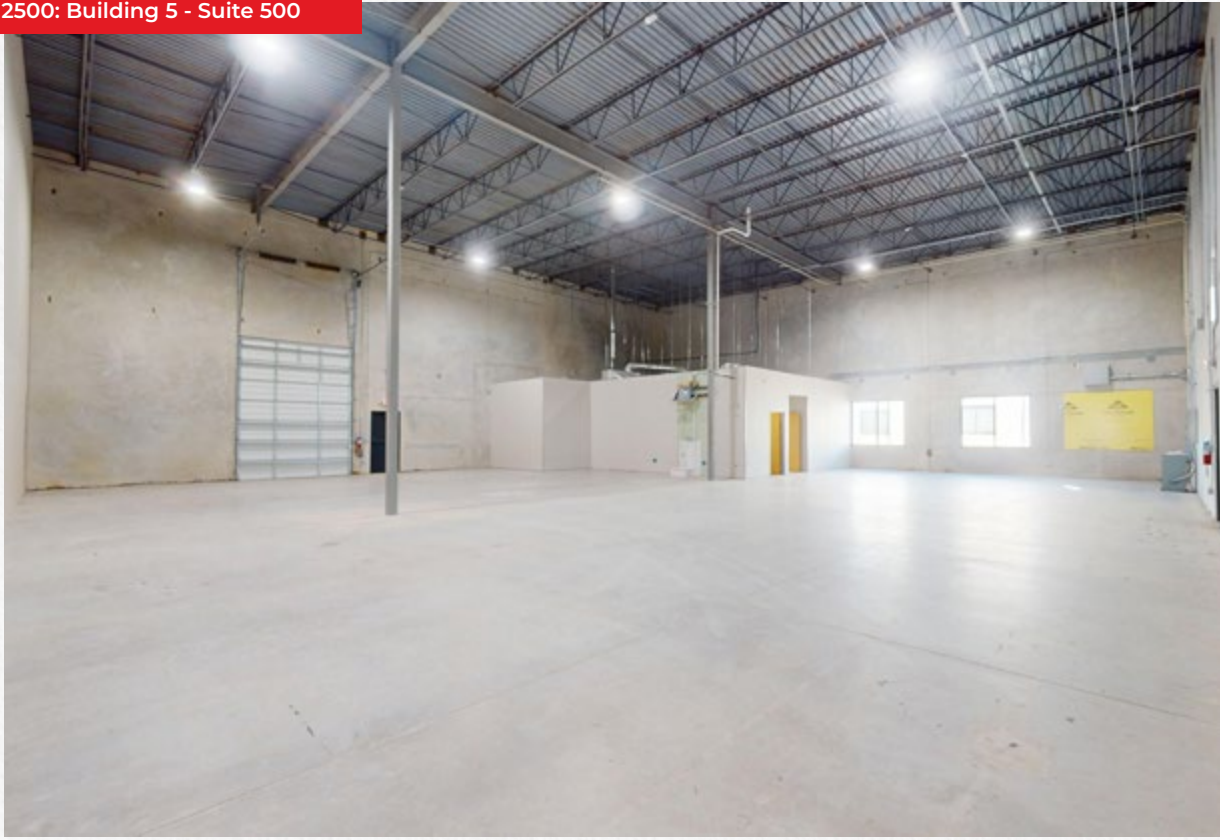
- Office
- Warehouse



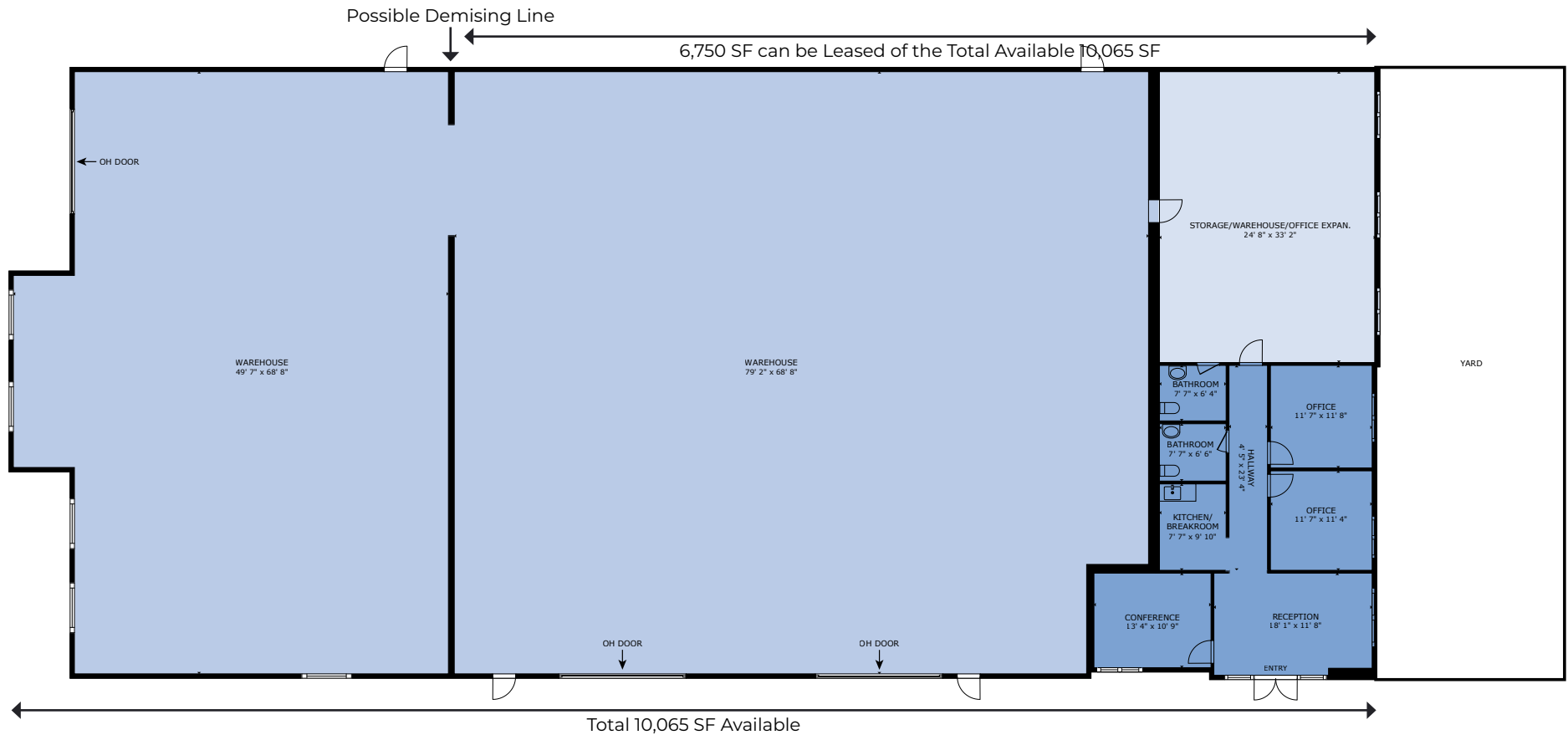
Specifications

- 70' Building Depth
- 35' (d) x 30' (w) Column Spacing
- 3 Phase Electrical - 480v / 200a
- (1) 10' x 14' Overhead Door per Suite
- Approx. Office 20% / Warehouse 80%
- Hot Warehouse
- Offices: 2
- Bathrooms: 2
- Breakroom
- Conference Room
- Entry Lobby

[Click To View Virtual Tour](#)



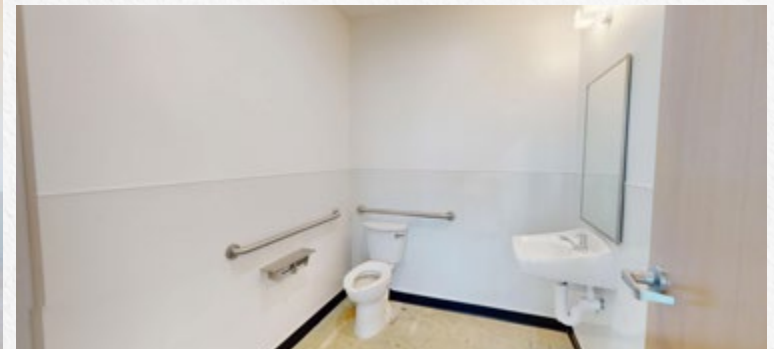
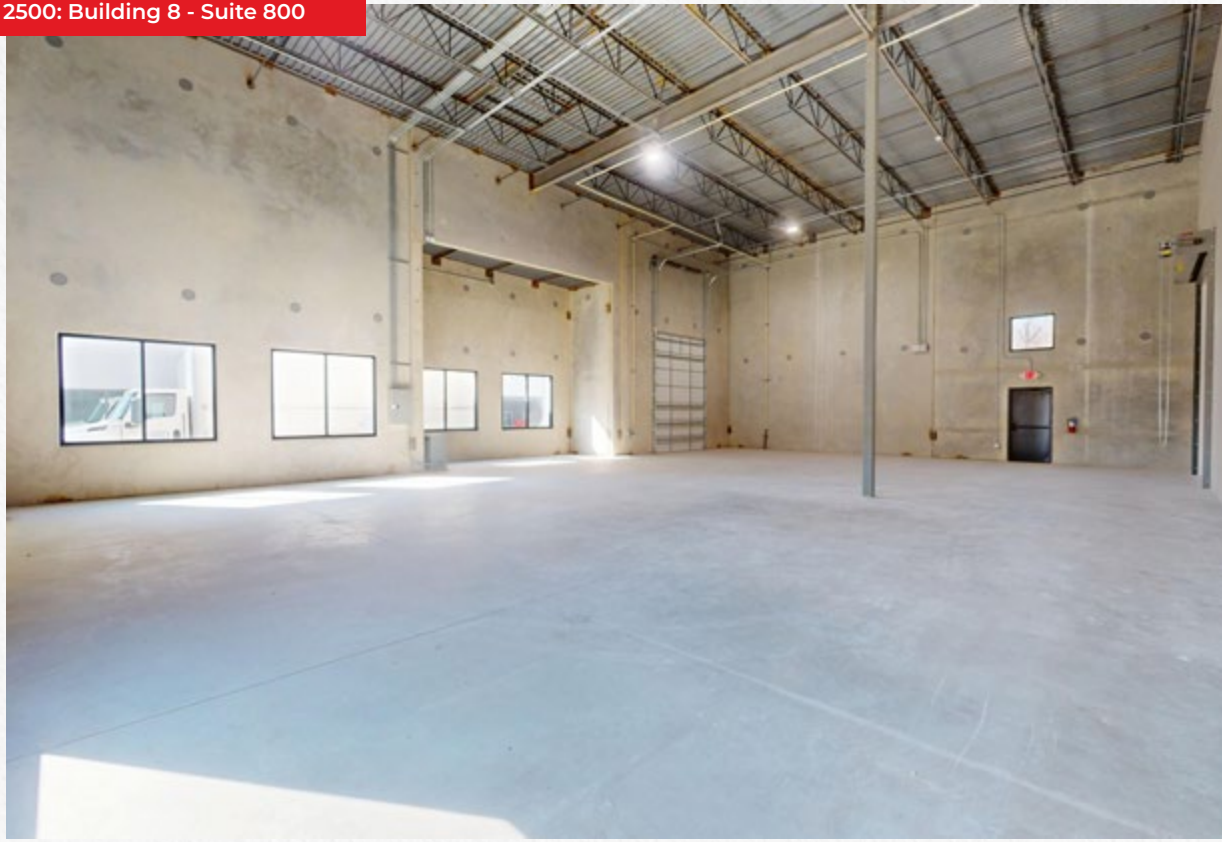
- Office
- Warehouse
- Storage/Warehouse/Office Expan.



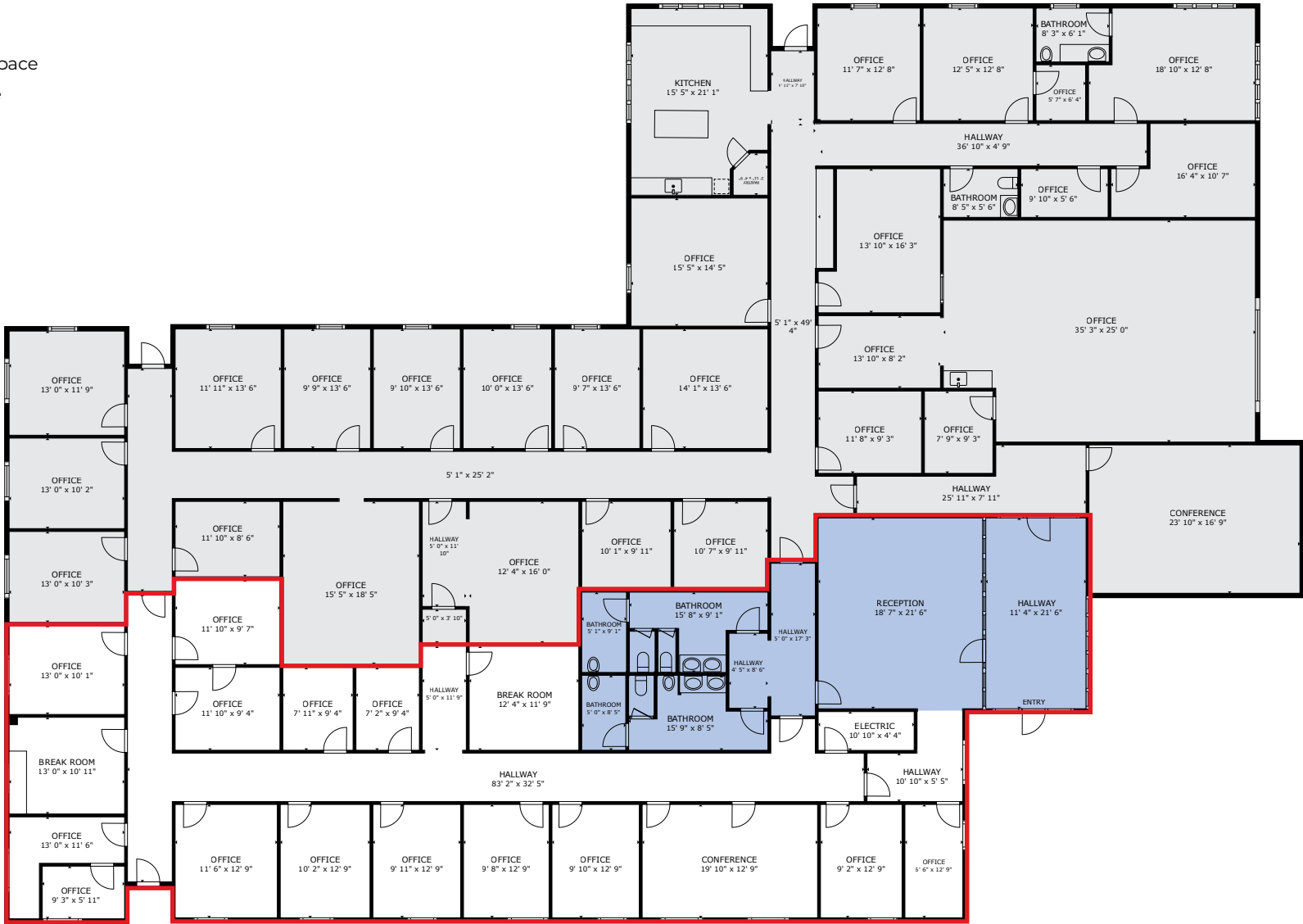
Specifications

- 150' (w) x 70' (d) Building Depth
- 35' (d) x 30' (w) Column Spacing
- (3) 10' x 14' Overhead Doors
- +/- 2,000 SF Yard
- 3 Phase Electrical - 480v / 400a
- Approx. Office 10% / Storage 10% / Warehouse 80%
- Hot Warehouse
- Offices: 2
- Bathrooms: 2
- Breakroom
- Conference Room
- Entry Lobby

[Click To View Virtual Tour](#)



-  Leased
 Shared Space
 For Lease

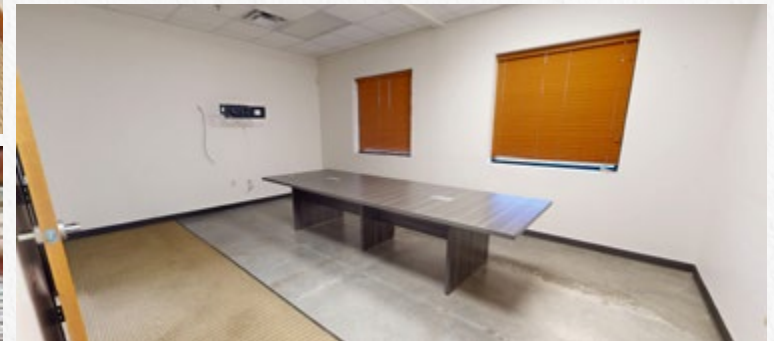
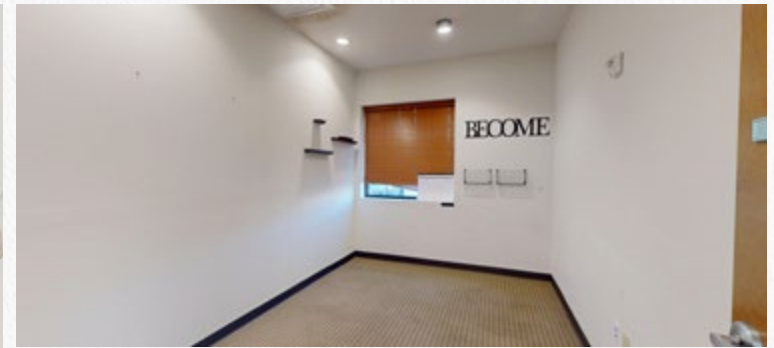
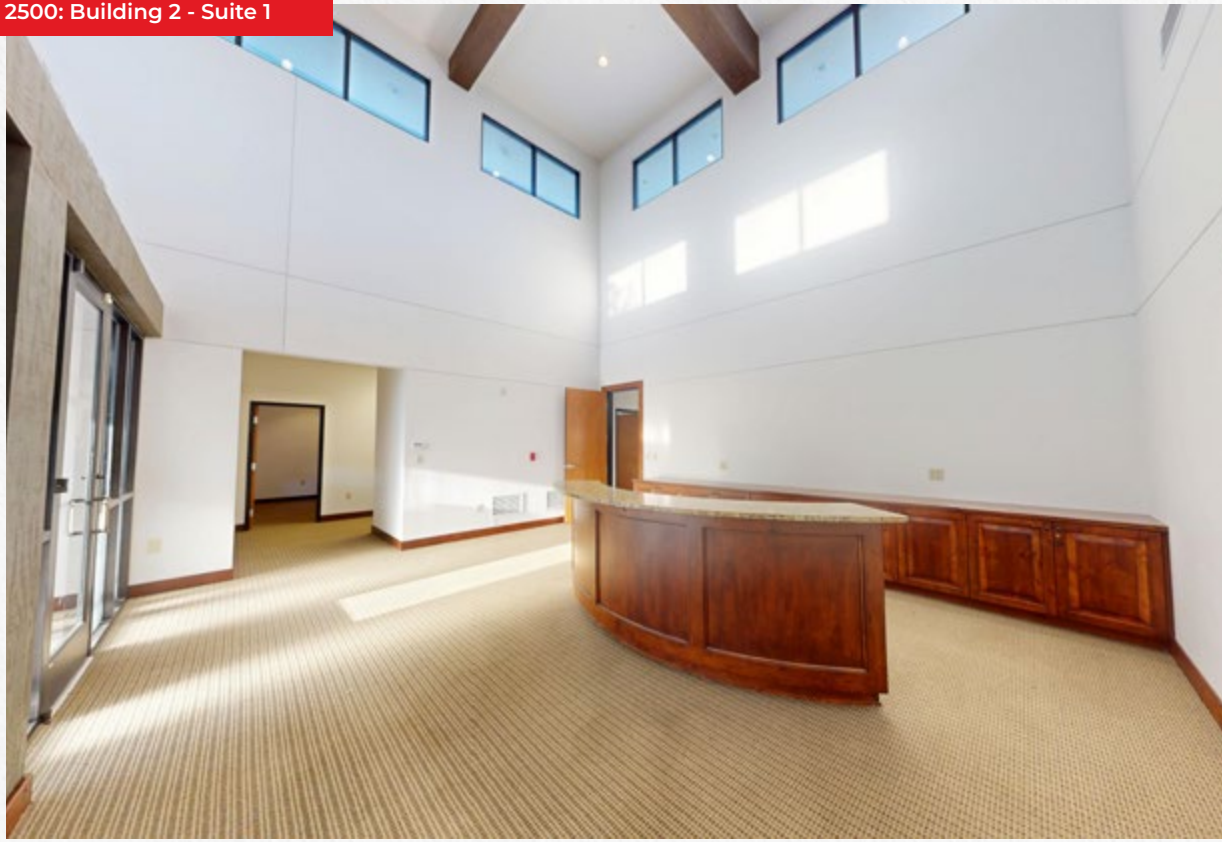


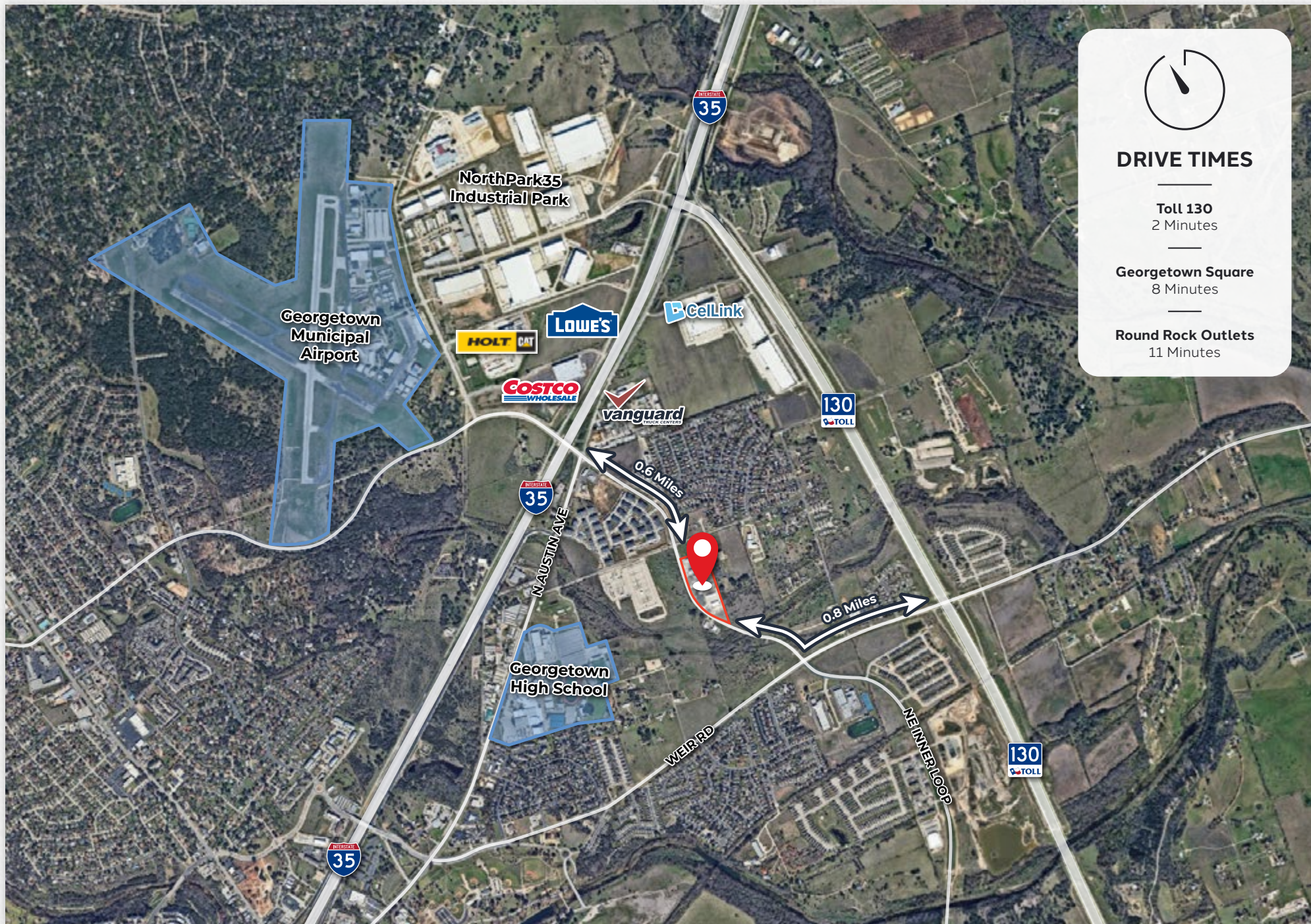
Specifications

- Offices: 13
- Conference Rooms: 1
- Break Rooms: 2
- Bathrooms: 2

[Click To View Virtual Tour](#)

IMPORTANT NOTICE: This material is subject to the Important Disclosures, Disclaimers, and Notices accompanying this marketing package, which are incorporated herein by reference. By accepting or reviewing this material, you acknowledge and agree to such terms. Current disclosures are available at astera.com/disclosures





DRIVE TIMES

Toll 130
2 Minutes

Georgetown Square
8 Minutes

Round Rock Outlets
11 Minutes

IMPORTANT NOTICE: This material is subject to the Important Disclosures, Disclaimers, and Notices accompanying this marketing package, which are incorporated herein by reference. By accepting or reviewing this material, you acknowledge and agree to such terms. Current disclosures are available at asterra.com/disclosures

Market Overview

AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

Market Drivers

AUSTIN

Regional Economic Rankings & Demand Anchors

Austin anchors one of the country's most visible Sunbelt growth markets, combining state-capital stability, a deep employer base, a highly educated workforce, major university and research institutions, expanding air connectivity, and nationally recognized business and talent rankings. These fundamentals support broad-based tenant, investor, workforce and consumer demand across Austin-area commercial property types.

1.0M+

AUSTIN CITY POPULATION
2025 CENSUS ESTIMATE

2.55M

AUSTIN MSA POPULATION
2024 ACS / METRO UPDATE

\$268B

AUSTIN REGION GDP
2024 | +3.7% REAL GDP

\$7.94B

VENTURE CAPITAL INVESTMENT
2025 RECORD FUNDING

21.7M

AUS PASSENGER ACTIVITY
2025 ANNUAL PASSENGERS

59.6%

BACHELOR'S DEGREE OR HIGHER
CITY RESIDENTS AGE 25+

55,000

UT AUSTIN ENROLLMENT
FALL 2025

\$1.37B

UT AUSTIN RESEARCH
FY25 EXPENDITURES

#9

BEST-PERFORMING LARGE METRO
MILKEN INSTITUTE | 2026

#5

BEST METRO FOR STEM PROS
WALLETHUB | 2026

#3

BEST CITY TO START A CAREER
WALLETHUB | 2026

#1

BEST CITY TO START A BUSINESS
USA TODAY / MCCOMBS | 2025

Regional Demand Story

- Population scale, GDP growth and capital-market visibility expand Austin's consumer, workforce, tenant and investor base.
- State government, UT Austin, health care, technology, semiconductors, advanced manufacturing and professional services diversify the demand profile.
- Talent, research, venture capital and entrepreneurship reinforce Austin's long-term innovation brand.
- AUS passenger activity, major events, music, dining, outdoor recreation and cultural identity strengthen visitor and lifestyle demand.

Commercial Real Estate Relevance

- The Austin story supports a broad backdrop for office, medical, industrial/flex, retail, restaurant, hospitality, multifamily, land and mixed-use assets.
- Employer depth and institutional anchors help sustain recurring activity across Austin's urban core, established suburban nodes and high-growth corridors.
- The strongest positioning pairs regional momentum with asset-level fundamentals: access, visibility, utility, submarket fit, basis and execution.
- Performance remains property-specific and varies by product type, location, pricing, supply, capital costs and market timing.

Contact



Ryan Perry
Partner

512.694.5426
RPerry@asterra.com



Riley Perry
Associate

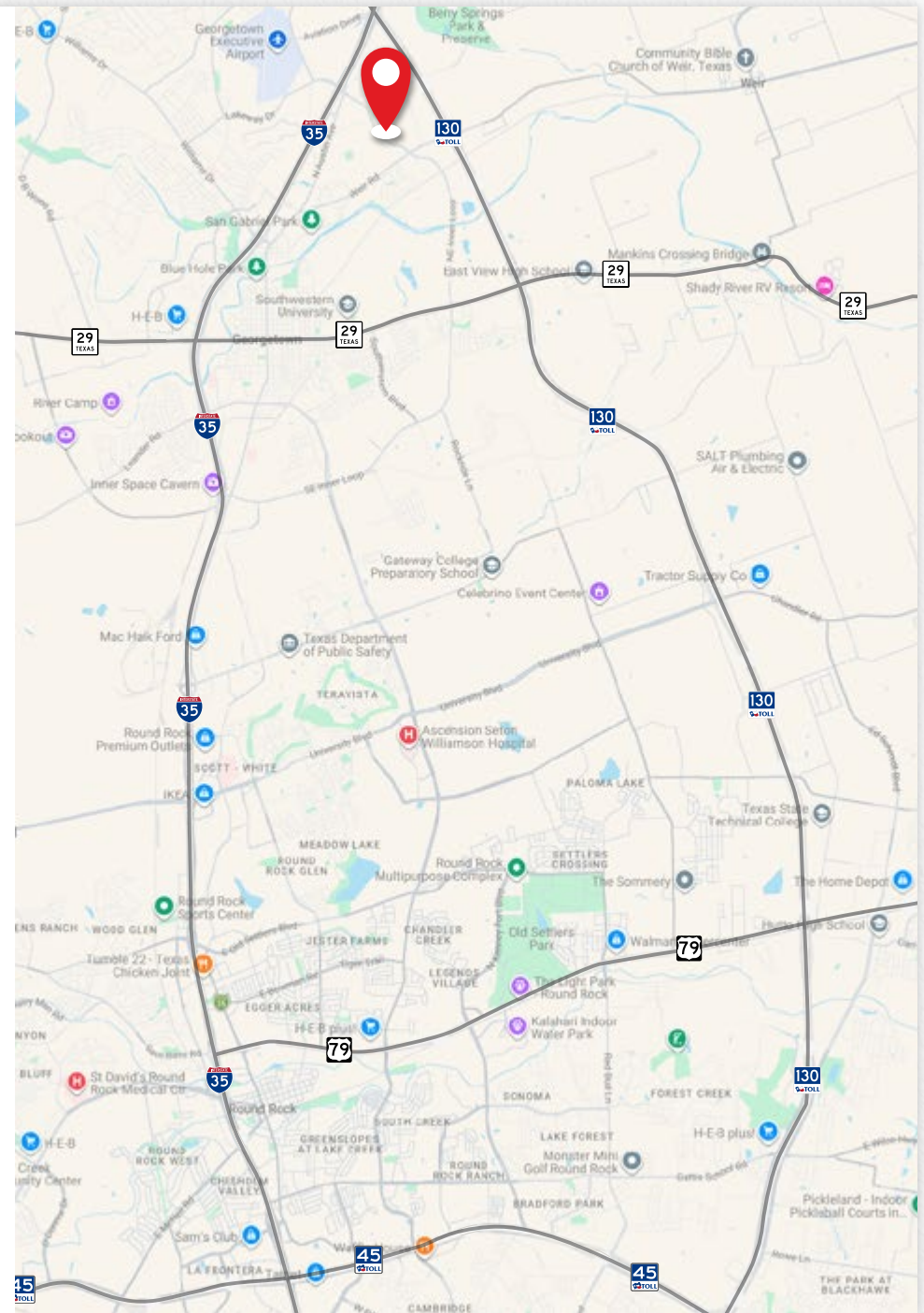
936.615.2662
RiPerry@asterra.com

Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



IMPORTANT DISCLOSURES, DISCLAIMERS AND NOTICES:

SCOPE; NO RELATIONSHIP: These marketing materials and any accompanying or linked information (collectively, the “Materials”) concern the property described in them (the “Property”) and include this notice. The owner, seller, landlord, or other party authorizing the offering is “Owner.” Receipt or review alone creates no contract, confidentiality obligation, or agency, fiduciary, advisory, or brokerage relationship with a recipient.

RESPONSIBLE BROKER; AFFILIATES: The names “AKMI,” “Asterra,” and “The Kucera Companies” may be used by affiliated but legally separate entities. Only the licensed brokerage entity identified in the Materials is “Broker” and responsible for this assignment; no other affiliate assumes responsibility solely through common ownership or branding. Any agency, intermediary, ownership-interest, conflict, or other disclosure or consent required by law or contract will be handled separately. This notice does not replace any notice or disclosure required by law.

INFORMATION; NO WARRANTY: The Materials were compiled from Owner, tenants, public records, and other sources believed reliable. Broker has not independently verified all information. Information may be approximate, incomplete, outdated, or subject to change without notice. Except as expressly stated in a definitive written agreement executed by the party to be bound, no representation or warranty, express or implied, is made by Owner, Broker, or any of their respective affiliates or representatives regarding the accuracy or completeness of the Materials; the Property’s physical, legal, financial, or regulatory condition; or its suitability for any use, occupancy, development, financing, or investment.

INDEPENDENT VERIFICATION: Each prospective purchaser or tenant is responsible for independently investigating and verifying all matters material to its decision, including measurements and boundaries; title, easements, access, and parking; zoning, entitlements, and permitted uses; utilities, floodplain, and environmental matters; physical condition, building systems, and code or accessibility compliance; taxes, assessments, and insurance; leases, tenant and operating information; and construction or development plans. Maps, photographs, aerials, plans, and renderings are illustrative, may not be current or to scale, and may show proposed or changed conditions.

DUE DILIGENCE; PROFESSIONAL ADVICE: Unless separately agreed in writing, Broker does not perform due diligence for recipients. The Materials are not legal, tax, accounting, investment, environmental, engineering, architectural, surveying, appraisal, insurance, regulatory, or other professional advice. Recipients should consult qualified advisors.

FINANCIAL INFORMATION: Any financial or market information, rent roll, budget, pro forma, valuation, estimate, projection, opinion, or forward-looking statement is illustrative, may be unaudited and based on assumptions, and is not a guarantee of value, income, expenses, occupancy, financing, or future performance. Actual results may differ materially.

OFFERING CONDITIONS; NO BINDING AGREEMENT: The offering is subject to errors, omissions, changes in price or terms, prior sale or lease, and withdrawal without notice. Owner may reject any proposal, modify or terminate the offering process, or remove the Property from the market at any time. The Materials are not a binding offer or commitment. No obligation to consummate a sale or lease of the Property arises unless and until a definitive written agreement is fully executed and delivered by the parties to be bound. Broker has no authority to bind Owner except as expressly authorized in writing. Neither Owner nor Broker undertakes to update the Materials except as required by law or a written agreement.

CONFIDENTIALITY; PROPERTY ACCESS: Any confidentiality obligation arises only under a separate agreement or applicable law; a separate agreement controls if inconsistent with this notice. Property access and contacts with Owner’s tenants, employees, vendors, or property personnel must be coordinated through Broker or otherwise authorized by Owner or Broker.

THIRD-PARTY CONTENT; PERMITTED USE: Third-party names, logos, photographs, maps, and other content are used only for identification or informational context and do not imply affiliation, sponsorship, or endorsement; such content remains subject to its owner’s rights. The Materials may also contain proprietary text, analyses, graphics, photographs, layouts, branding, and other work product of AKMI M2, LLC. Recipients may duplicate and share the Materials only as reasonably necessary to evaluate the Property, including with professional advisors, lenders, financing sources, equity partners, and other transaction participants. Except as permitted by law or separate written agreement, any other reproduction, modification, republication, distribution, commercial use, use to market another property or transaction, or incorporation of proprietary portions into other materials is prohibited without the prior express written consent of AKMI M2, LLC or the applicable rights holder.

EQUAL OPPORTUNITY; APPLICABLE LAW: Broker conducts its business without unlawful discrimination and in accordance with applicable federal, state, and local law. Nothing in this notice limits any duty or liability that cannot lawfully be limited or waived.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

AKMI C2, LLC	9016237	info@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone