



WELLS BRANCH TECH CENTER

3,684 - 16,022 SF AVAILABLE

1421 WELLS BRANCH PKWY | PFLUGERVILLE, TX | 78660

LOCATED IN NORTHEAST AUSTIN/PFLUGERVILLE



FOR MORE INFORMATION, CONTACT STREAM:

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ABOUT WELLS BRANCH TECH CENTER

Wells Branch Tech Center is a 163,533-square-foot Service Center/R&D center incorporating a high tech image and extensive landscaping for an attractive corporate atmosphere. Located at the intersection of I-35 and Wells Branch Pkwy, the project is accessible from north and southbound I-35, eastbound Wells Branch Pkwy, and north and southbound MoPac via Wells Branch Pkwy. The complex features dual feed fiber optics and 100' - 120' bay depths.

PROPERTY FEATURES

Excellent amenities in the immediate area.

Easy access to Mopac Expressway, I-35, and Highway 45.

3.0/1,000 Parking

Dock-High & Grade Level Loading



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BUILDING OVERVIEW



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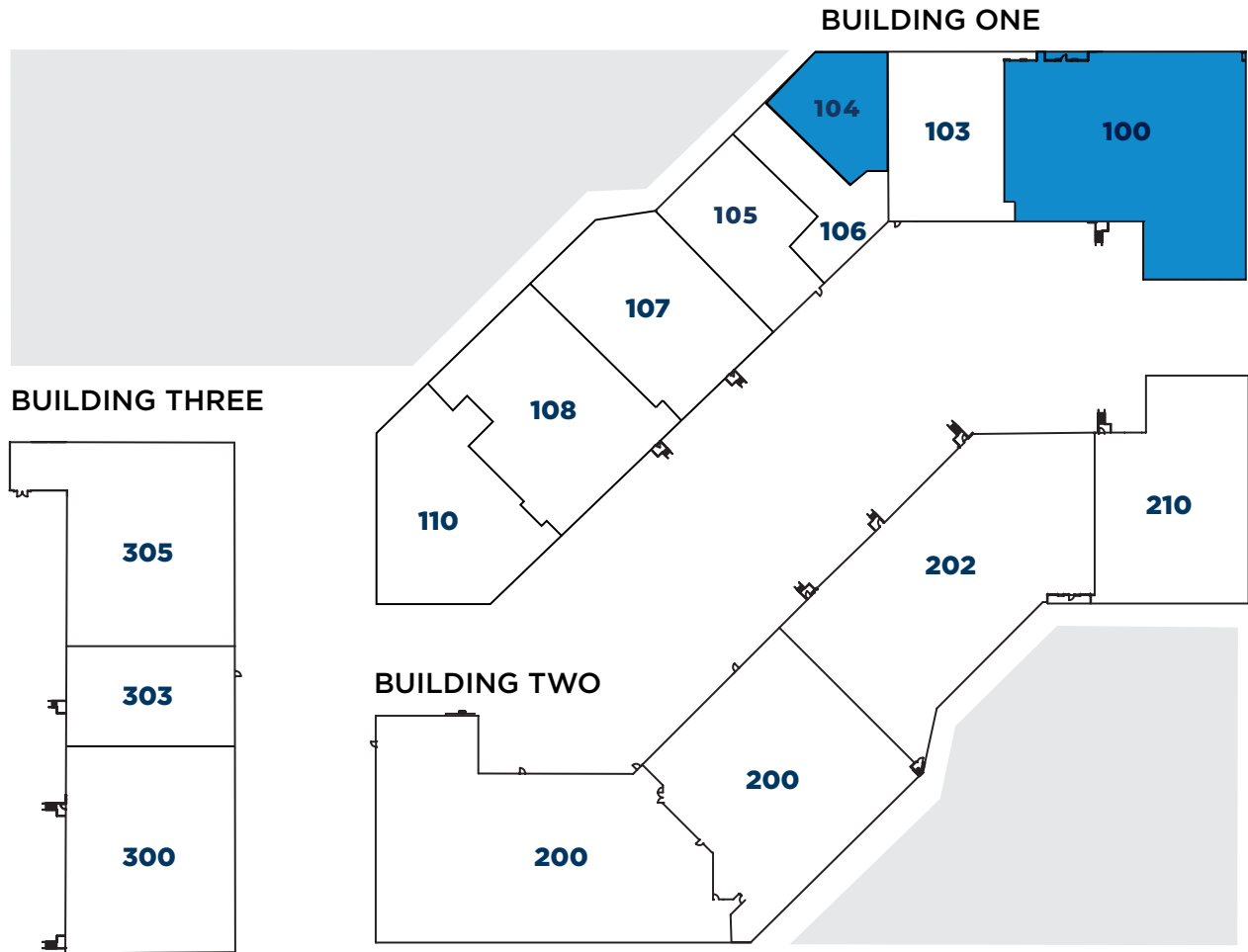
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SITE PLAN

SQUARE FOOTAGE AVAILABLE

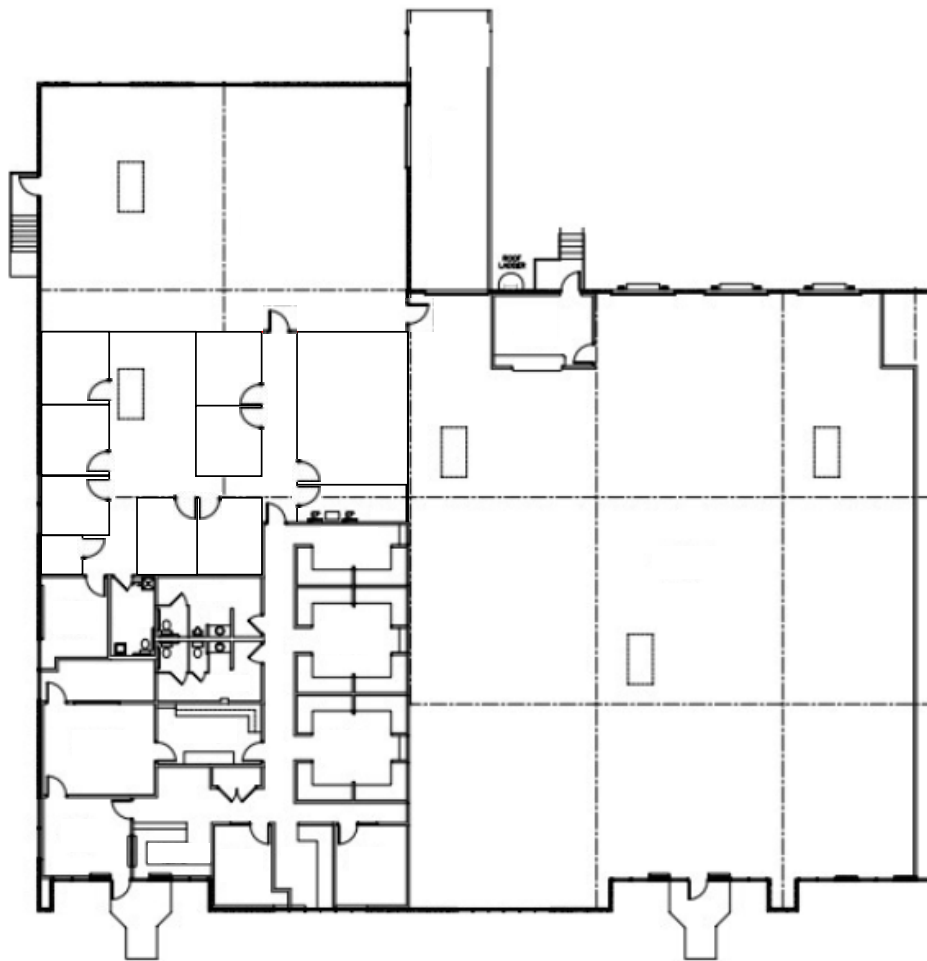
SUITE 100	16,022 SF
SUITE 104	3,684 SF



 AVAILABLE

SUITE 100

Square Feet	16,022 SF
Loading	Dock-High and Ramp
Clear Height	+/- 20'
Office/Warehouse	35% Office 65% Warehouse



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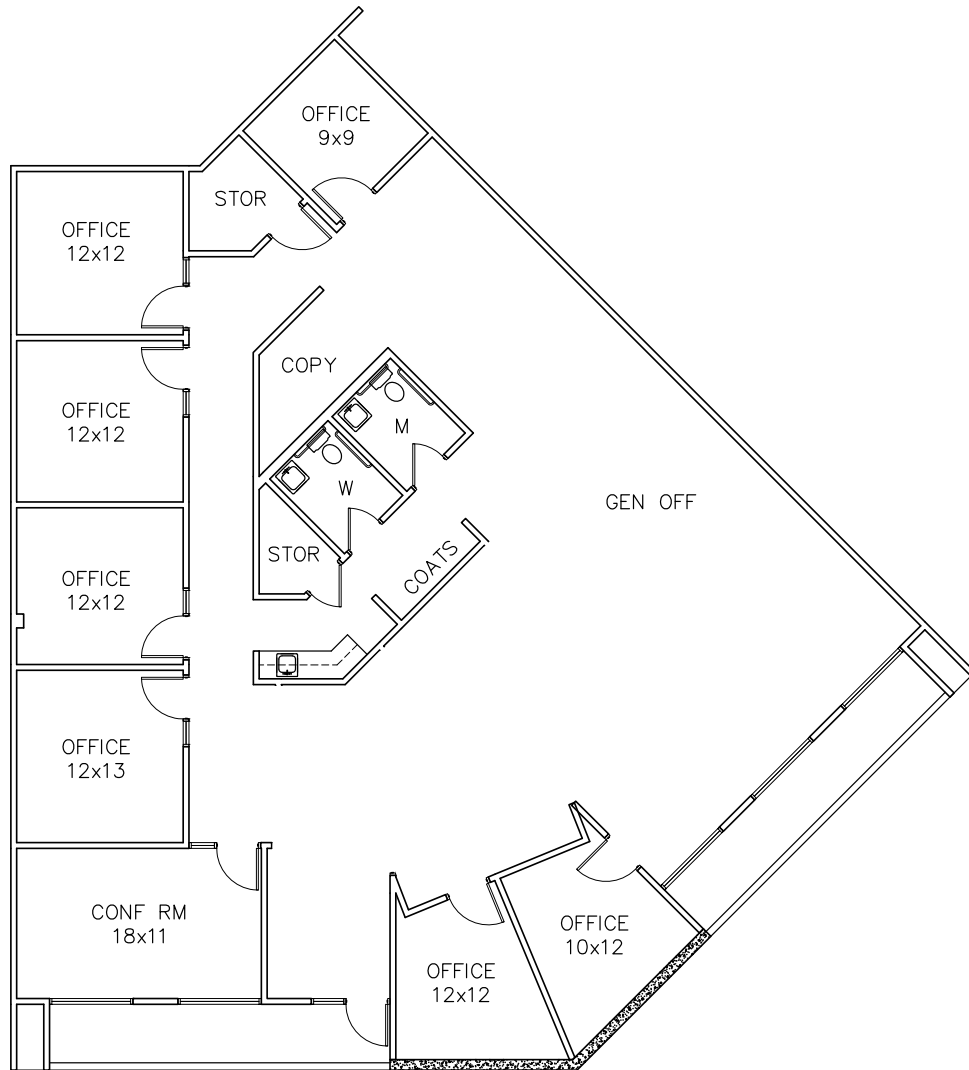
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SUITE 104

Square Feet	3,684 SF
Office/Warehouse	100% Office
Parking	+/- 3.0/1,000



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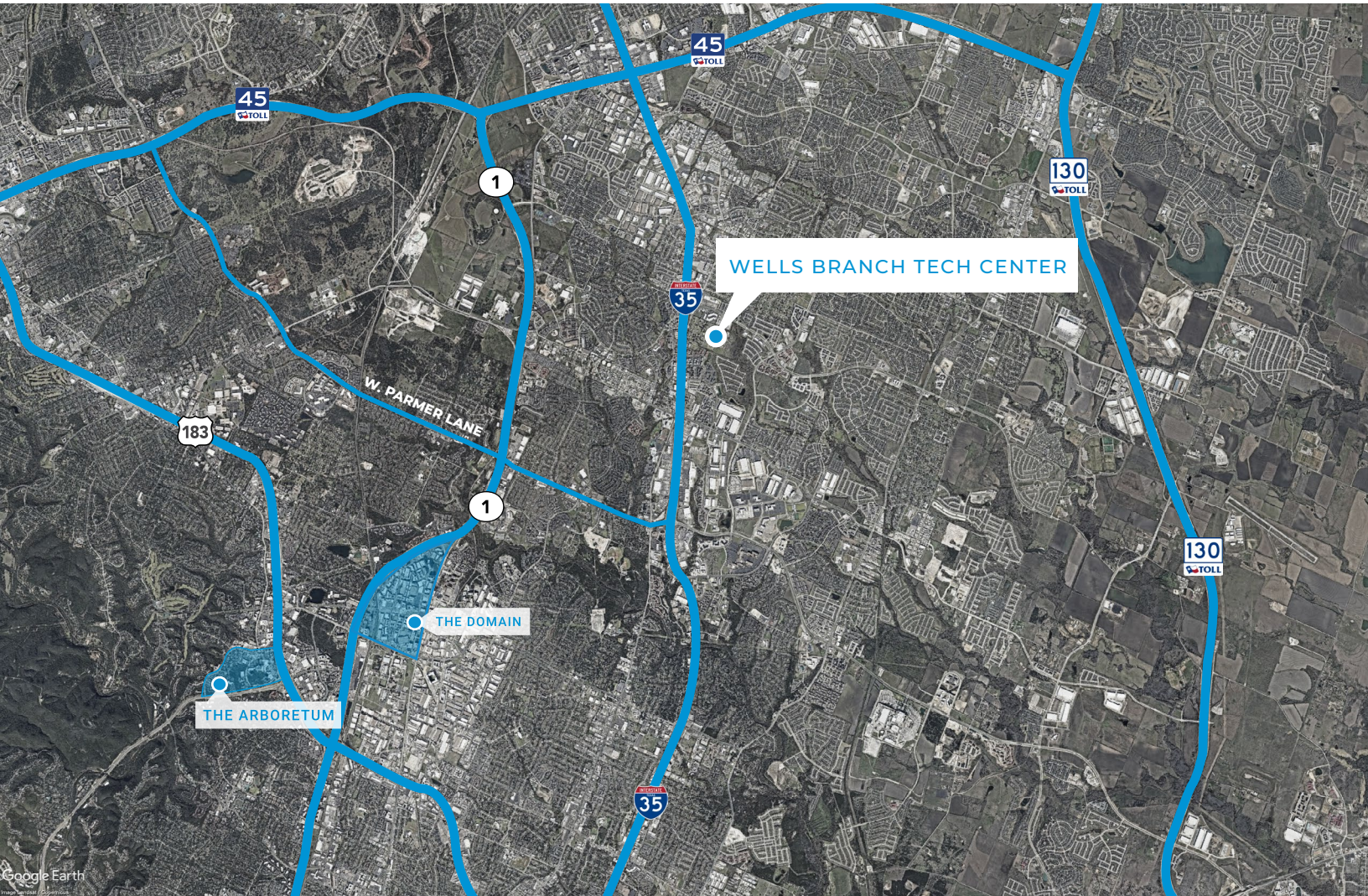
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LOCATION & DRIVE TIMES

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DRIVE TIMES

The Domain	7 Minutes
The Arboretum	9 Minutes
Downtown Austin	17 Minutes

South Congress	20 Minutes
Austin-Bergstrom International Airport	25 Minutes
San Antonio	1.5 Hours



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