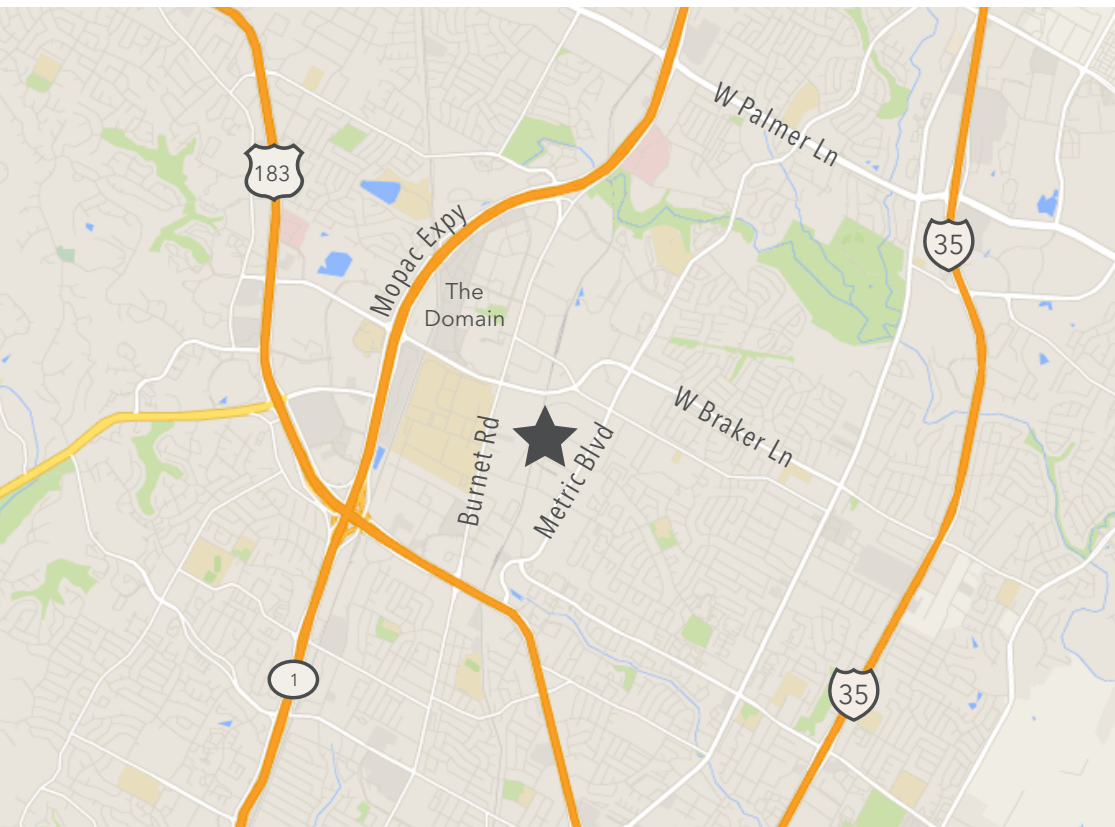




2201 DONLEY DR, AUSTIN, TX | 59,250 SF | FOR LEASE





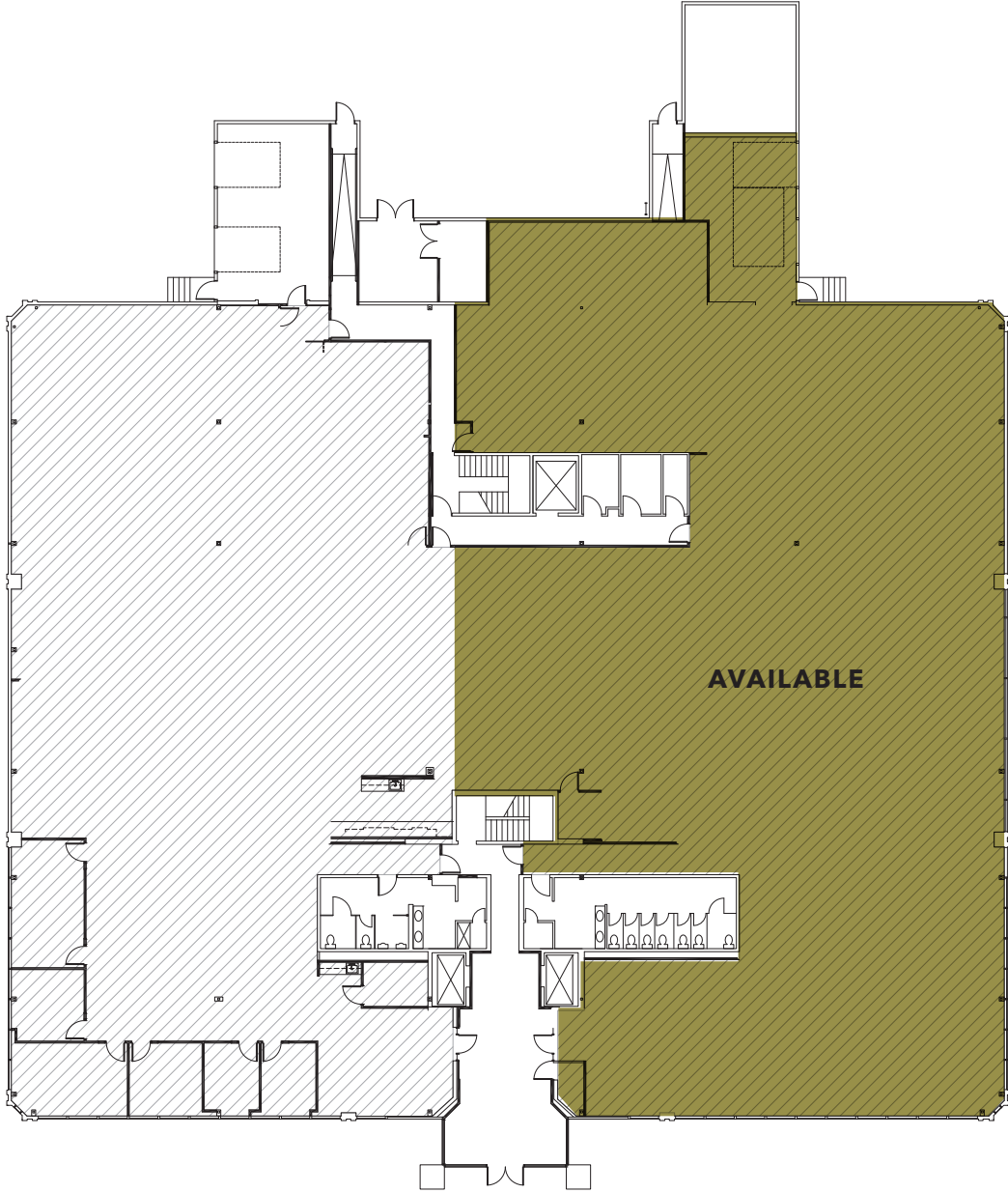
# PROPERTY INFORMATION

<b>Address</b>	2201 Donley Dr. Austin, TX
<b>Available SF</b>	Up to 59,250 RSF (demisable to 10,000 rsf)
<b>Building Size</b>	69,547 SF
<b>Lease Rate</b>	\$15.50 NNN
<b>Parking</b>	6/1,000
<b>Cross Streets</b>	Donley Dr / Metric Blvd

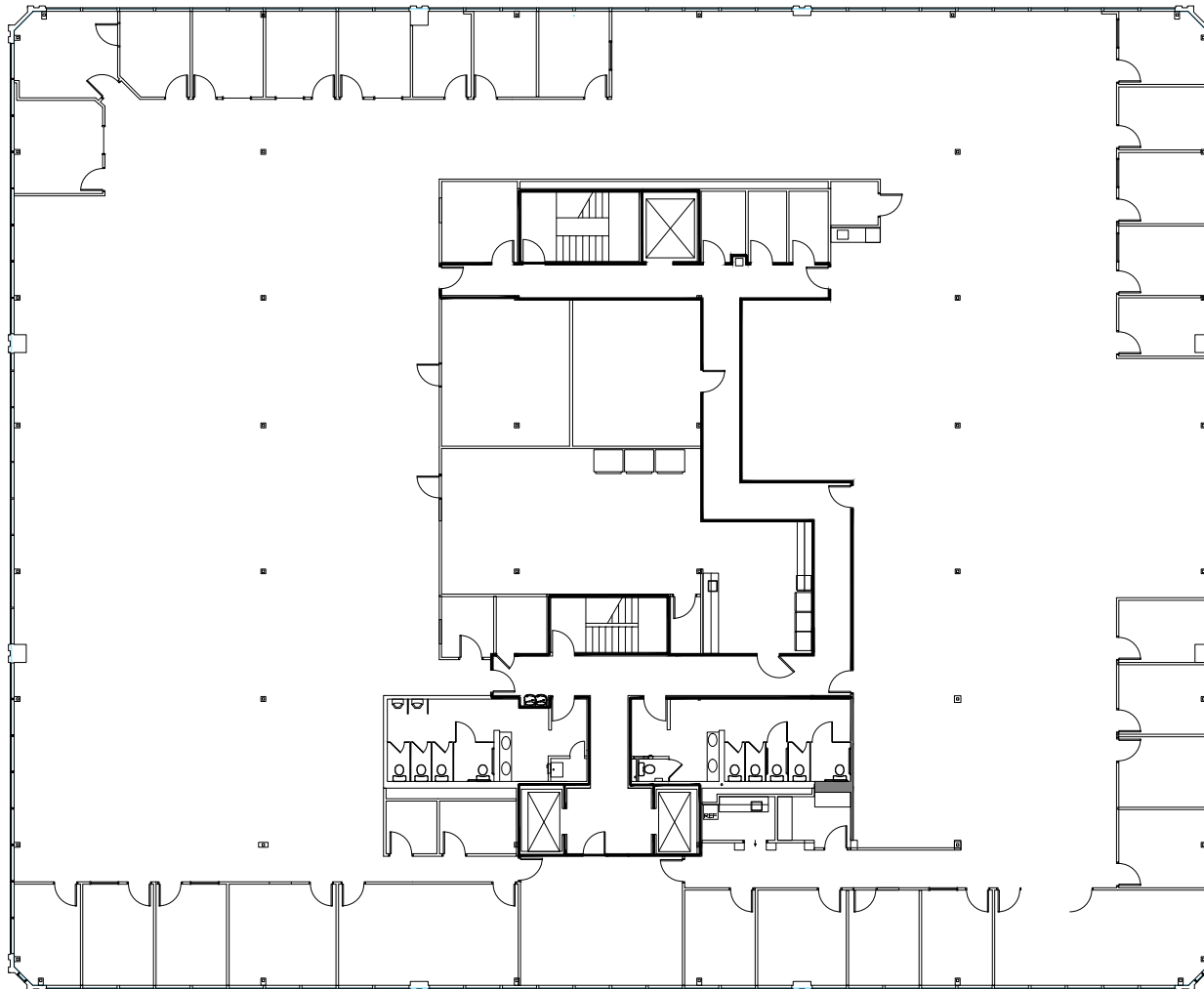
## LOCATION/PROPERTY HIGHLIGHTS

- Immediately adjacent to the Domain
- Convenient access to Mopac, 183, Burnet and Braker
- Recently upgraded HVAC systems with redundant HVAC, including 100 ton fresh air system and a high power capacity for the building
- Ample TI allowances available for ideal tenants
- Under new ownership and management
- Space is move-in ready
- Multiple building upgrades underway with STG Design including lobby, common corridor and building entry renovations, new restrooms, and improved interior and exterior signage
- Full floorplan ideal for Creative Office or Call Center
- Vacant space works well for open ceiling concept

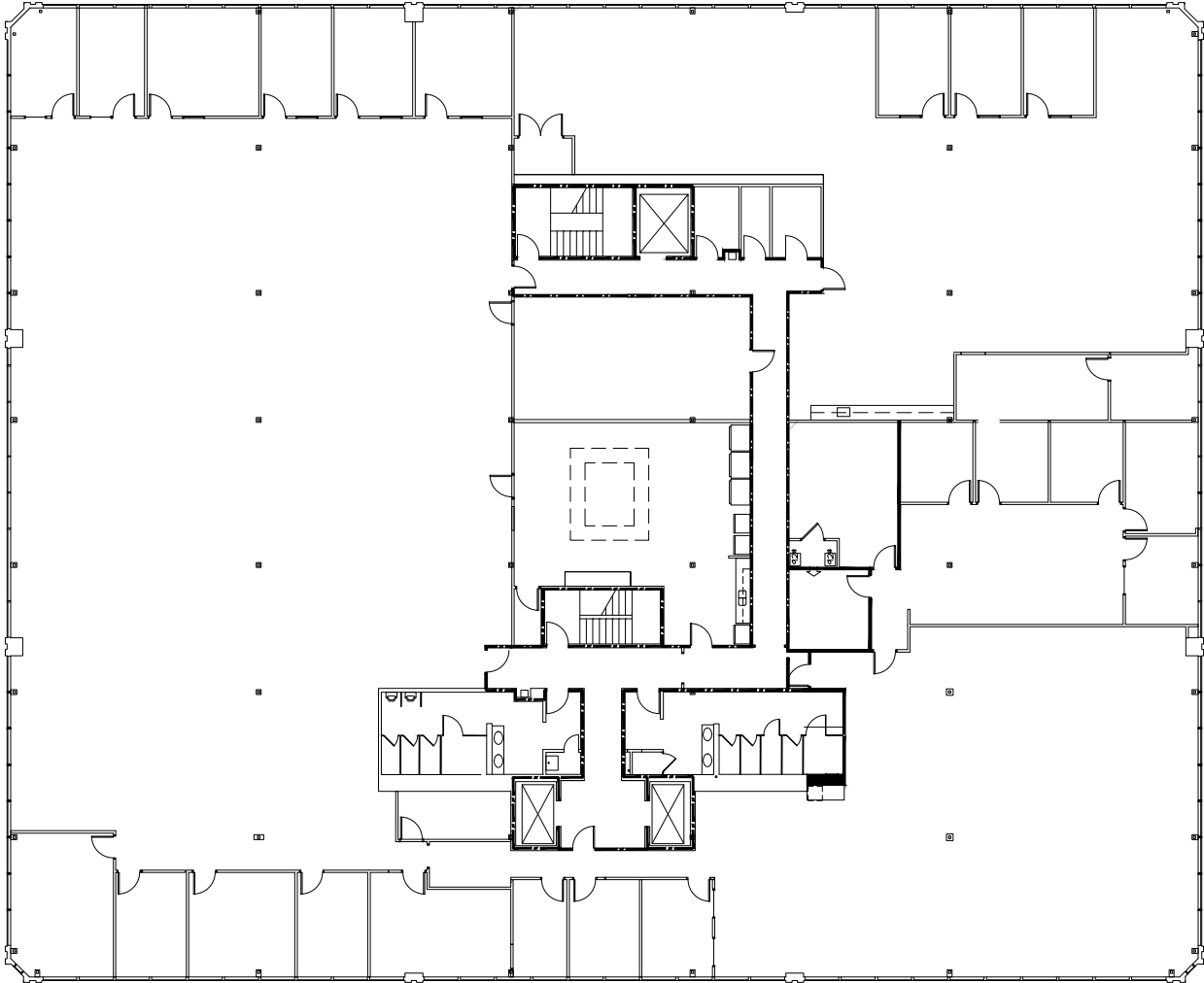
# FIRST FLOOR PLAN



# SECOND FLOOR PLAN



# THIRD FLOOR PLAN





**ip** innovationpark

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**LUKE WOOD**

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