

CLOSET 7' - 5" x 5' - 10" **CLOSET** 10' - 9" x 6' - 6" <u>RR</u> 7' - 7" x 7' - 6" **WOMENS RR OFFICE** 28' - 4" x 5' - 1 10' - 10" x 10' - 9" **OFFICE BREAKROOM** 10' - 9" x 10' - 0" 17' - 0" x 10' - 9" **① (** MENS RR 28' - 3" x 5' - 0" **SHOWROOM** OFFICE 57' - 8" x 29' - 1" 10' - 0" x 9' - 8' **LOBBY** 17' - 7" x 14' - 9" **OPEN OFFICE CONFERENCE OFFICE** 34' - 2" x 24' - 2" 15' - 11" x 12' - 9" 11' - 0" x 9' - 8"

NOTE: THIS CONCEPTUAL PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED BASED ON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSION AREA CALCULATIONS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.



TECHRIDGE TWO.1

401 CENTER RIDGE DR, AUSTIN, TX 78753

SUITE 121

AVAILABLE AREA 18,946 SF TOTAL BUILDING FOOTPRINT 84,395 SF OFFICE FOOTPRINT 4,620 SF

CLEAR HEIGHT 24'-0"
DOCK DOORS 3
DRIVE-IN DOCK DOORS 1

LEGEND

LEASED AREA

AVAILABLE AREA

▲ DOCK POSITION♦ DRIVE-IN DOOR



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