

# TECHRIDGE TWO.1

401 CENTER RIDGE DR, AUSTIN, TX 78753

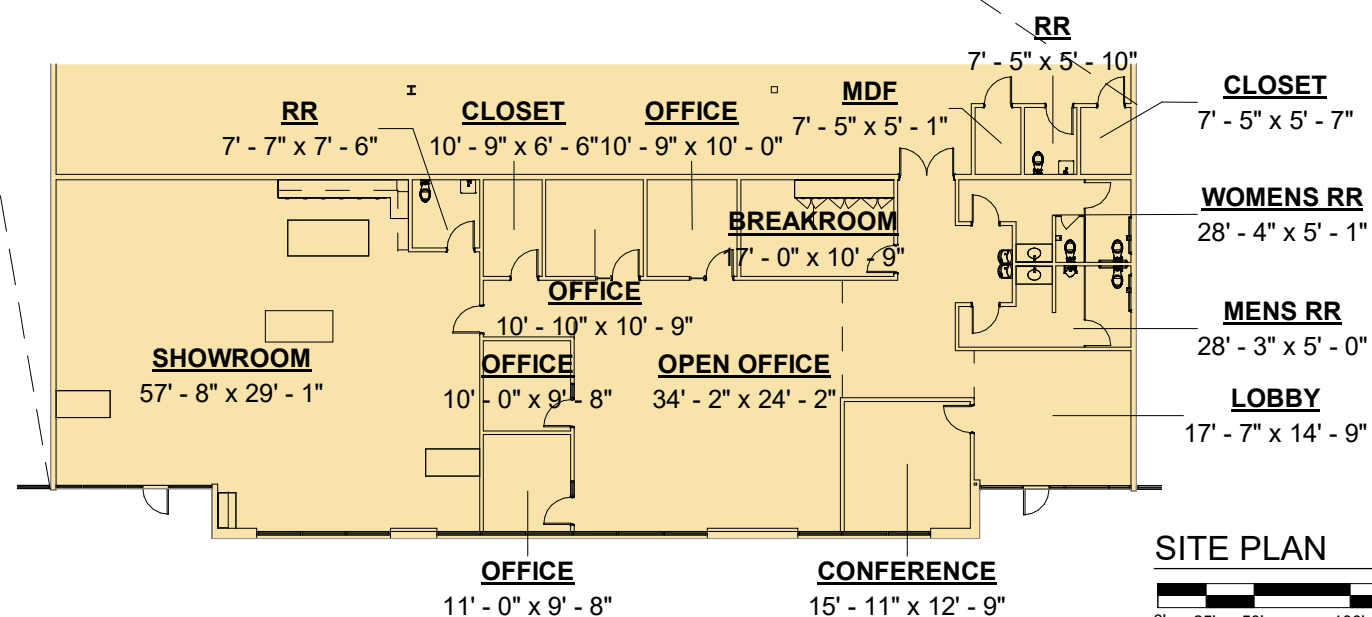
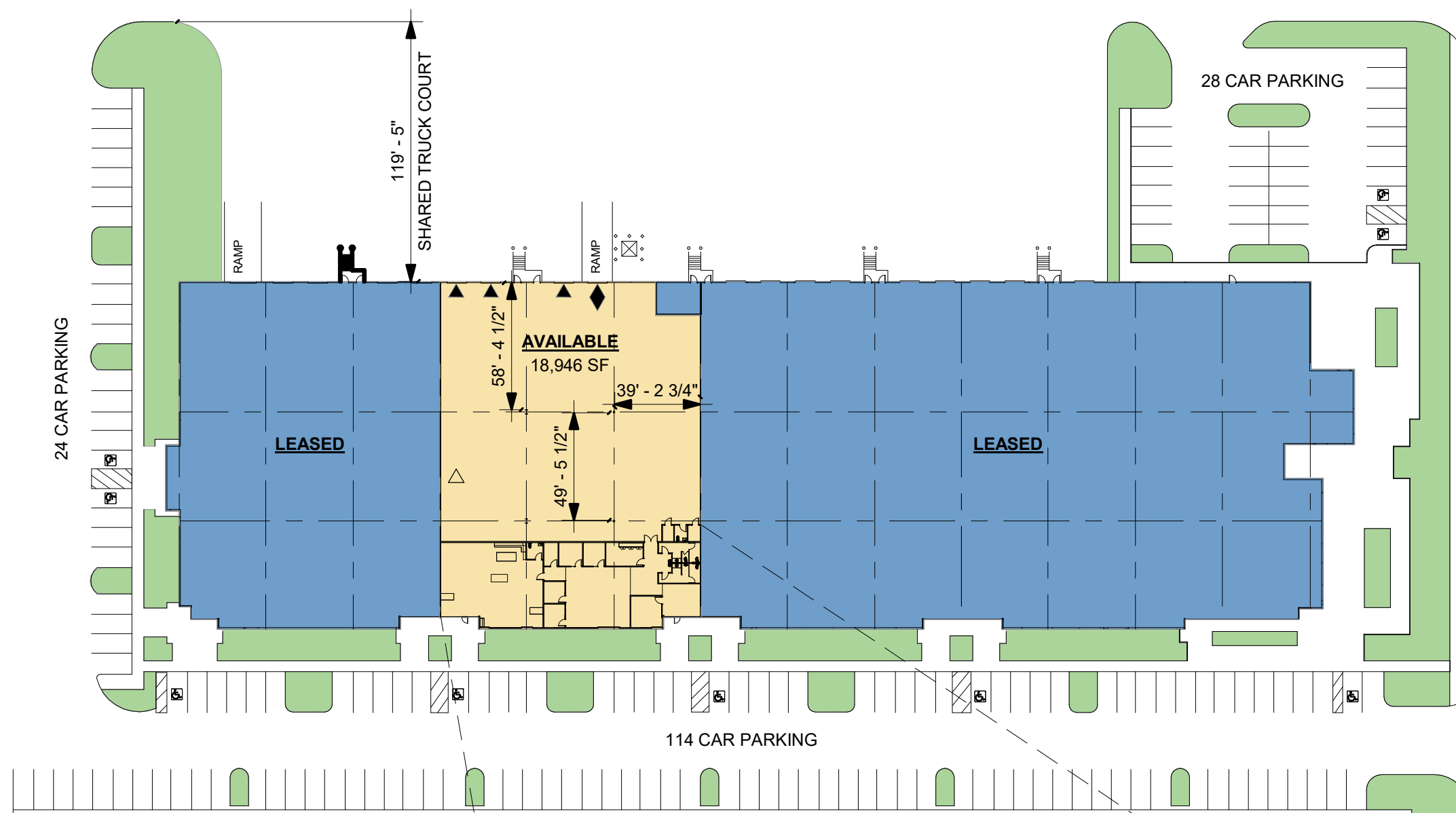
## SUITE 121

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



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.



600 Congress Ave, 14th Floor Austin, Texas 78701  
Telephone (972) 884-9244



2921 E 17TH ST. UNIT B SUITE 200  
AUSTIN, TX 78702  
(512) 478-0970

01/31/25

PROJECT #: M25-02-T0006

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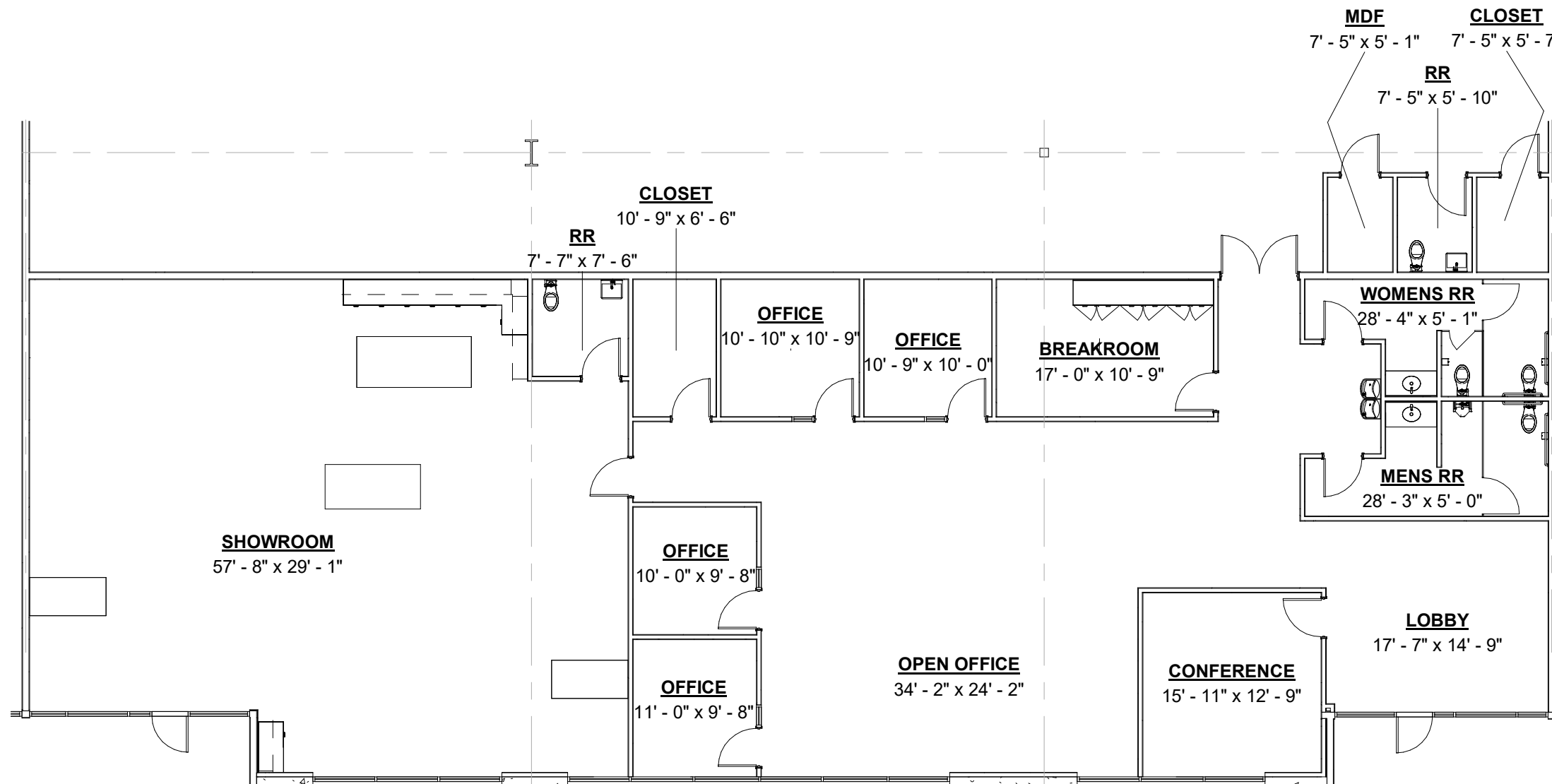
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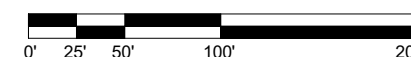
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OFFICE PLAN



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