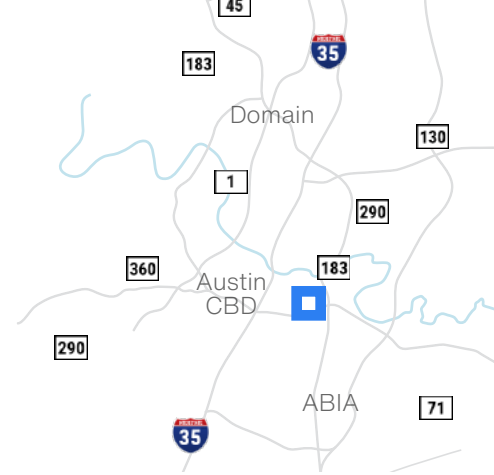


1406 Smith Rd

1406 Smith Rd - Austin, TX 78721

Flex Space
3,606 - 17,091 SF



Key Information

- ★ **4 Office Condos | For Lease/Sale Together or Separately**
- ★ **Creative Office + Warehouse Flex Space**
- ★ **Flexible Lease Terms Available**
- ★ **Outdoor Space for Teams & Clients**
- 📍 **Near Airport | Excellent Accessibility**
- 📍 **Proximity to HWY 183/71**

[Virtual Tour](#)



Davis Bass
bass@hpitx.com
(512) 203-5130

Jordan McMahon
jmcmahon@hpitx.com
(512) 431-1108

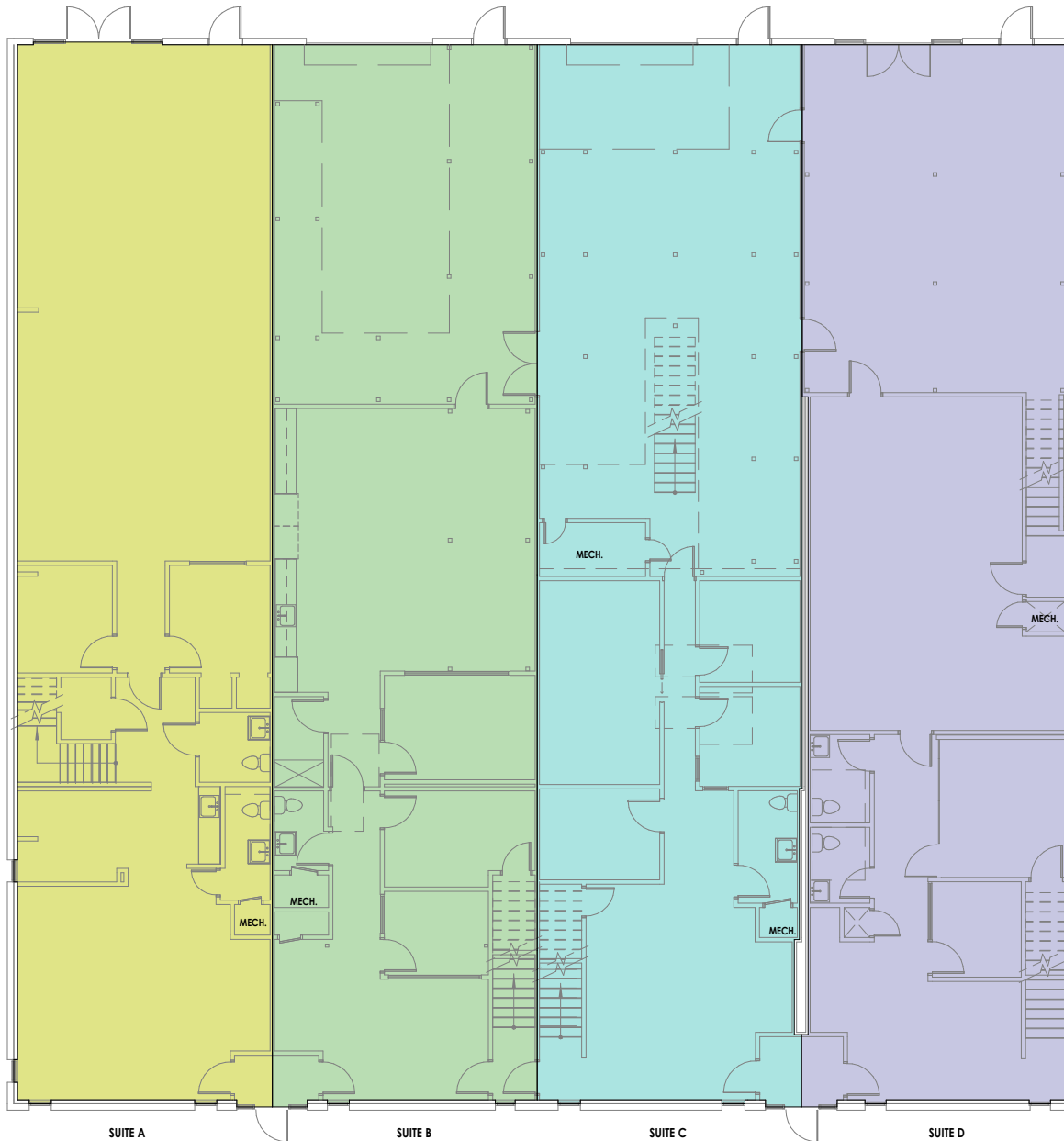
Will Thomas
wthomas@hpitx.com
(512) 835-4455

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals.

1406 Smith Rd

1st Floor

1406 Smith Rd - Austin, TX 78721



SUITE A
1ST FLR APPROX. 2,402 SF
2ND FLR APPROX. 1,204 SF
TOTAL APPROX. 3,606 SF

SUITE C
1ST FLR APPROX. 2,482 SF
2ND FLR APPROX. 2,095 SF
TOTAL APPROX. 4,577 SF

SUITE B
1ST FLR APPROX. 2,493 SF
2ND FLR APPROX. 1,787 SF
TOTAL APPROX. 4,280 SF

SUITE D
1ST FLR APPROX. 2,440 SF
2ND FLR APPROX. 2,188 SF
TOTAL APPROX. 4,628 SF

[Virtual Tour](#)



Davis Bass
bass@hpitx.com
(512) 203-5130

Jordan McMahon
jmcmahon@hpitx.com
(512) 431-1108

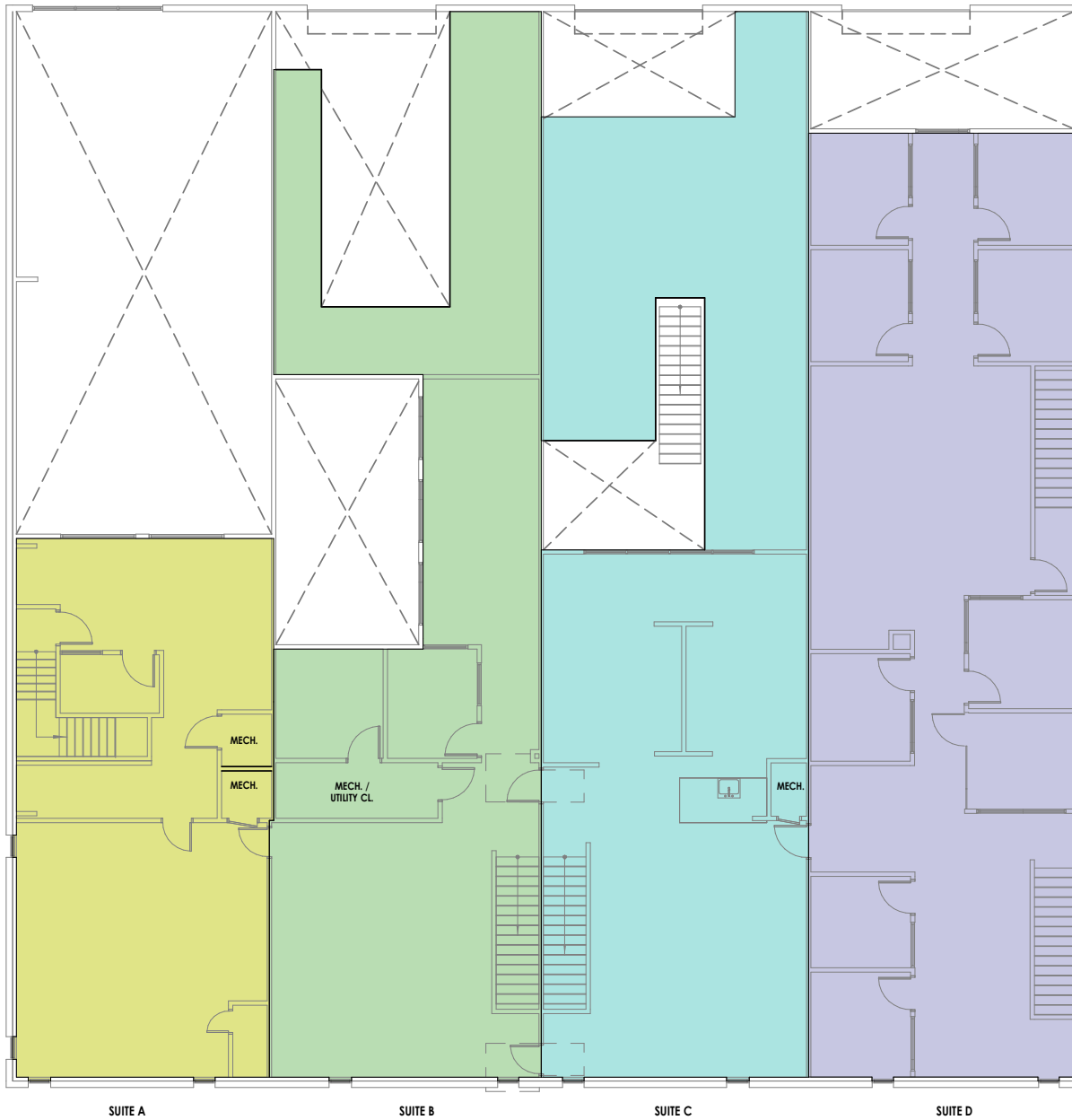
Will Thomas
wthomas@hpitx.com
(512) 835-4455

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals.

1406 Smith Rd

2nd Floor

1406 Smith Rd - Austin, TX 78721



SUITE A
1ST FLR APPROX. 2,402 SF
2ND FLR APPROX. 1,204 SF
TOTAL APPROX. 3,606 SF

SUITE B
1ST FLR APPROX. 2,493 SF
2ND FLR APPROX. 1,787 SF
TOTAL APPROX. 4,280 SF

SUITE C
1ST FLR APPROX. 2,482 SF
2ND FLR APPROX. 2,095 SF
TOTAL APPROX. 4,577 SF

SUITE D
1ST FLR APPROX. 2,440 SF
2ND FLR APPROX. 2,188 SF
TOTAL APPROX. 4,628 SF

[Virtual Tour](#)



Davis Bass
bass@hpitx.com
(512) 203-5130

Jordan McMahon
jmcmahon@hpitx.com
(512) 431-1108

Will Thomas
wthomas@hpitx.com
(512) 835-4455

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals.



Davis Bass
bass@hpitx.com
(512) 203-5130

Jordan McMahon
jmcmahon@hpitx.com
(512) 431-1108

Will Thomas
wthomas@hpitx.com
(512) 835-4455

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals.