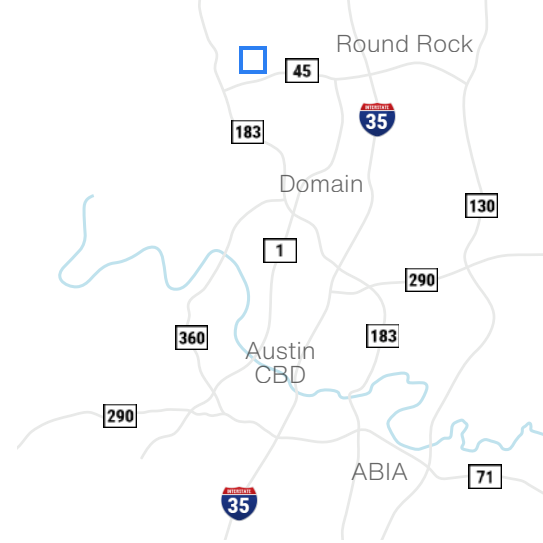


# Davis Spring Corporate Center 3

9825 Spectrum Drive - Austin, Texas 78717

**56,423 SF**  
**Office/Warehouse Building**



Available Suites

**Full Bldg. - 56,423 SF**

## Building Features



**40% Bulk Warehouse,  
60% Office/  
Assembly/Lab**



**393 Parking Spaces**



**24' Clear Height**



**Rear Loading,  
Up to 18 Dock High  
Doors**



**1 Existing Loading  
Ramp, with ability to  
add more**



**Quick Access to Hwy  
183, MoPac & TX45**



**29' x 29'  
Column Spacing**



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

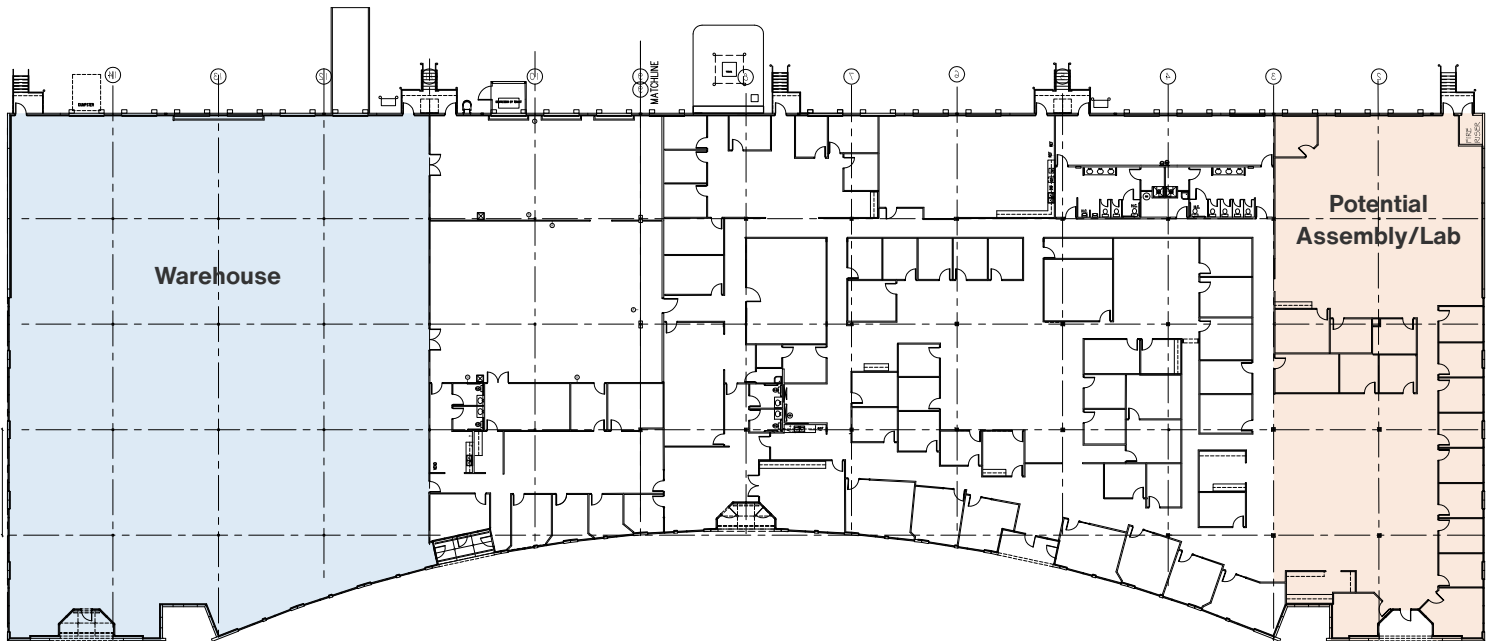
**Brooks Benkendorfer**  
brooksbenkendorfer@hpitx.com  
(512) 848-2582

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**Suite 300**  
**56,423 SF**  
**Office/Warehouse**



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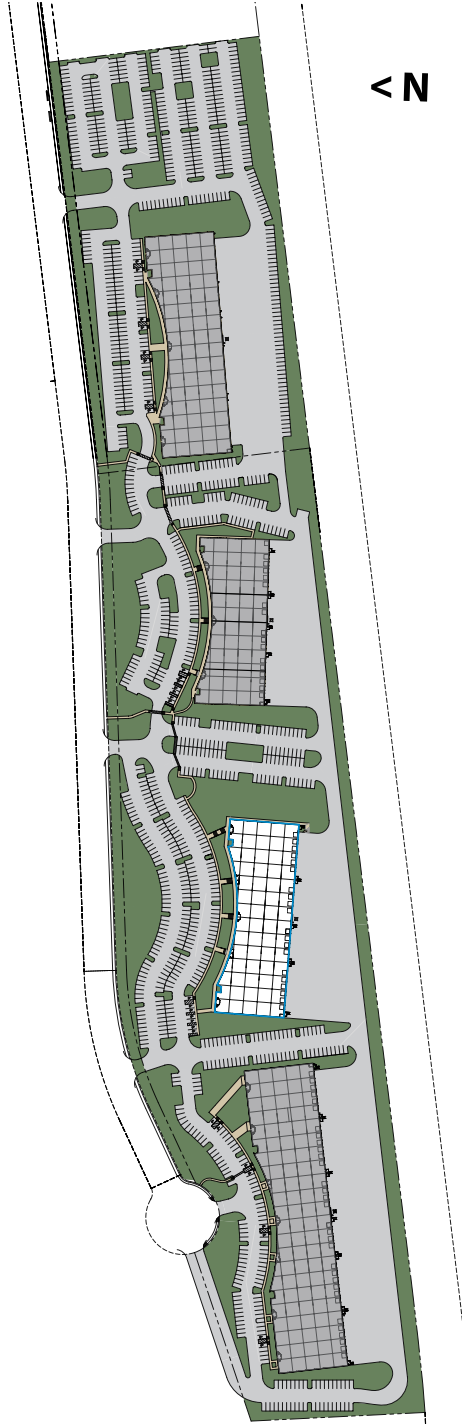
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