COOLEY CAPITAL COMPANIES

THE JUNCTION

OFFICE + WAREHOUSE FLEX / GEORGETOWN, TX



Enhanced exterior visualization; generic business signage.

Property specification sheet

210 Blue Springs Blvd, Georgetown, TX 78626

OFFICE MIX	As requested by each client
CLEAR HEIGHT	15 feet
REAR ROLL-UP DOOR	10 x 12 feet
POWER	Three-phase
CUSTOMIZATION	Suites can be customized for each client
SUITE AREA	1,749-3,103 SF per suite; up to 9,766 SF combined
INTERNET	Fiber optic internet available

AVAILABILITY BY BUILDING

Availability as of November 9, 2026

BUILDING I

Complete

101 | 2,443 SF | Available
102 | 3,103 SF | Under lease
103 | 1,749 SF | Available
104 | 2,469 SF | Under lease

101: Year-end move-in / 103: Shell

BUILDING II

December 2026 delivery

201 | 2,466 SF | Available
202 | 2,432 SF | Available
203 | 2,425 SF | Available
204 | 2,443 SF | Available

Suites can be combined

BUILDING III

Q1 2027 delivery

301 | 2,466 SF | Available
302 | 2,432 SF | Available
303 | 2,425 SF | Available
304 | 2,443 SF | Available

Suites can be combined

MATT MARSHALL | COOLEY CAPITAL COMPANIES

Request a tour | **512-461-4663** | **Get directions**

Availability as of November 9, 2026.