WESTERN TRAILS

2204 WESTERN TRAILS BLVD., AUSTIN, TX 78745

1 Month Free with 13 month lease!

FOR LEASE / 2,054 SF

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- FIRST FLOOR SUITE
- SUITE SIZE : 2,054 SF
- BASE RATE : NEGOTIABLE
- YEARLY INCREASES : $1.00
- NNN : $8.17
- OTHER EXPENSES : ELECTRICAL + JANITORIAL
- PREFERRED TERM : 3-5 YEARS

MARTIN BURGESS // 512-731-3790 MOBILE
MARTIN@AUSTINOFFICESPACE.COM

CHAD JEWELL // 512-633-7703 MOBILE
CHAD@AUSTINOFFICESPACE.COM

- NEW CONSTRUCTION
- FIRST FLOOR WITH 11-FOOT TALL CEILINGS
- GLASS CONFERENCE ROOM FURNISHED WITH TV
- 5 OFFICES WITH WOOD FLOORING
- LARGE PICTURE WINDOWS WITH ROLLER SHADES
- 2 RESTROOMS, EACH WITH SHOWER & STORAGE LOCKERS
- WETBAR WITH REFRIGERATOR & MICROWAVE INCLUDED
- POLISHED CONCRETE HALLWAYS
- 5 DESIGNATED PARKING SPACES WITH FREE STREET PARKING
- FULLY WIRED
- SECURITY CAMERAS
- INDIVIDUAL HVAC CONTROL

AOS AUSTIN OFFICE SPACE

exis global tenant representation

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