

- SUITE: F 51
- SIZE: 7,500

APPROX. 2,000 SF OFFICE & 5,500 SF WAREHOUSE

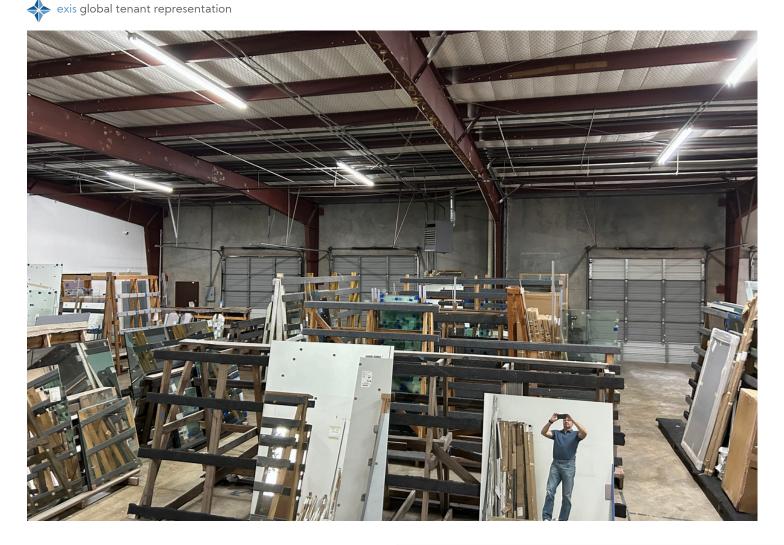
• RATE: \$16.80 SF GROSS

(NO ADDITIONAL NNN CHARGE)

- MONTHLY: \$10,500
- EXPIRATION DATE: 3/31/2027







- OFFICE/WAREHOUSE SPACE IN PRIME LOCATION
 IN NORTH AUSTIN AT 183 & LAMAR
- SEVERAL GRADE LEVEL/DRIVE IN LOADING

 DOORS
- MOVE IN READY SUITE
- SHORT TERM SUBLEASE FLEXIBILITY OR LONG TERM LEASE OPTION
- APPROX. 18' WAREHOUSE CLEAR HEIGHT
- END CAP UNIT WITH WINDOWS
- CONVENIENT TO THE AUSTIN AIRPORT, UT, THE DOMAIN, AND DOWNTOWN AUSTIN

