



# WOODROW AVE

5806 WOODROW AVE, AUSTIN, TX 78756



**PERFECT FOR  
PRE-SCHOOL OR  
DAYCARE!**

[VIDEO TOUR LINK - CLICK HERE](#)



- FOR LEASE
- 1,994 SF
- 2 BUILDINGS/ LEASED TOGETHER
- BASE RENT : \$30.00
- 3% ANNUAL INCREASES
- 2025 NNN : \$10.00
- TERM IS NEGOTIABLE
- AVAILABLE IMMEDIATELY



**OUTDOOR PLAY  
AREA**

CHAD JEWELL // 512-633-7703 MOBILE  
[CHAD@AUSTINOFFICESPACE.COM](mailto:CHAD@AUSTINOFFICESPACE.COM)

**1,340 SF REMODELED IN 2012**

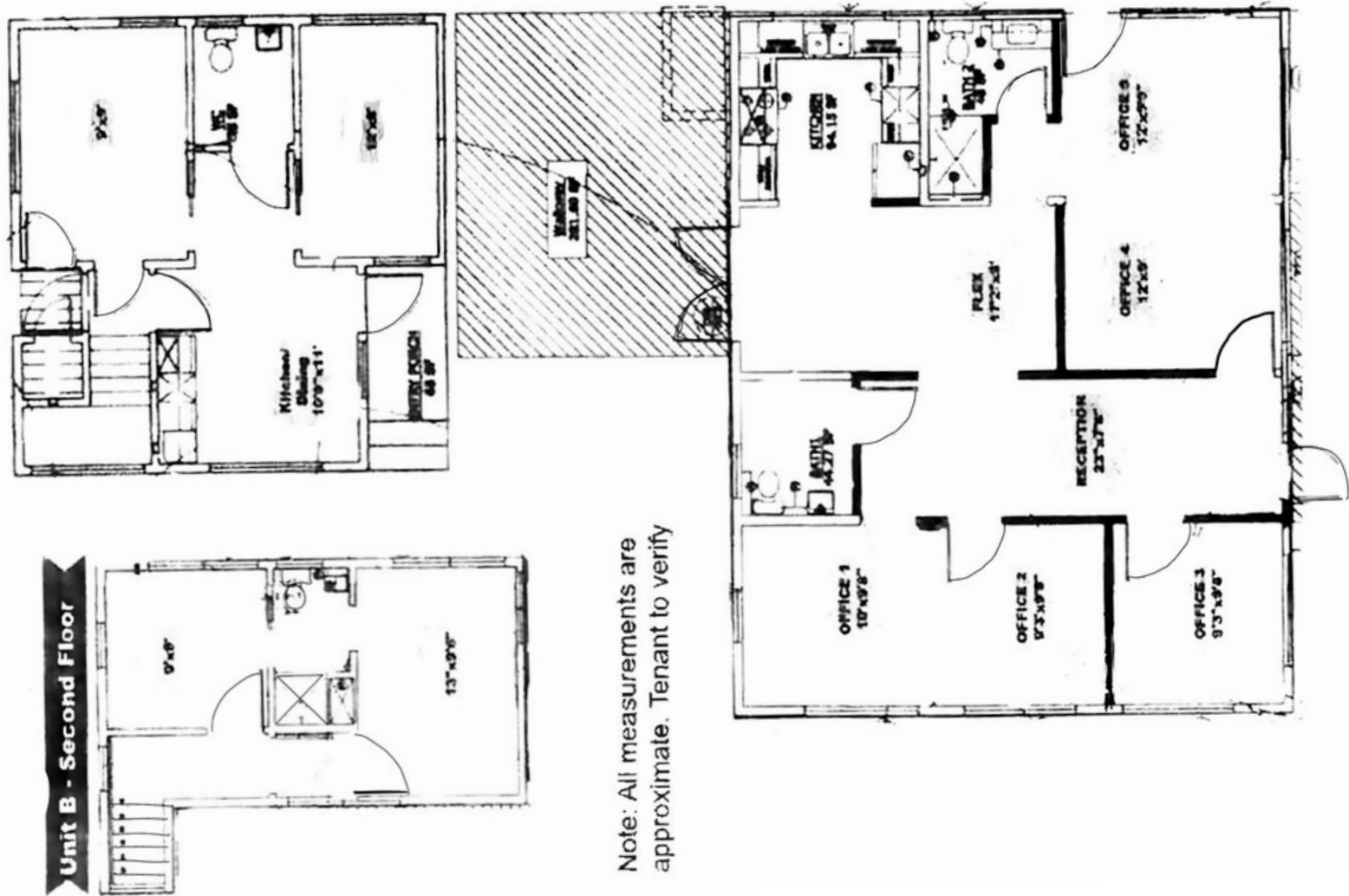
- KITCHEN
- 1 SMALL AND 2 LARGE DOUBLE OFFICES THAT COULD BE DIVIDED
- 2 RESTROOMS, ONE WITH A SHOWER
- OPEN FLEX AREA
- BREEZEWAY TO REAR BUILDING
- LARGE FENCED PLAY AREA WITH SAIL SHADES AND ARTIFICIAL TURF



**2-STORY OFFICE BUILT NEW IN 2012**

- 654 SF
- RECEPTION/KITCHEN AREA
- 2 OFFICES AND A RESTROOM ON THE 1ST FLOOR
- 2 OFFICES AND A RESTROOM WITH A SHOWER ON THE 2ND FLOOR





- ZONING IS NEIGHBORHOOD OFFICE, MIXED USE
- PERFECT FOR A PRE-SCHOOL, DAYCARE, OR CHILD PSYCHOLOGIST
- GOOD VISIBILITY AND SIGNAGE OPTIONS ON WOODROW AVENUE
- 5 PARKING SPACES IN THE FRONT OF THE BUILDING (6 AT DROP-OFF)
- FREE STREET PARKING

