



2535 BUSINESS CENTER

2535 FM 685 (SH-130 FRONTAGE ROAD) · HUTTO, TX

SUBLEASE



2,450 – 4,900 SF
AIR-CONDITIONED OFFICE/WAREHOUSE IN HUTTO

THE PROPERTY

Two air-conditioned office/warehouse suites at 2535 Business Center on FM 685 in Hutto: Suite 200 in Building 2 and Suite 300 in Building 3, available together or separately beginning February 1, 2027 through September 30, 2028. The two suites are in separate buildings and are not contiguous.

The property sits on the SH-130 frontage road, about half a mile from Gattis School Road.

HIGHLIGHTS

- Available February 1, 2027
- Sublease through September 30, 2028
- Suites available together or separately
- 12'-15' ceiling heights, approx. 70' deep

AMENITIES

- LED warehouse lighting
- Monument & Suite signage available
- Monthly pest control
- On-site dumpsters for trash and recycling (in CAM)
- Pet friendly

BUILDING

- Parking 2.24 per 1,000 SF
- Industrial building



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Information deemed reliable but not guaranteed; subject to change or withdrawal without notice. September 2026.



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SUITE	SIZE	RATE	NNN	GROSS / MO	TYPE	AVAILABLE
Suite 200	4,900 SF	\$14.27/SF	\$5.94/SF	\$8,252/mo	Sublease	2/1/2027
Suite 300	2,450 SF	\$13.50/SF	\$5.94/SF	\$3,969/mo	Sublease	2/1/2027

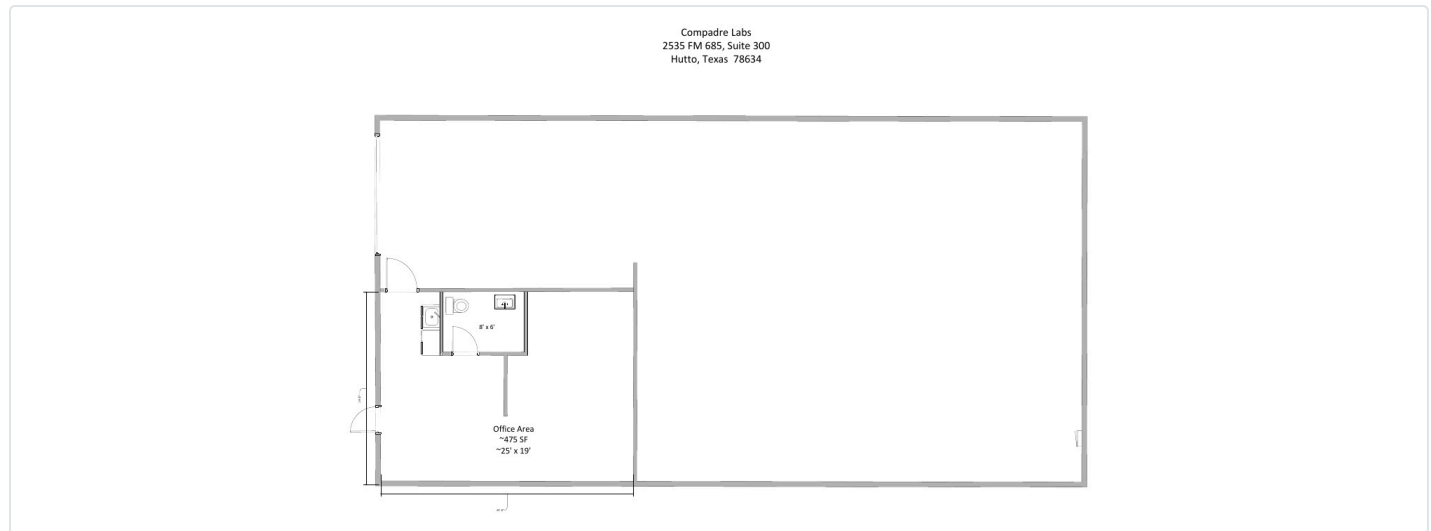
ABOUT EACH SUITE

Suite 200 (4,900 SF, Building 2) has about 1,200 SF of finished office with two private offices, a conference room, reception area, kitchen area, a large open area and two restrooms. The roughly 3,700 SF of air-conditioned warehouse includes a 12' x 10' bay door, LED lighting, epoxy flooring, 120/208V 3-phase 200-amp service with a 480V upgrade in place, wired internet, and a Dyezz security system with cameras.

Suite 300 (2,450 SF, Building 3) has about 475 SF of office with one restroom and roughly 1,975 SF of air-conditioned warehouse with a 12' x 10' bay door and approximately 70' of depth. Electrical service is 120/208V 3-phase, 200 amps. Ceiling heights run 12' to 15'.



Suite 200 — Floor Plan



Suite 300 — Floor Plan

BUILDING



SUITE 200

4,900 SF · \$14.27/SF · \$8,252/mo



SUITE 200

4,900 SF • \$14.27/SF • \$8,252/mo



SUITE 300

2,450 SF • \$13.50/SF • \$3,969/mo

