



PECAN BUSINESS PARK

3913 TODD LANE AUSTIN, TX 78744



PROPERTY FEATURES

- PROJECT SIZE: 201,677 SF
- SOUTHEAST AUSTIN
- EXCELLENT ACCESS TO AUSTIN CBD
- LARGE LABOR POOL
- FIVE MILES FROM ABIA BULK
- WAREHOUSE FLEX OPTIONS EASY
- ACCESS TO HIGHWAY 71

SUBLEASE

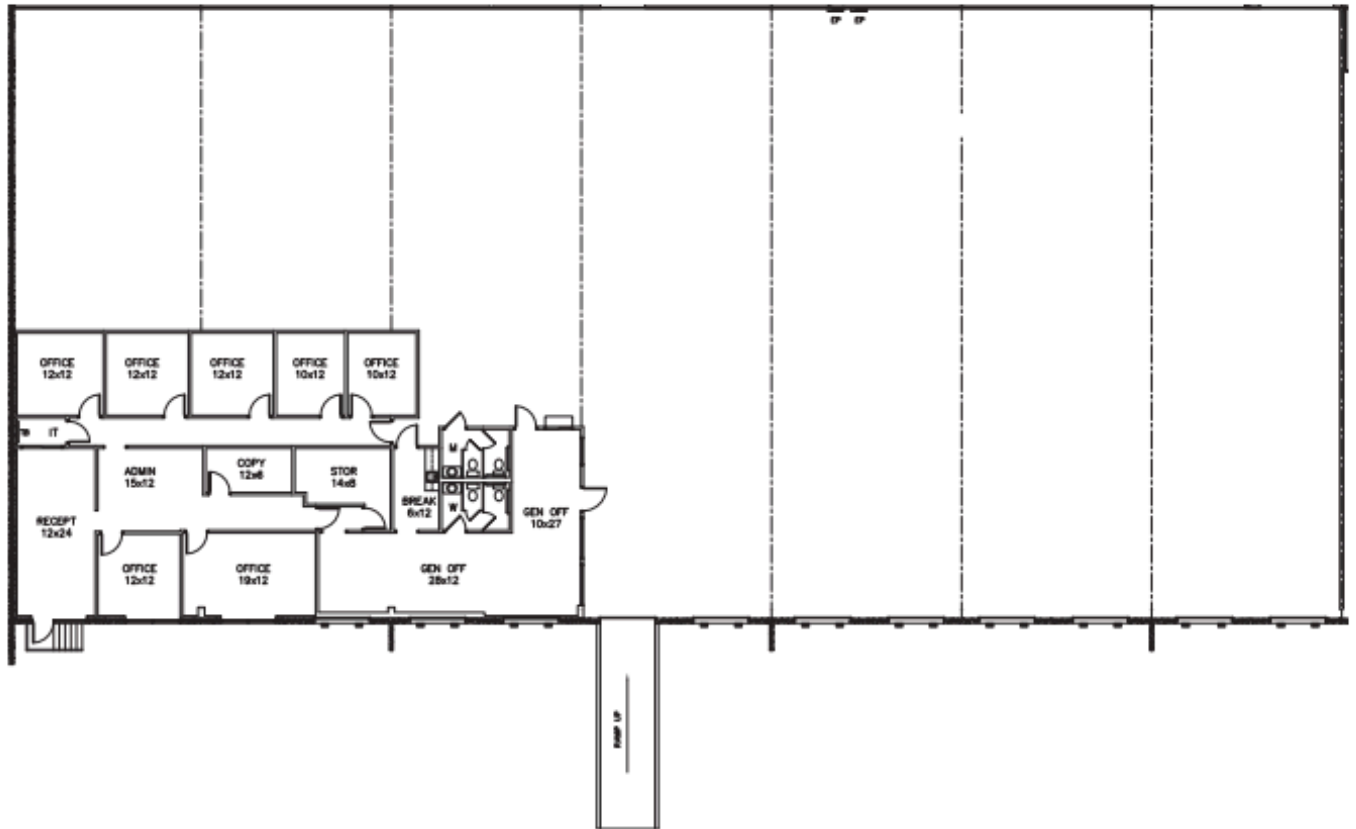


- SUITE : 201
- SIZE : 17,500 SF
- BASE RATE : \$16.08 SF
- NNN : \$6.00SF (2024 ESTIMATE)
- EXPIRATION DATE : 7/31/2028
- AVAILABLE NOW



SUITE 201

Square Feet	17,500 SF
% Office/Warehouse	20/80%
Dock	7 Dock-High Doors/1 Ramp
Available	Now



- NEWLY FINISHED OUT SPACE WITH 2,000 SF OF OFFICE SPACE
- OPEN CONCEPT WITH PERMITTER OFFICES, KITCHEN, AND CONFERENCE ROOM
- WAREHOUSE HAS 7 DOCK DOORS + A RAMP