

443-A BASTROP HWY, AUSTIN, TEXAS

**High-tech-Flex-Medical Research
with clean space footprint**

FOR LEASE



High Tech / Medical Research - 12,079 SF

Previously occupied by brain-computer interface (BCI) company

± 12,079 SF Building adjacent to Callahan's General Store | FOR LEASE

For More Information:
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**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

443-A BASTROP HWY, AUSTIN, TEXAS



± 12,079 sf Available for Immediate Occupancy

- Previously operating as high tech space
- 59 On-Site Parking Spaces (room for more)
- Previously used for a retail entertainment facility
- Excellent Visibility & Access with High Traffic volumes
- Near Bergstrom International Airport, COTA

Discover 443-A Bastrop Hwy, a premier, high-tech flex facility engineered to support next-generation innovation. This versatile property offers an exceptional blend of premium office space, advanced research and development laboratories, and dedicated cleanroom environments. It is perfectly optimized for companies specialized in biotechnology, semiconductor assembly, aerospace components, medical devices, or precision electronics, but can also be used as a stellar entertainment venue. This was previously occupied by an advanced brain chip company, and before that a large axe-throwing and modern entertainment venue.

The facility features robust infrastructure designed for heavy operational demands, including advanced climate control systems, heavy three-phase power, and dedicated loading capabilities, with approximately 3,200 sf of clean space. With a flexible floor plan that can be easily customized to fit your operational workflow.

Property Highlights

**12,079 SF Existing Flex Building
in Stellar Condition.**

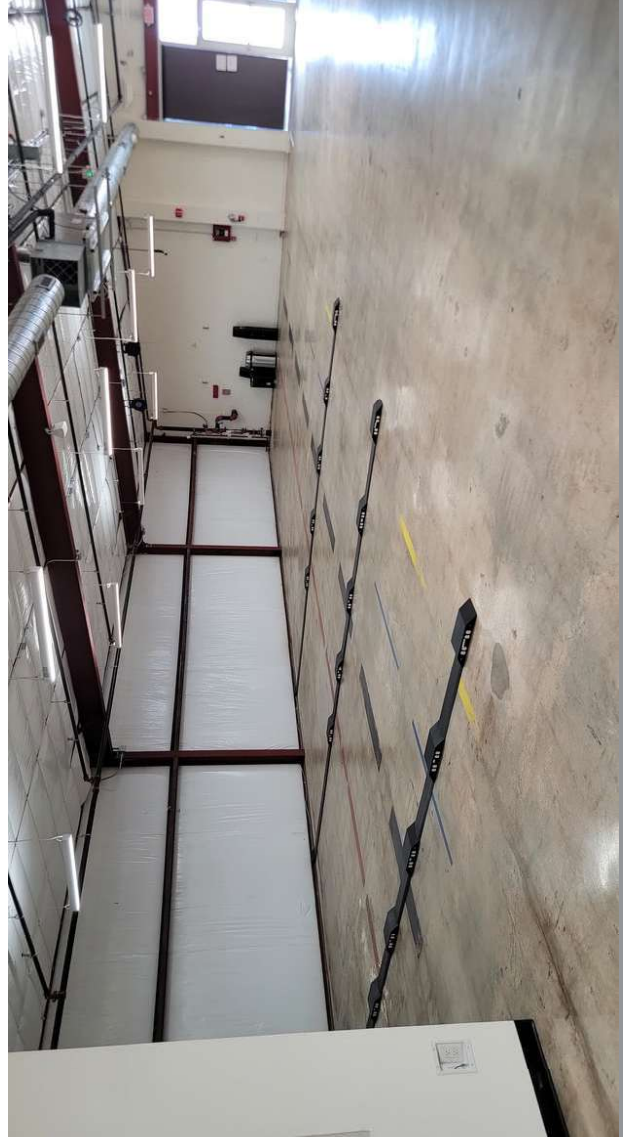
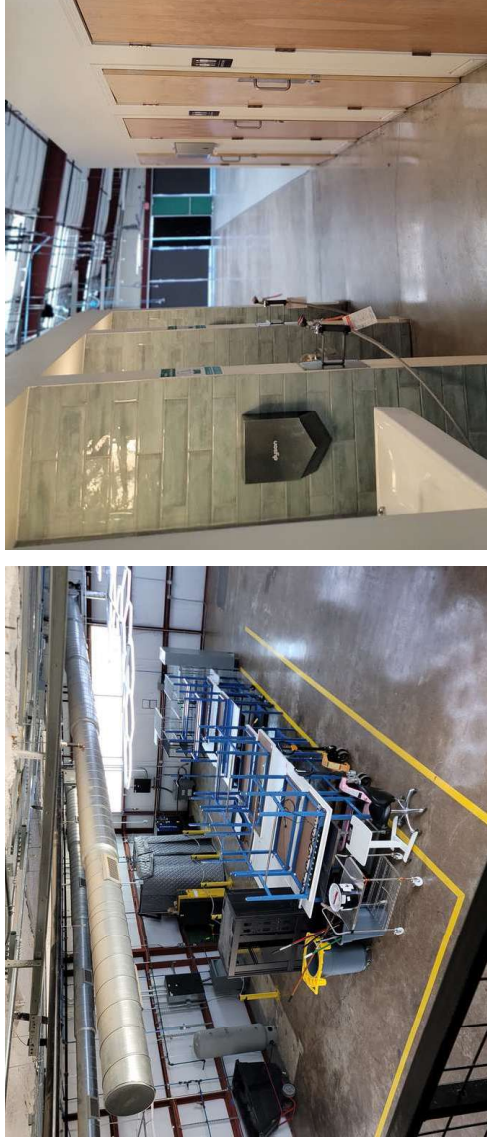
**Prominent Frontage Along SH
South SH 183 & Bastrop Hwy**

**59 Parking Spaces
(room for more)**

**CS Zoning Allowing a Wide
Range of Commercial Uses**

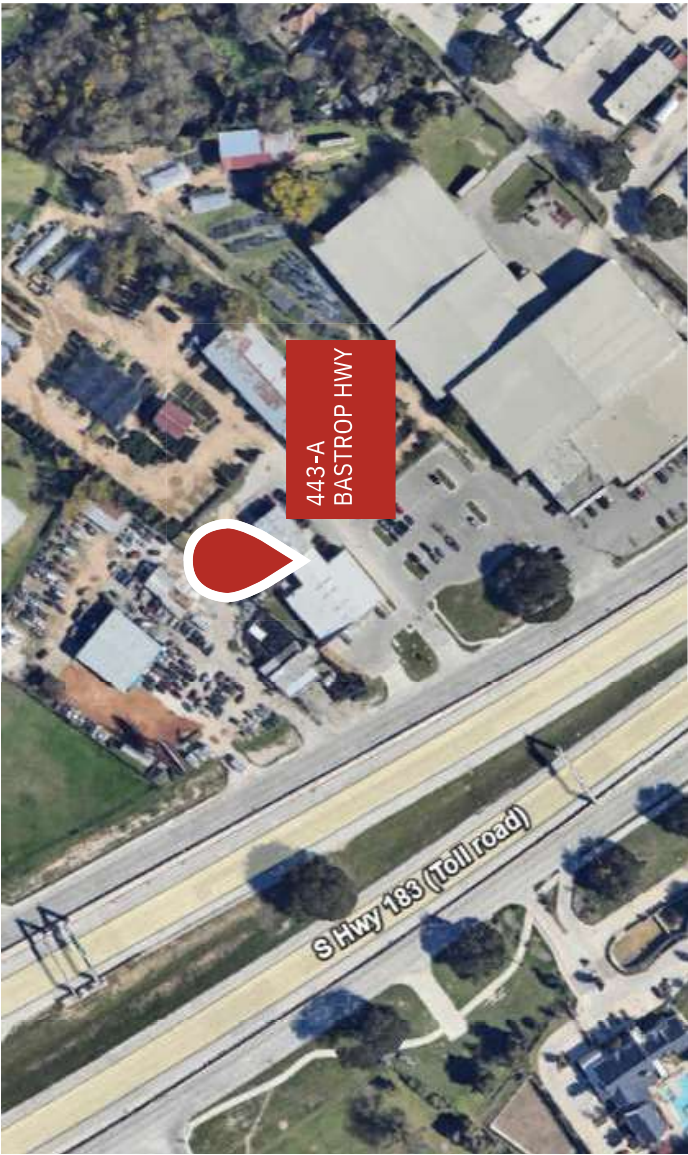
**Most Recently Leased to High Tech
Medical Devices Company**

**Previously Operated as an
Entertainment Center Featuring
Axe Throwing, and Miniature
Bowling**



Efficient Access to Austin

443-A Bastrop Hwy is perfectly positioned in Austin's dynamic tech and logistics corridor, offering unmatched connectivity to the region's most critical innovation hubs. This highly accessible Southeast Austin location provides high-tech businesses, advanced manufacturers, and logistics operators with rapid transit times across the greater Austin area.



3.5 Miles / 5 Minutes Austin Bergstrom Intl. Airport	5.0 Miles / 16 Minutes Downtown Austin	12.2 Miles / 18 Minutes Circuit of the Americas	9.2 Miles / 13 Minutes Tesla Gigafactory
12 Miles / 21 Minutes Samsung Austin Semiconductor	29.1 Miles / 38 Minutes Samsung Taylor Semiconductor	15.4 Miles / 19 Minutes The Domain	21.2 Miles / 25 Minutes Round Rock, Texas

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443-A BASTROP HWY
AUSTIN, TEXAS

For Pricing Contact
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			
Date			

Regulated by the Texas Real Estate Commission