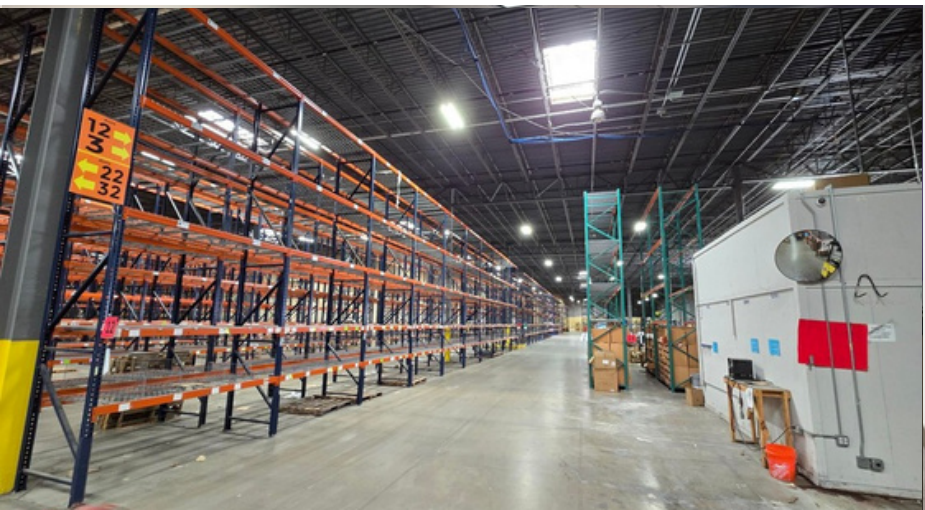
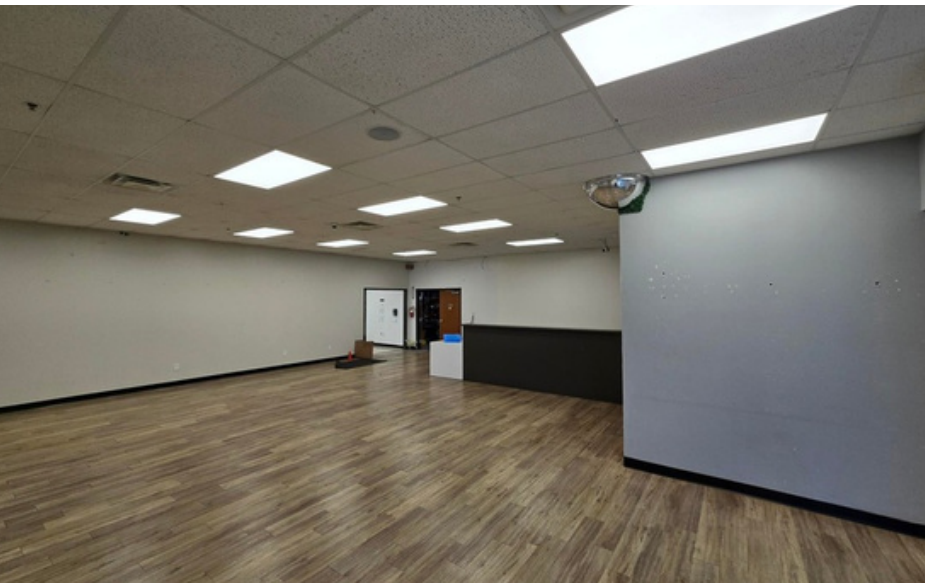




For Sublease

2300 Grand Ave Pkwy, Austin TX 78728

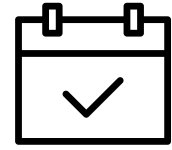
33,600 - 78,400 SF Available



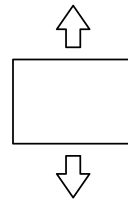
Highlights



+/-4,000 SF Office
Space



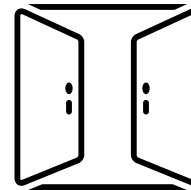
Sublease
Through 12/31/2027



24' Clear Height



ESFR



Loading 16 dock high,
2 drive-in's



Truck Court Depth 130'

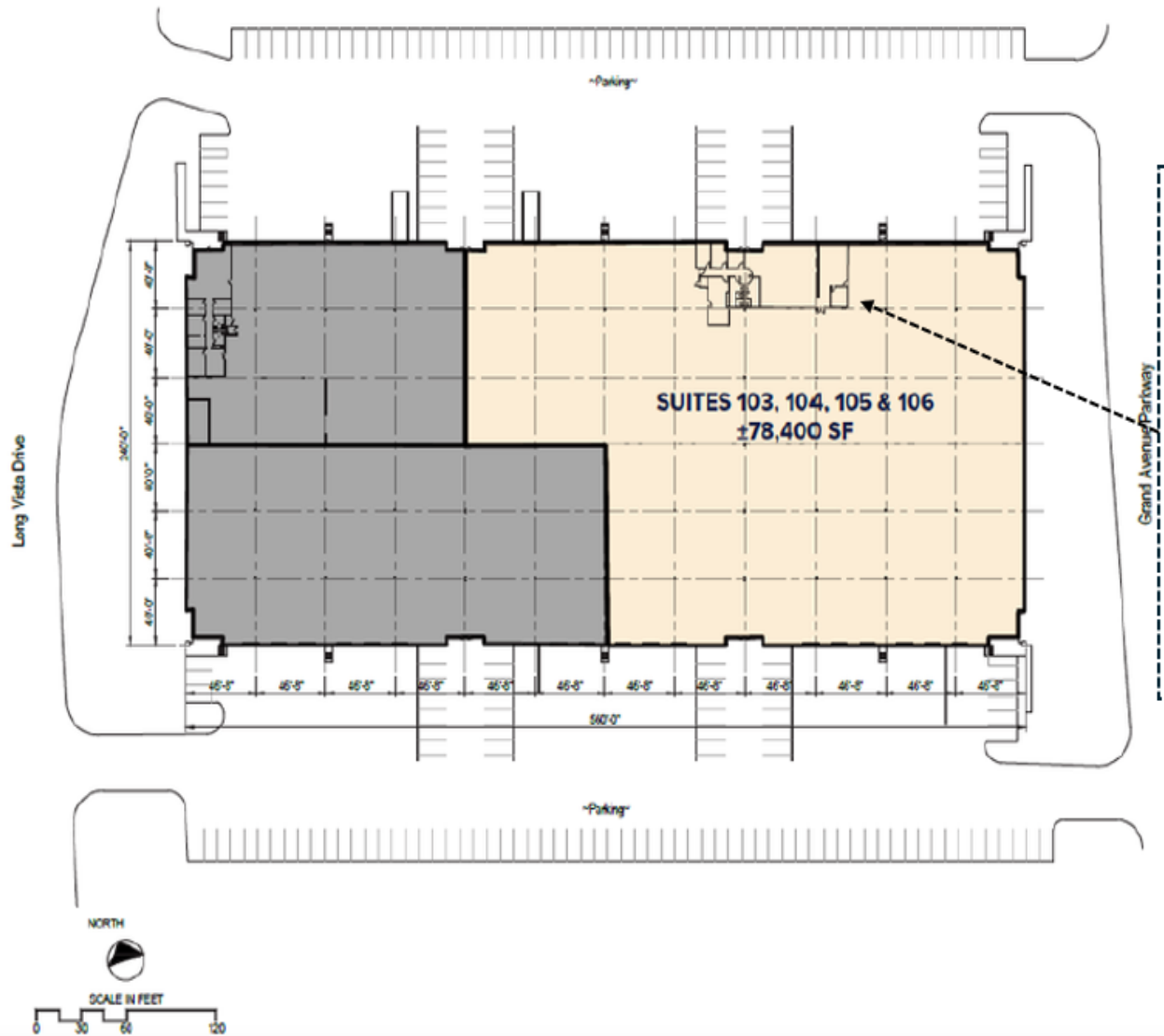


Below Market Rate
(Call Broker)

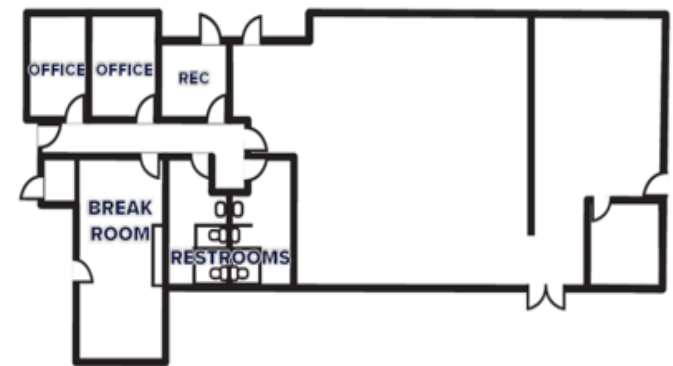


Flexible Lease Term

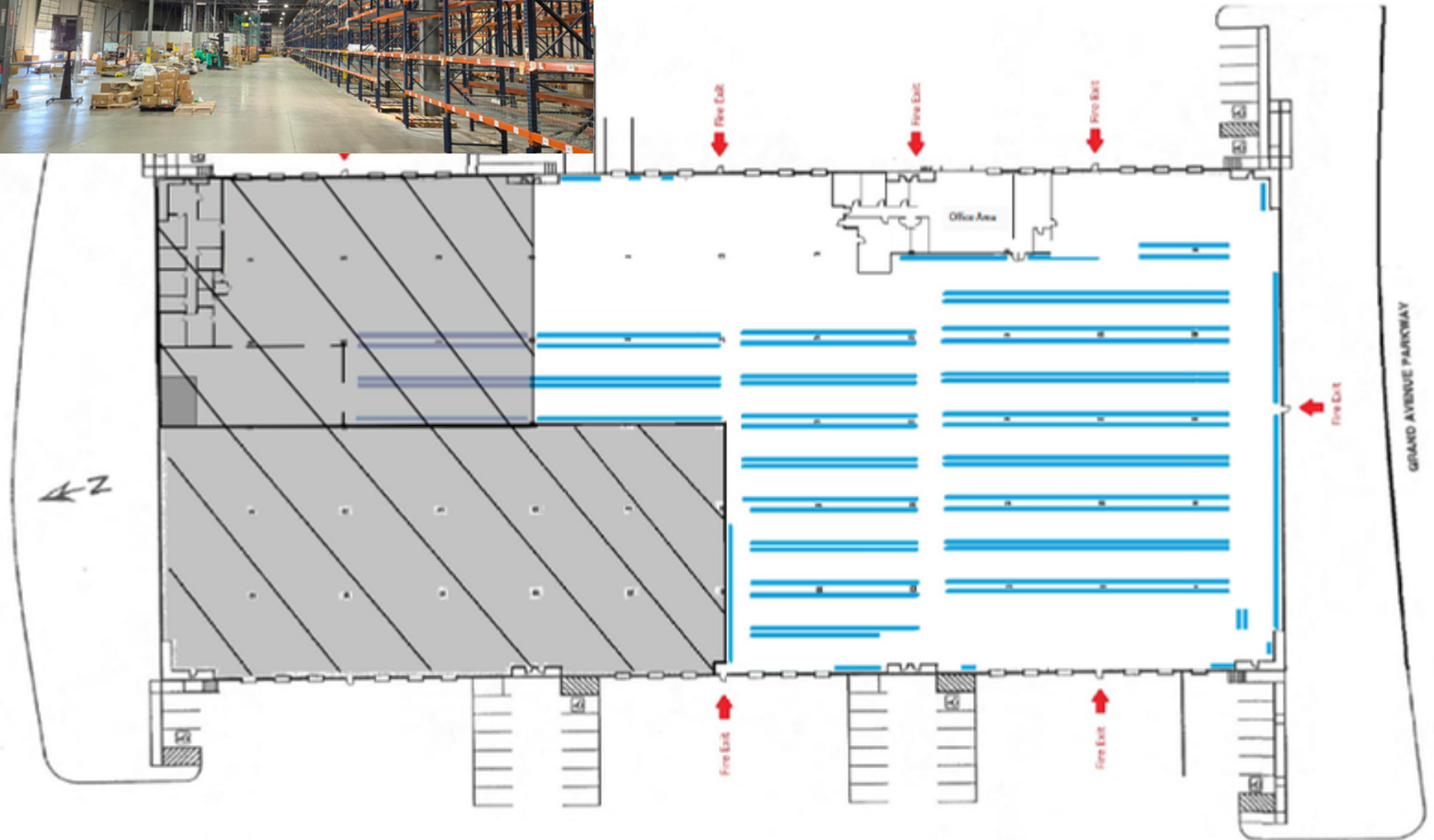
Floorplan



Office Plan
Suites 103/104 - +/-4,000 SF



Warehouse Racking Layout





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Alexx Montanez

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