



LEADCOMMERCIAL

2306 LAKE AUSTIN BLVD

AUSTIN, TEXAS 78703 | SUITE 210 FOR LEASE

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

2306 Lake Austin Blvd's offices are perfect for professional office users. The property is located across the street from Deep Eddy Cabaret and is sandwiched in between Tumble 22 Hot Chicken and ThunderCloud Subs along Lake Austin Blvd. This is a very unique location with all the benefits and proximity to downtown, but not the mess of downtown chaos and traffic.

HIGHLIGHTS

- Building Amenities Include: Internet, ADT Security, Shared Conference Room, Two Restrooms, a Shower, Kitchen and Secluded Patio Area.
- 15 Total Parking Spaces
- Direct Access to MoPac Expy
- Walkable to Juiceland, ThunderCloud Subs, Tumble 22 Hot Chicken, Pool Burger, Maudies TexMex, and HEB
- 1 Mile to Downtown
- 0.2 Miles to Hike & Bike Trail

OFFERING SUMMARY

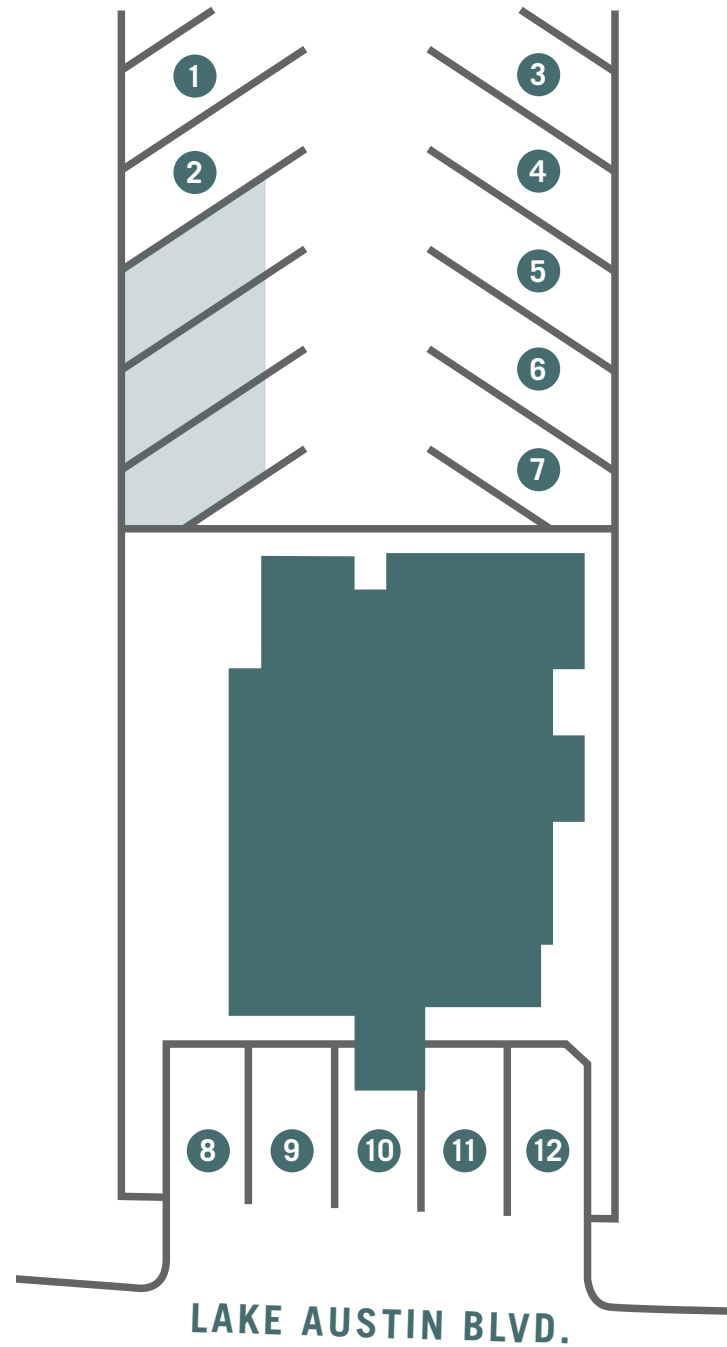
SIZE	276.30 RSF
AVAILABLE	Now
LEASE TYPE	NNN
LEASE TERM	Negotiable
LEASE RATE	Contact Broker



SECOND FLOOR

Finished Area 1,065.12 SF

PARKING EXHIBIT



COMMON AREA PHOTOS



First Floor Entry



Upstairs Hallway



First Floor Conference Room



Bathroom + Shower

COMMON AREA PHOTOS



Kitchen



Kitchen

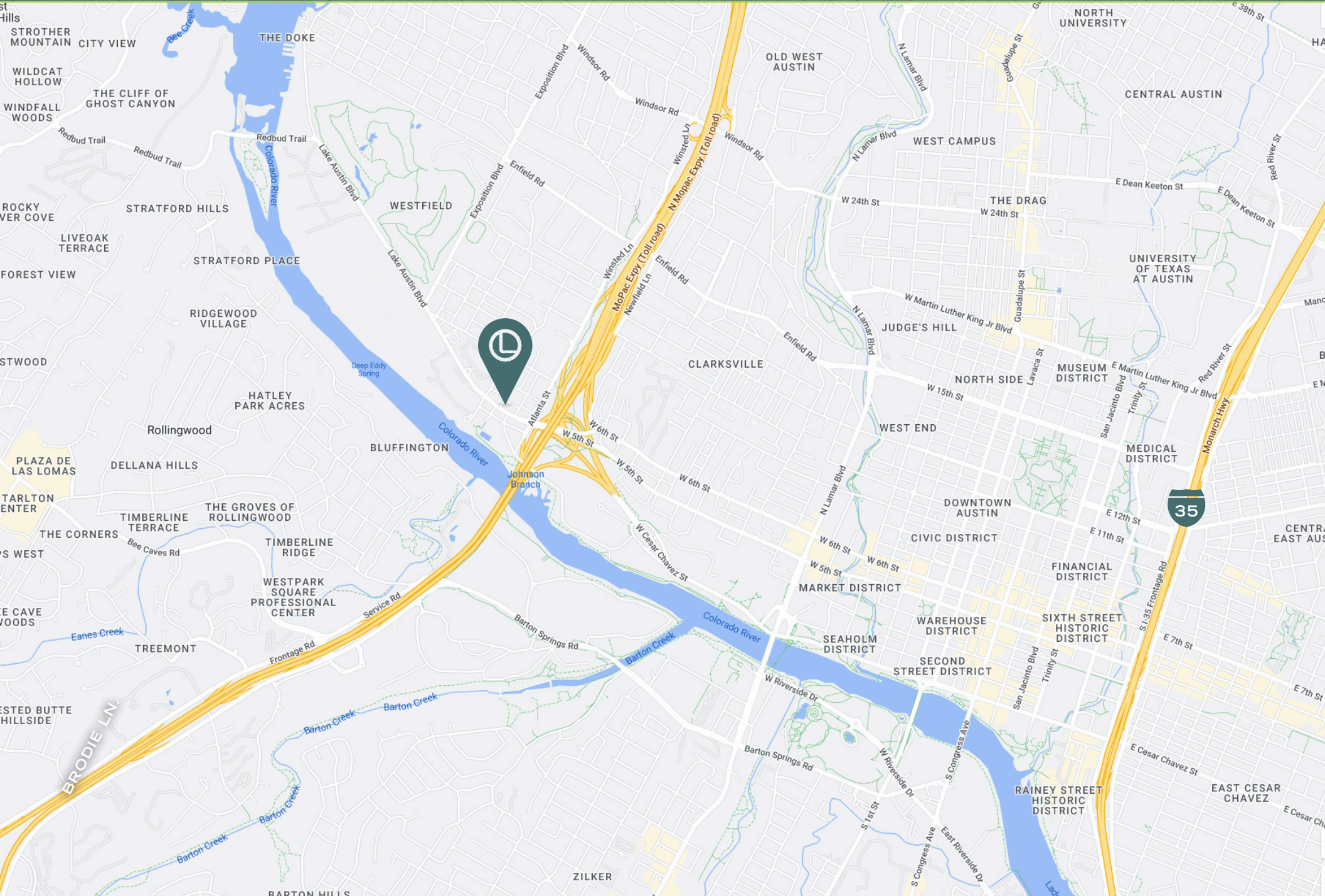


Breakroom



Outdoor Side Patio

LOCATION MAP



NEARBY AMENITIES



ANN & ROY
BUTLER
HIKE & BIKE
TRAIL

MOPAC

RED BUD ISLE
1.4 MILES

MAUDIE'S
TEX-MEX
0.4 MILE

H-E-B TRUE
Texas BBQ
0.5 MILE

POOL
BURGER

DEEP EDDY
MUNICIPAL
POOL

JuiceLand

DEEP
EDDY
CABARET

KITCHEN

El Arroyo
0.5 MILE

MEAN EYED
CAT
AUSTIN, TEXAS
0.5 MILE

Lin
ASIAN BAR • DIM SUM
1 MILE

BAR
Peached
1.2 MILES

COFFEE
BUTLER
COCKTAIL
1 MILE

TUMBLE 22
HOT CHICKEN

THUNDERCLOUD
SUBS
SINCE 1975



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