



BEATRICE COVE BUSINESS PARK

2,265 - 16,200 SF AVAILABLE

2340 & 2400 W BRAKER LN | AUSTIN, TX | 78758

2335 & 2415 KRAMER LN | AUSTIN, TX | 78758

LOCATED IN NORTH CENTRAL AUSTIN



FOR MORE INFORMATION, CONTACT STREAM:

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ABOUT BEATRICE COVE

Beatrice Cove Business Park is a five building industrial and Flex business park in North Central Austin. The park provides easy access to MoPac, IH-35 & 183 and excellent visibility, access and frontage on Braker Lane and Kramer Lane. Beatrice Cove is just 2 minutes to the Domain shopping and entertainment center and down the road from Austin's new Soccer stadium.

PROPERTY FEATURES

119,134 Total SF

Excellent amenities in the immediate area.

Direct access to Kramer Station Metro Rail line.

Dock and Grade Level Loading



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BUILDING OVERVIEW



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BEATRICE COVE BUSINESS PARK

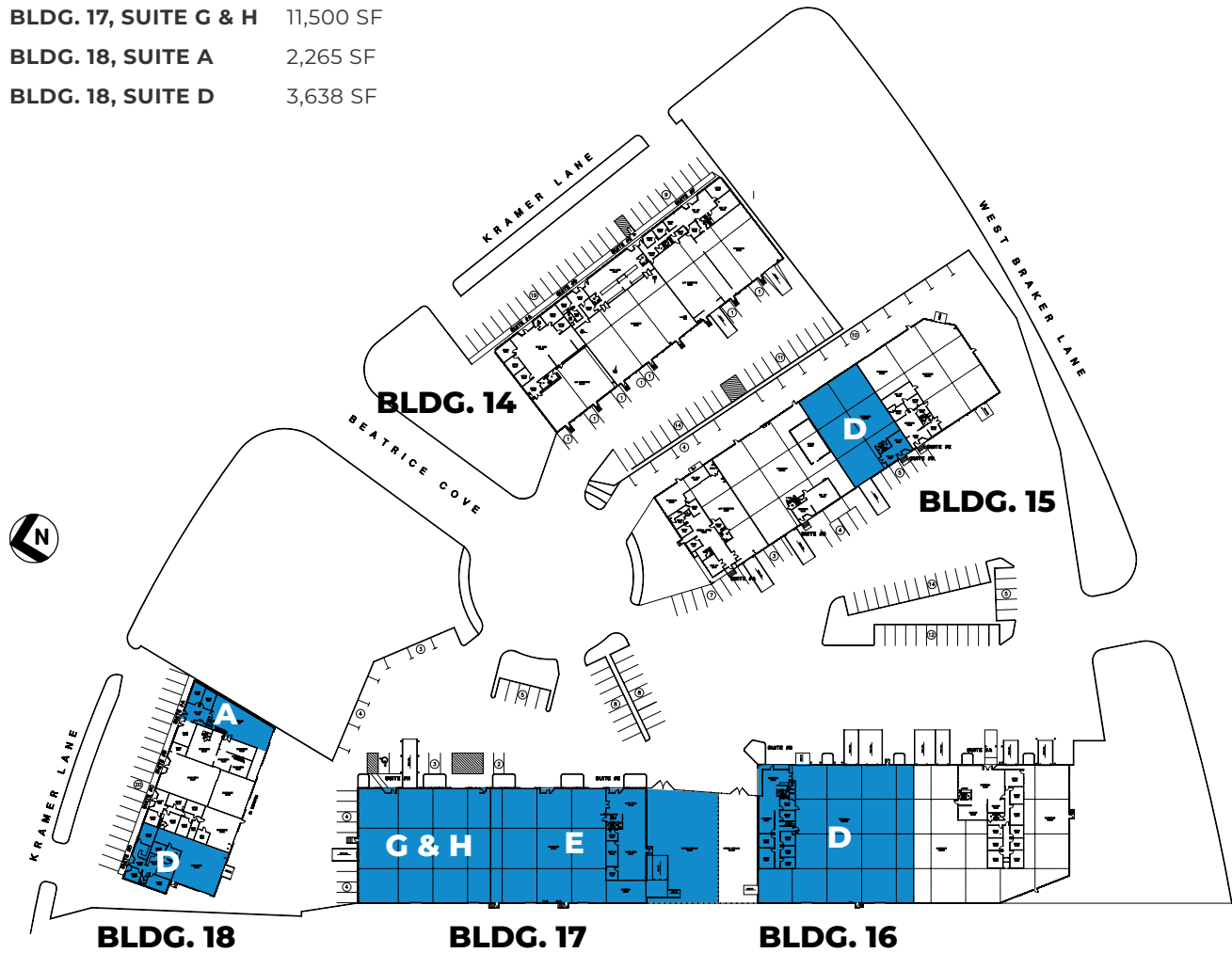
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SITE PLAN

SQUARE FOOTAGE AVAILABLE

BLDG. 15, SUITE D	5,400 SF
BLDG. 16, SUITE D	16,200 SF
BLDG. 17, SUITE E	13,500 SF
BLDG. 17, SUITE G & H	11,500 SF
BLDG. 18, SUITE A	2,265 SF
BLDG. 18, SUITE D	3,638 SF



 AVAILABLE



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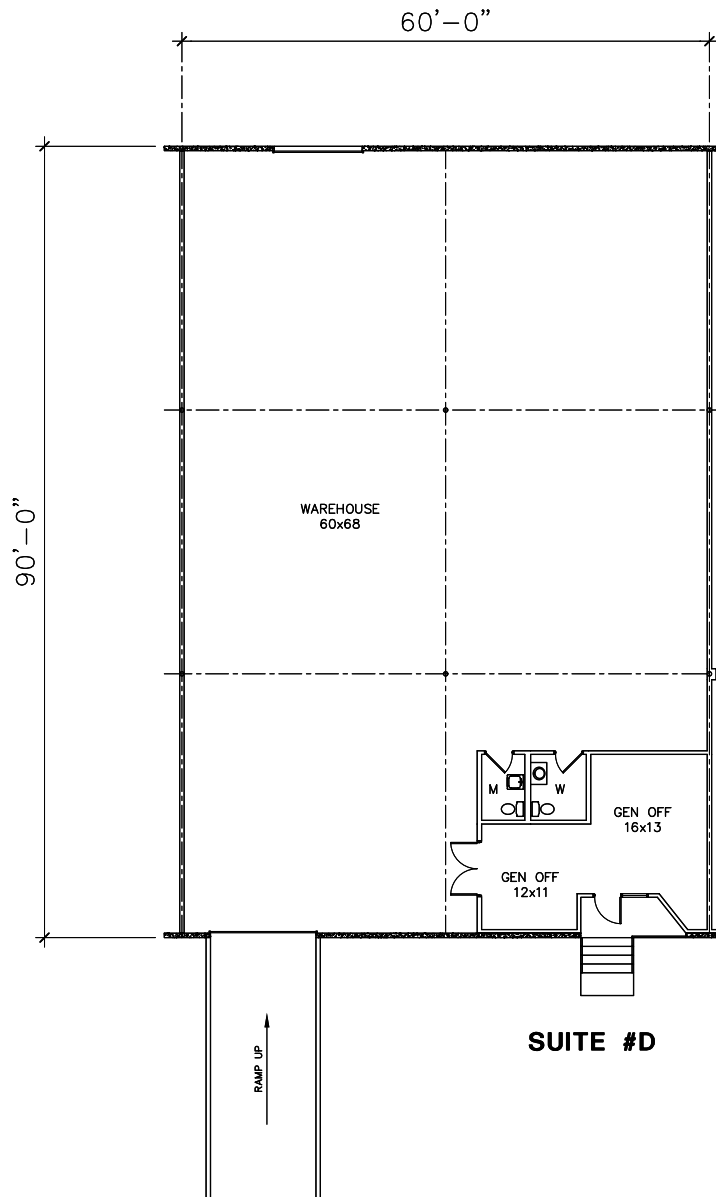
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BUILDING 15, SUITE D

Square Feet	5,400 SF
Clear Height	+/- 18'
Loading	1 Truck Well, 1 Grade Level
Office/Warehouse	10% Office 90% Warehouse



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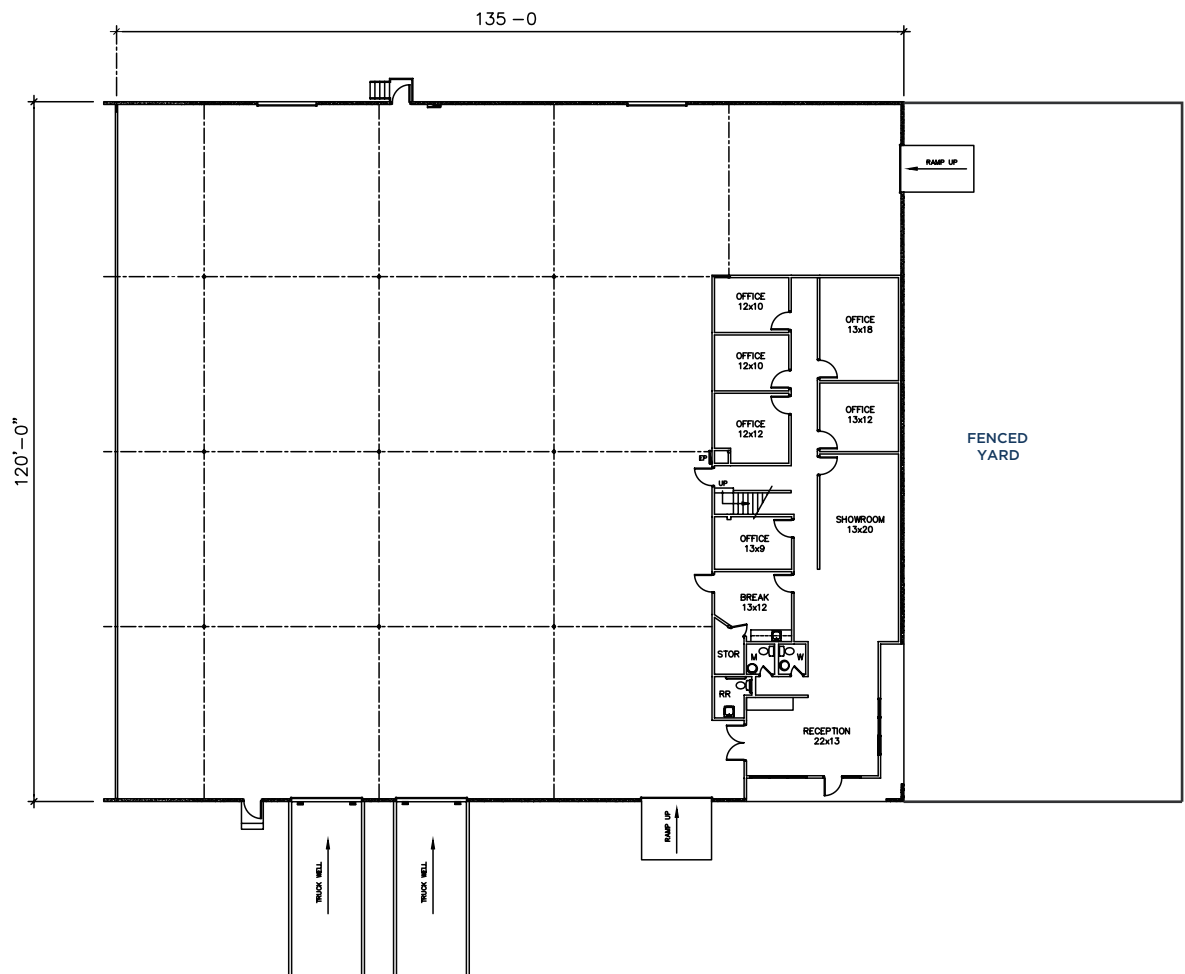
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BUILDING 16, SUITE D

Square Feet	16,200 SF
Loading	1 Dock-High, 1 Semi-Dock, 2 Grade Level
Clear Height	+/- 18'
Yard Space	+/- 4,000 SF
Office/Warehouse	16% Office 84% Warehouse



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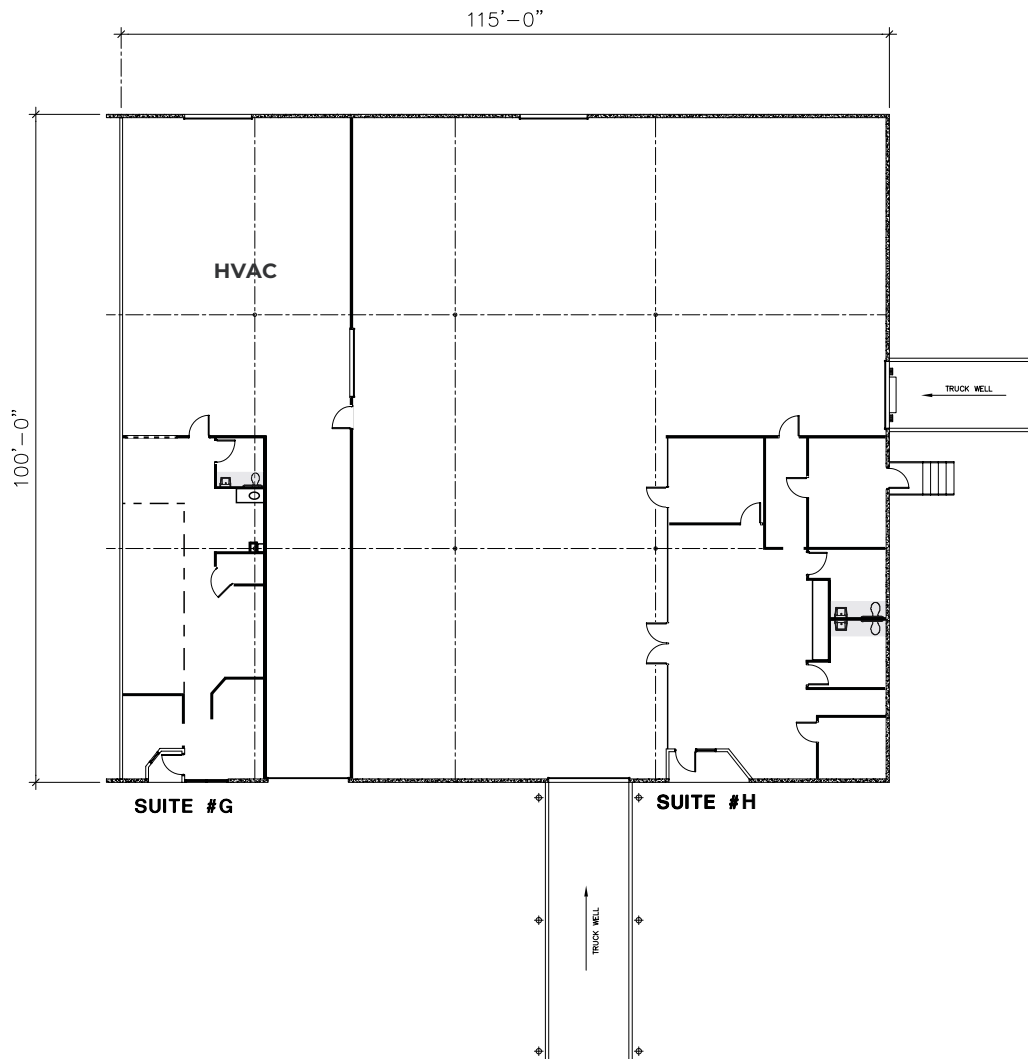
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BUILDING 17, SUITE G & H

Available	3/1/2027
Square Feet	11,500 SF
Loading	2 Truck Wells, 1 Grade Level
Clear Height	+/- 18'
HVAC	Partial
Office/Warehouse	10% Office 90% Warehouse



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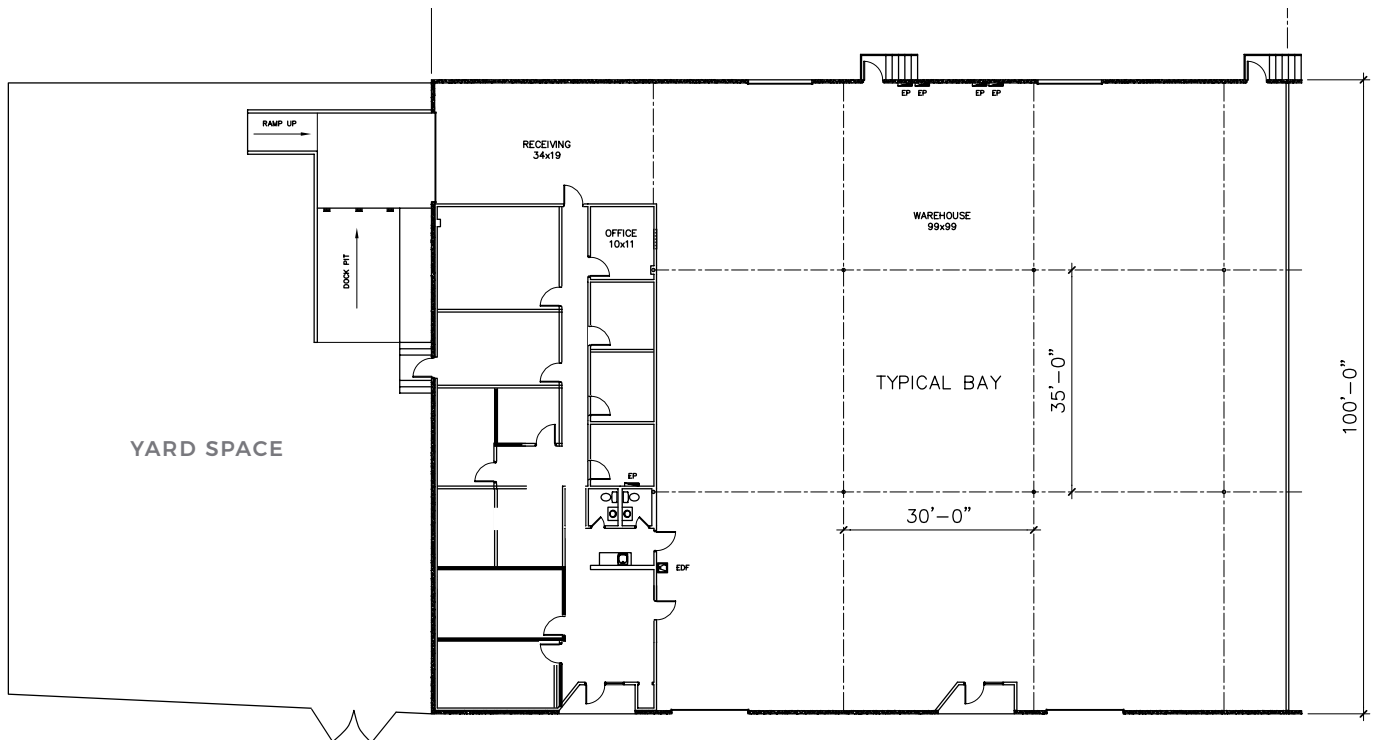
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BUILDING 17, SUITE E

Square Feet	13,500 SF
Loading	1 Truck Well, 2 Grade Level
Clear Height	+/- 18'
Yard Space	+/- 6,000 SF
Office/Warehouse	20% Office 80% Warehouse



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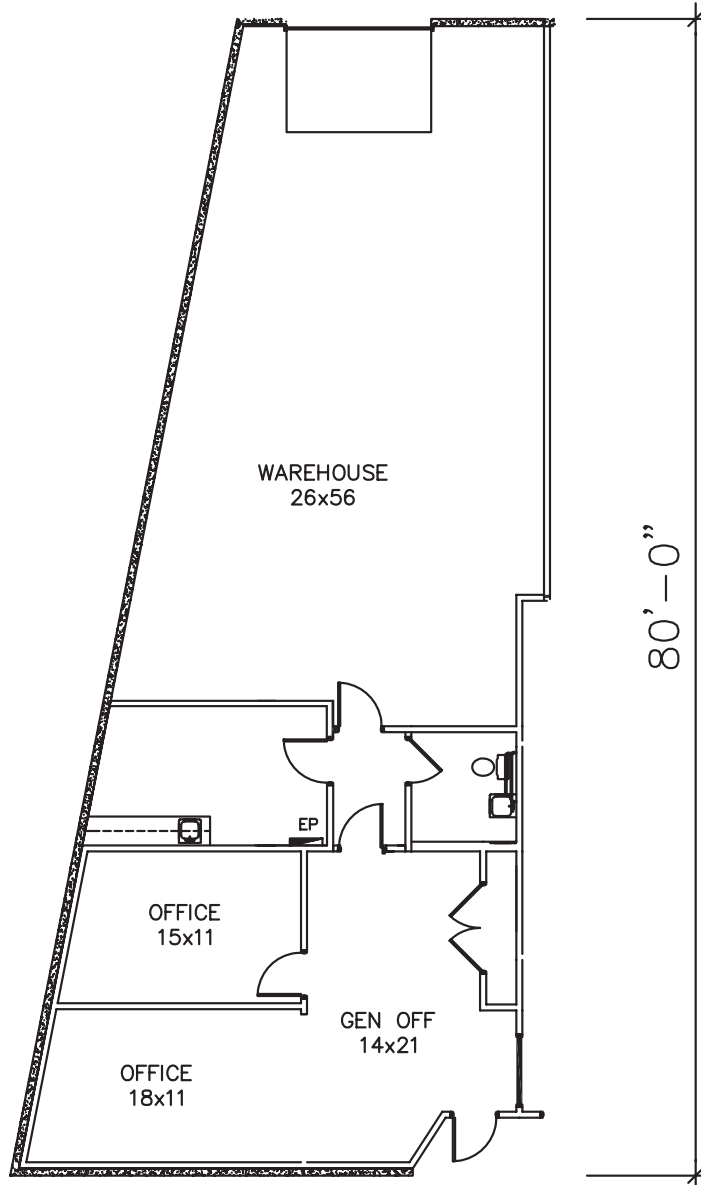
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BUILDING 18, SUITE A

Square Feet	2,265 SF
Loading	1 Grade Level
Clear Height	+/- 18'
Office/Warehouse	50% Office 50% Warehouse



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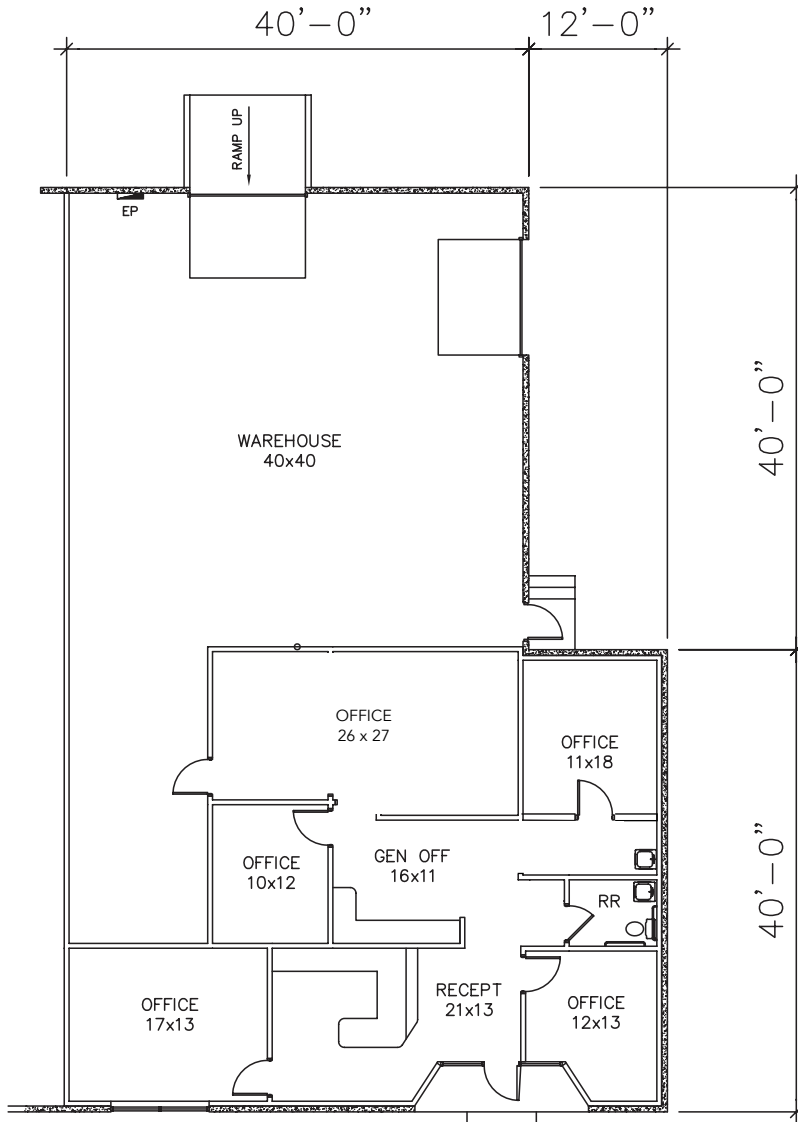
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BUILDING 18, SUITE D

Square Feet	3,638 SF
Loading	1 Grade Level
Clear Height	+/- 18'
Office/Warehouse	45% Office 55% Warehouse



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LOCATION & DRIVE TIMES

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DRIVE TIMES

The Domain	3 Minutes
The Arboretum	5 Minutes
Downtown Austin	15 Minutes

Rollingwood	15 Minutes
Austin-Bergstrom International Airport	20 Minutes
San Antonio	1.5 Hours



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