

BEATRICE COVE | BUILDING 16

2400 W BRAKER LANE, AUSTIN, TX 78758

±16,200 SF AVAILABLE FOR SUBLEASE



BUILDING 16 | SUITE D

Available in 30 days | *Sublease through July 31, 2028*

SUITE HIGHLIGHTS

TOTAL SIZE 16,200 SF

OFFICE ±2,430 SF (15%)

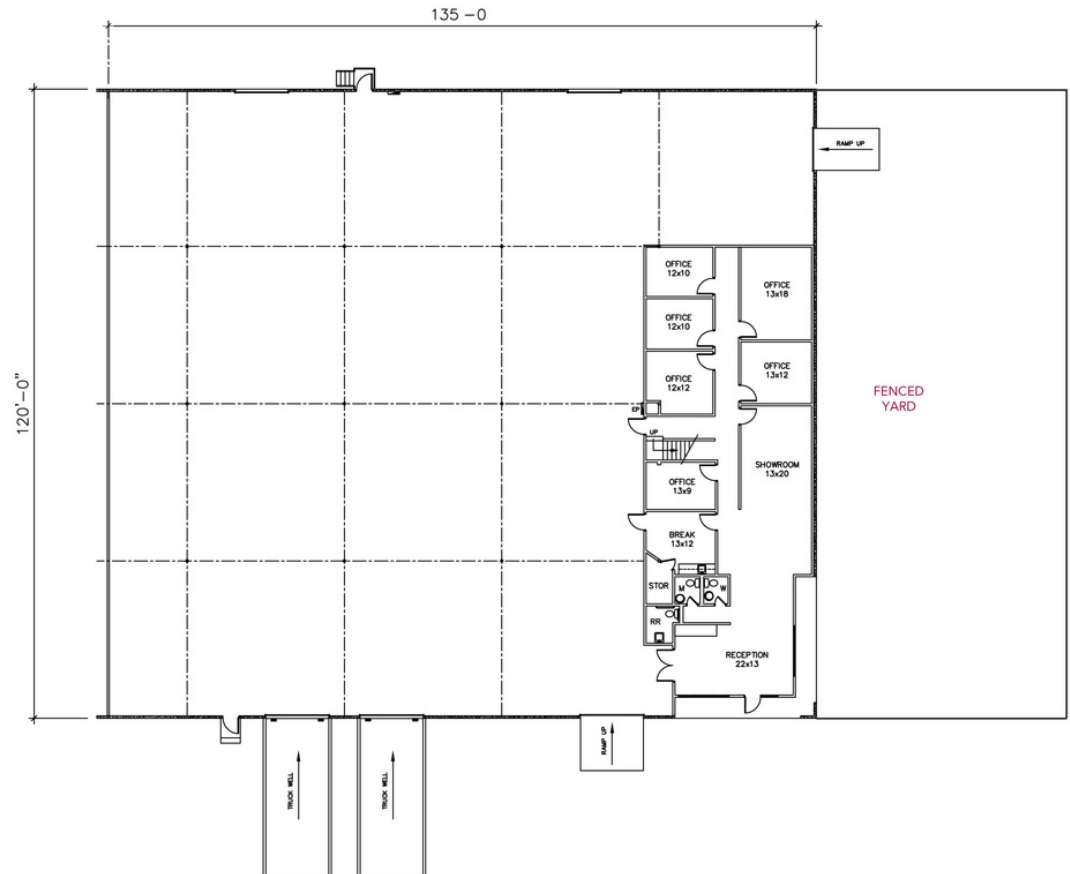
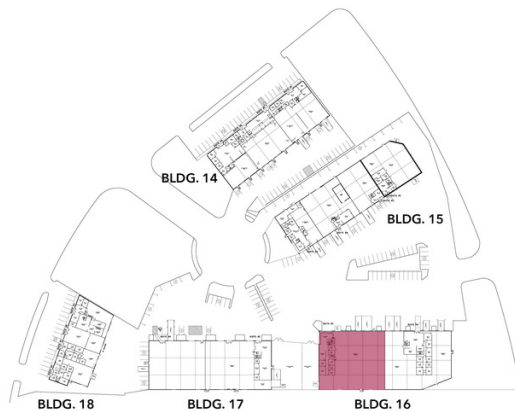
WAREHOUSE ±13,770 SF (85%)

CLEAR HEIGHT ±18'

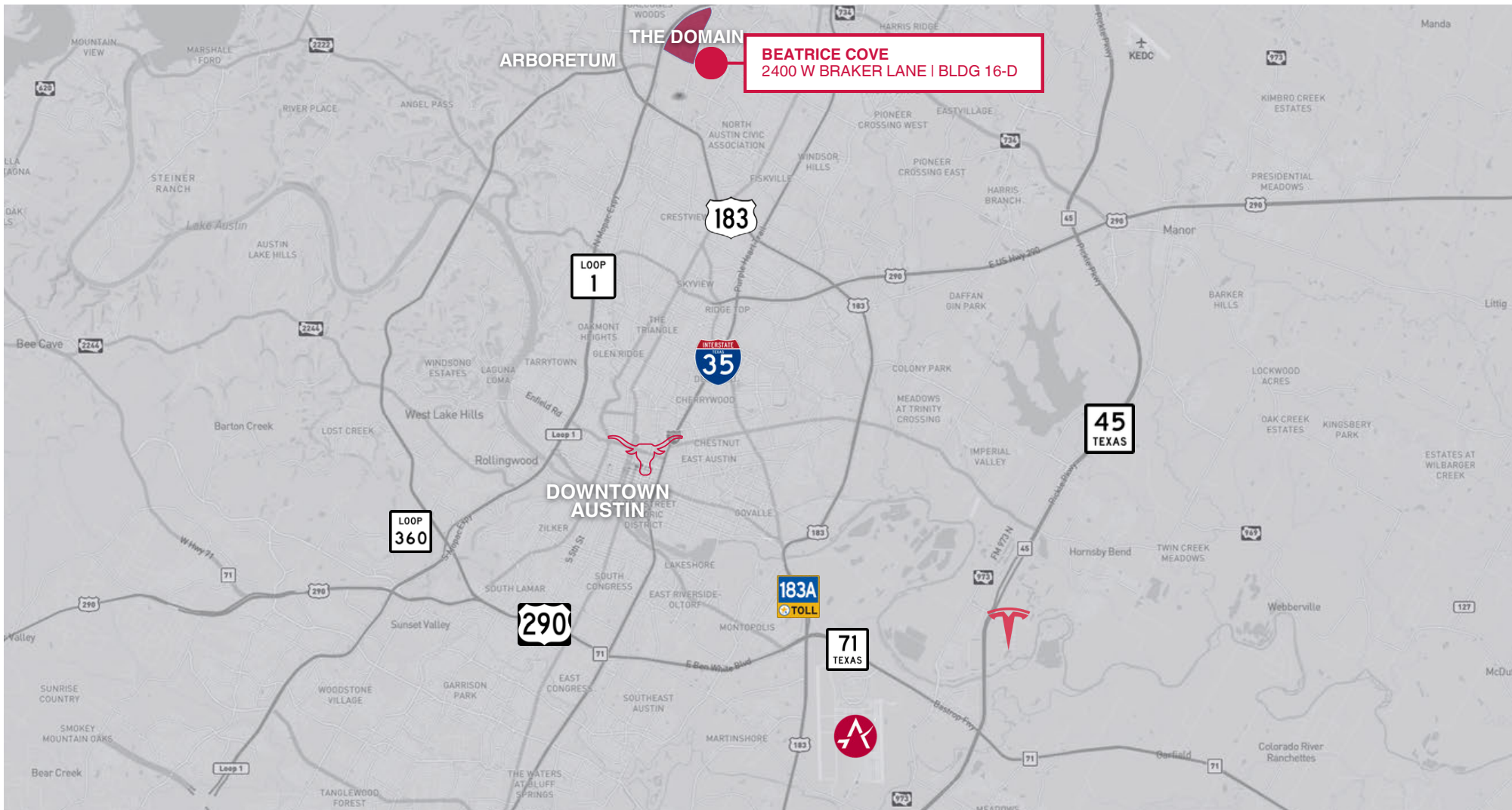
LOADING DOCK HIGH & GRADE LEVEL

YARD SPACE ±4,000 SF

ASKING RATE \$11 + \$5 NNN (EST)



BEATRICE COVE | BUILDING 16



3 Minutes
to The Domain



15 Minutes
to Downtown Austin



20 Minutes
to Austin-Bergstrom
Int'l Airport



1.5 Hours
to San Antonio



3 Hours
to Houston



3 Hours
to Dallas

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