

3012

EAST

3012 E PECAN ST, PFLUGERVILLE, TX 78660
22,557 RSF OFFICE SPACE AVAILABLE



3012 E PECAN ST, PFLUGERVILLE, TX 78660

3012

EAST



22,557 RSF OFFICE SPACE AVAILABLE

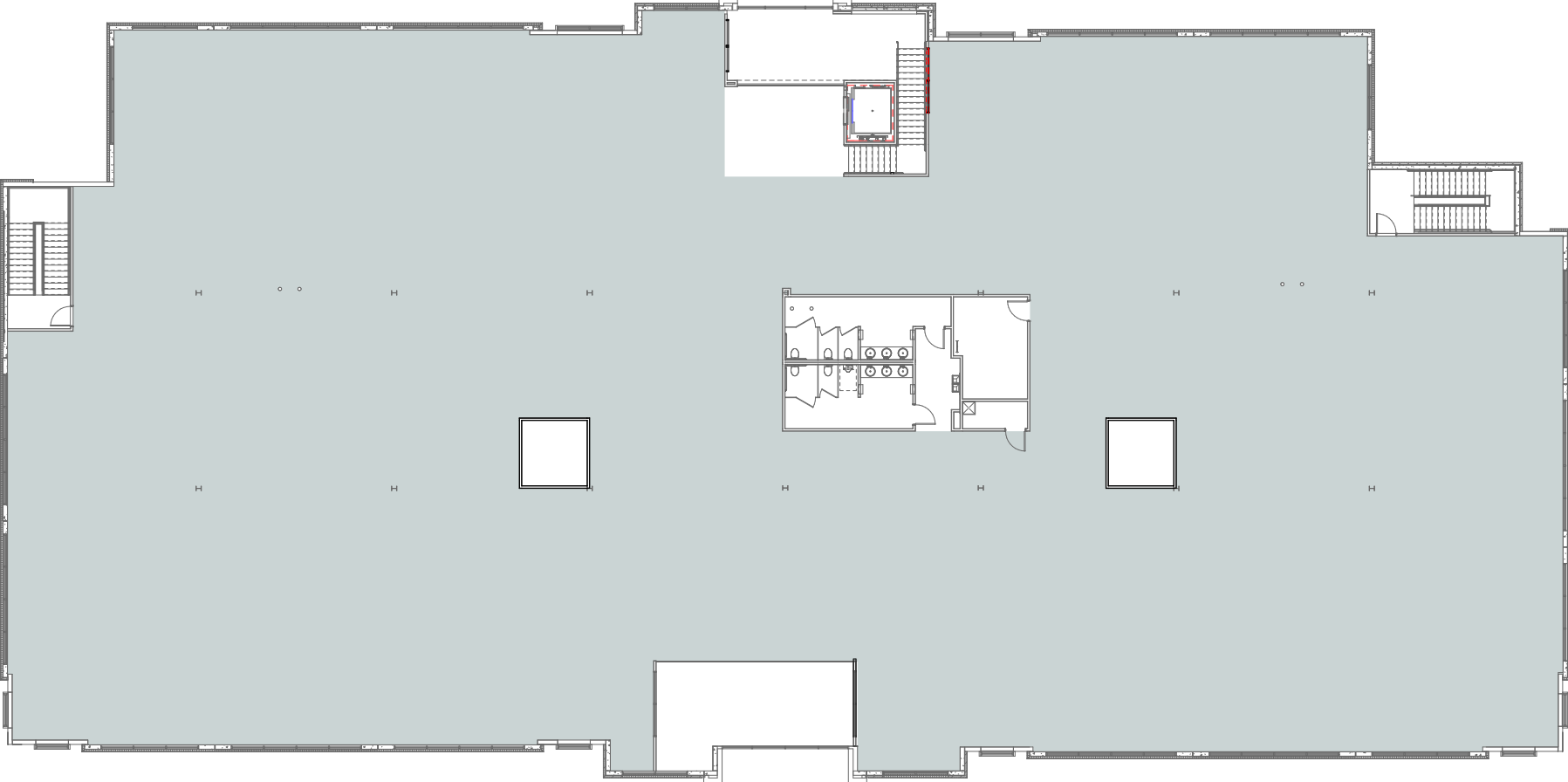
3012 East Pecan Street is a two-story 45,114 RSF office development located in North Austin's Industrial submarket. The development is located at the intersection of Highway 130 and East Pecan Street in Pflugerville, Texas.

Since there is limited office availability East of 183, 3012 E Pecan Street space offers a unique opportunity for an incoming second floor tenant. The newly constructed building is in close proximity to both Tesla and Samsung, and the ingress/egress to the Toll Road makes for seamless transportation to Highway 130, Highway 45 and US-290.



FLOORPLAN

3012
EAST



LAYOUT RENDERING (MULTI-TENANT)

3012

EAST

SUITE A	3,850 SF
SUITE B	2,860 SF
SUITE C	14,450 SF



LAYOUT RENDERING (SINGLE-TENANT)

3012
EAST

SINGLE TENANT 22,557 SF



LAYOUT RENDERINGS

3012

EAST



3012 E PECAN ST, PFLUGERVILLE, TX 78660

3012

EAST

DRIVE TIMES

96 MILES
San Antonio

156 MILES
Houston

184 MILES
Dallas/Fort Worth

14 MIN
TO ROUND ROCK

15 MIN
TO TESLA GIGAFACTORY

20 MIN
TO SAMSUNG AUSTIN

22 MIN
TO DOWNTOWN AUSTIN



3012 E PECAN ST, PFLUGERVILLE, TX 78660

3012

EAST

NORTHEAST NEARBY AMENITIES

24 Hour Fitness
Applebee's
At Home
AT&T Wireless
Austin Laser Dentistry
Bake of America
Barnes & Noble
Bath & Body Works
Bed. Bath & Beyond
Best Buy
Chase Bank
Chick-fil-A
Chili's
Chipotle
Cinemark Movie Theatre
Costco
CVS
Dick's Sporting Goods
Dollar Tree
Domino's
IHOP
In-N-Out Burger
Jersey Mike's Subs
Jiffy Lube
Jimmy Johns
Longhorn Steakhouse
Lowe's
Marshall's
McDonald's
Office Depot
Old Navy
Olive Garden
Panda Express
Panera Bread
Party City
Payless Shoe

PetSmart
Radio Shack
Marriott
Ross
Schlotzky's
Sears
Sports Clips
St. David's Emergency
Starbucks
Subway
Super Cuts
Super Target
The Home Depot
The Mattress Firm
Torchy's Tacos
Ulta Cosmetics
UPS Store
Wal-Mart
Weight Watchers



3012

EAST

3012 E PECAN ST, PFLUGERVILLE, TX 78660
22,557 RSF OFFICE SPACE AVAILABLE

STREAM

For Leasing Information, Please Contact:

Coleman Jackson
Vice President

512.481.3060
coleman.jackson@streamrealty.com