

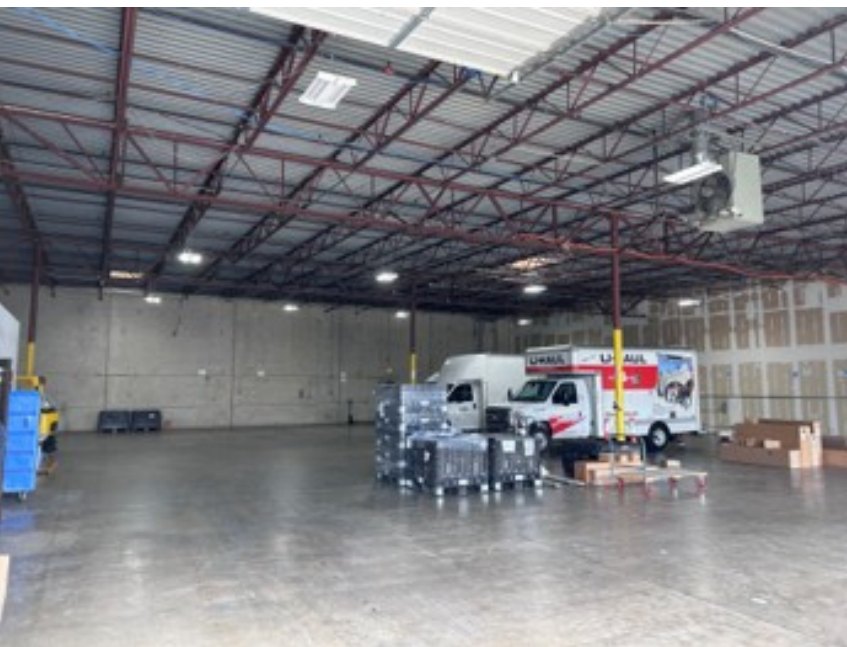


PROLOGIS WALNUT CREEK 2

9101 WALL STREET - AUSTIN, TEXAS 78754



FOR SUBLEASE



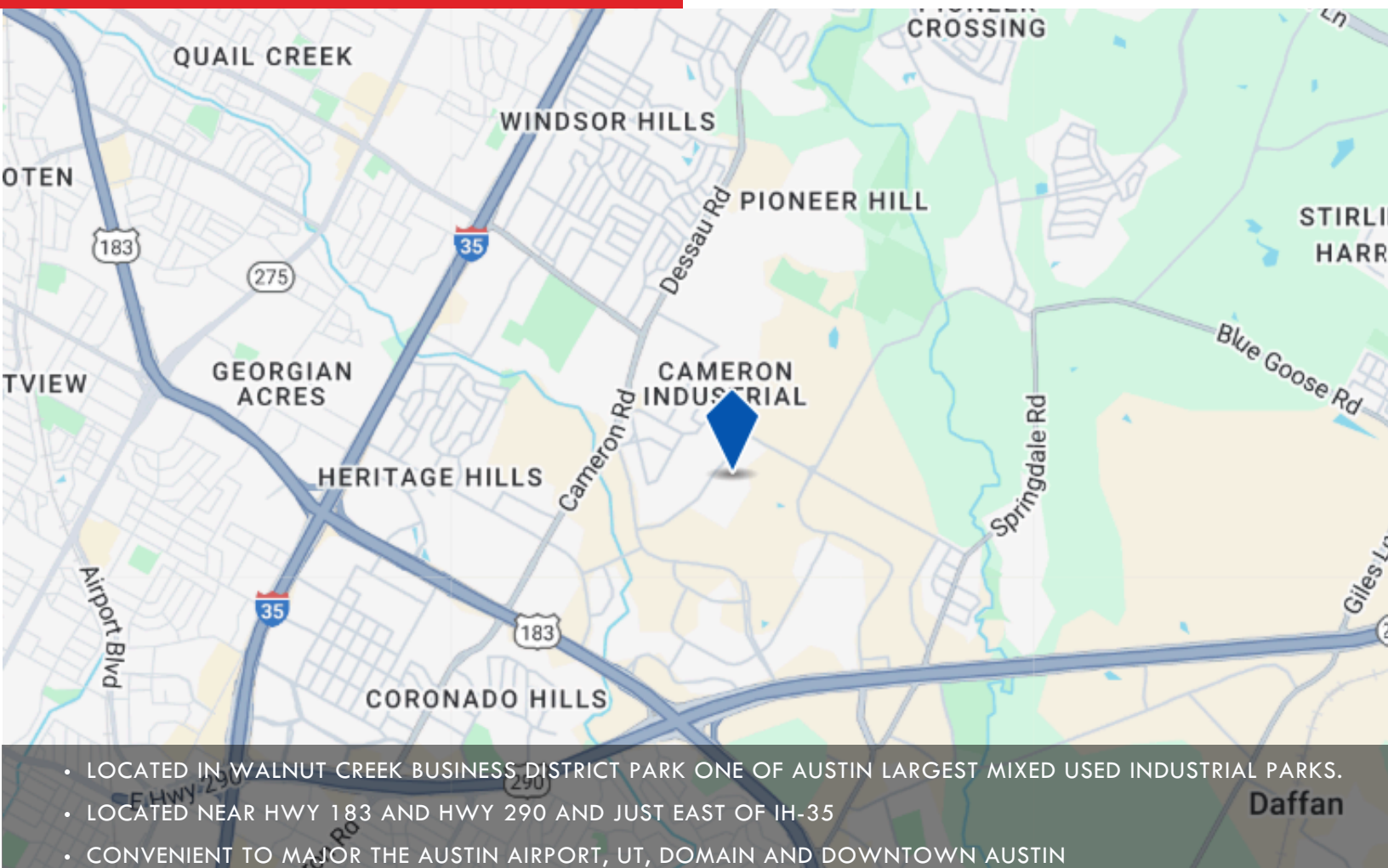
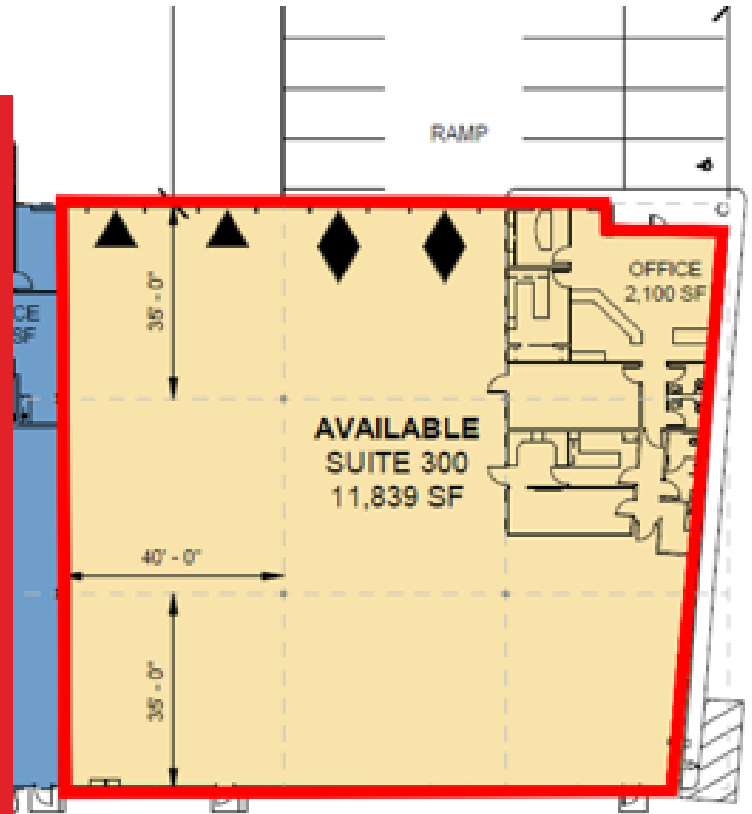
- SUITE : BUILDING 2 - SUITE 300
- SIZE : 11,839 SF
- BASE RATE : \$13.00 SF
- 2026 NNN ESTIMATE : \$6.50
- EXPIRATION DATE : 12/31/2027

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AOS

AUSTIN OFFICE SPACE

- FRONT LOADING OFFICE WAREHOUSE SPACE IN PRIME LOCATION IN NORTH AUSTIN
- SPACE HAS 2 DOCK HIGH LOADING DOORS & 2 DRIVE IN DOORS
- 2,100 SF OFFICE SPACE & 11,839 SF WAREHOUSE SPACE
- MOVE IN READY SUITE WITH RECENTLY REMODEL. EXCELLENT CONDITION.
- SHORT TERM SUBLEASE FLEXIBILITY OR LONG TERM OPTION
- 19' WAREHOUSE CLEAR HEIGHT
- 40' X 40' TYPICAL BAY SPACING
- FULLY SPRINKLERED



- LOCATED IN WALNUT CREEK BUSINESS DISTRICT PARK ONE OF AUSTIN LARGEST MIXED USED INDUSTRIAL PARKS.
- LOCATED NEAR HWY 183 AND HWY 290 AND JUST EAST OF IH-35
- CONVENIENT TO MAJOR THE AUSTIN AIRPORT, UT, DOMAIN AND DOWNTOWN AUSTIN