

OFFICE/WAREHOUSE SUBLEASE SPACE

3913 Todd Ln, Ste 205 | Austin, TX 78744

TOWER
commercial
CORPORATE REAL ESTATE ADVISORS



- 11,250 sqft office/warehouse
- 4 offices / break area / bathrooms
- 18'-21' ceiling height
- 5 docks / 1 ramp
- 3 phase power
- Air lines throughout - compressor available
- Equipment cage area (~500 sqft)
- T8 lighting in warehouse
- Sublease thru 2/28/22
- Longer term available thru landlord
- Year 1 - \$0.84/ft/month + nnn's
- Year 2 - \$0.87/ft/month + nnn's
- nnn's = \$0.44/ft/month

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