

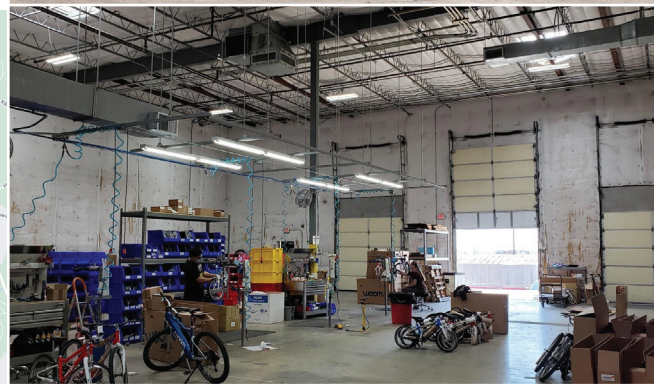
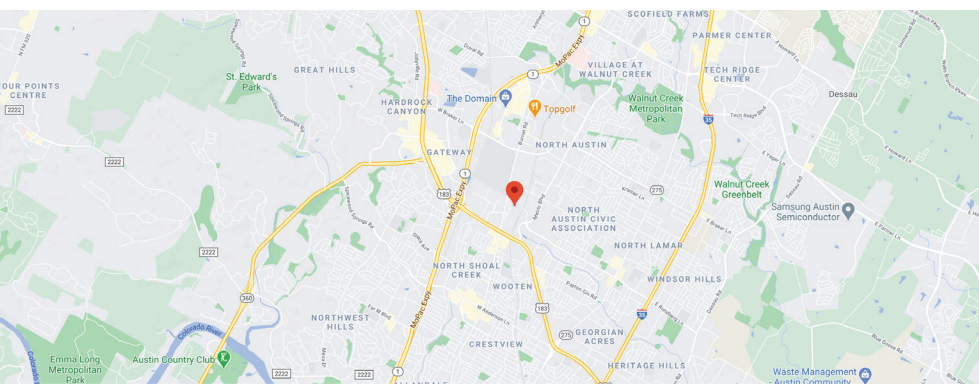
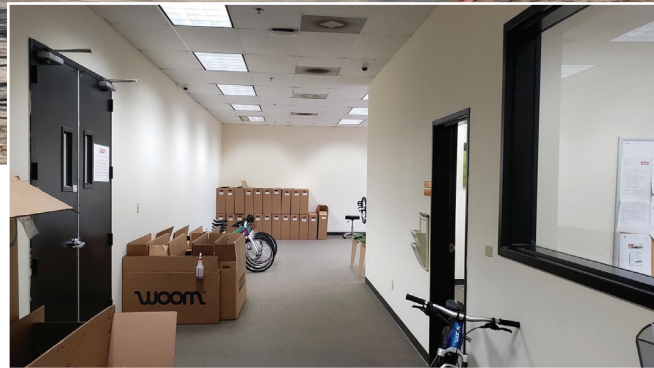
# SUBLEASE OFFICE/CONDITIONED WAREHOUSE

2311 Rundberg Lane, Ste. 100 | Austin, TX 78758

**TOWER**  
commercial  
CORPORATE REAL ESTATE ADVISORS



- 9,010 sq.ft. total space
- Includes 1,800 ft. office area, bathrooms and conference room
- 100% Climate Controlled Warehouse
- Sprinklered
- 2 Dock Doors, 1 Dock Ramp
- 24 ft. Clear Height
- 30 ft. x 30 ft. column spacing
- Base Rate: \$9.36/ft./yr. plus NNN expenses thru 03/31/22
- Base Rate: \$9.60/ft./yr. plus NNN expenses thru 04/30/23
- Estimated NNN expenses are \$4.78/ft./yr.
- Available in 30 days



**CHRIS ODDO** (512) 736-5933  
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