



PROPERTY INFORMATION

Available Spaces: 782 SF - 1,549 SF

Lease Rate: \$10.00 - \$12.00 + NNN

NNN Expenses: (2023 Est.)

\$5.06 / SF Office

\$3.19 / SF Retail

Zoning: PBC-AO

Parking: 2/1,000 SF

GLA: 53,292 SF

Year Built: 1987

Tax Schedule No: 6323414008

NOTES:

- Easy access from both Austin Bluffs Pkwy and Barnes Rd
- Elevator access to 2nd Floor
- Shared kitchen and break area

2023 Demographics - Drivetime, Minutes

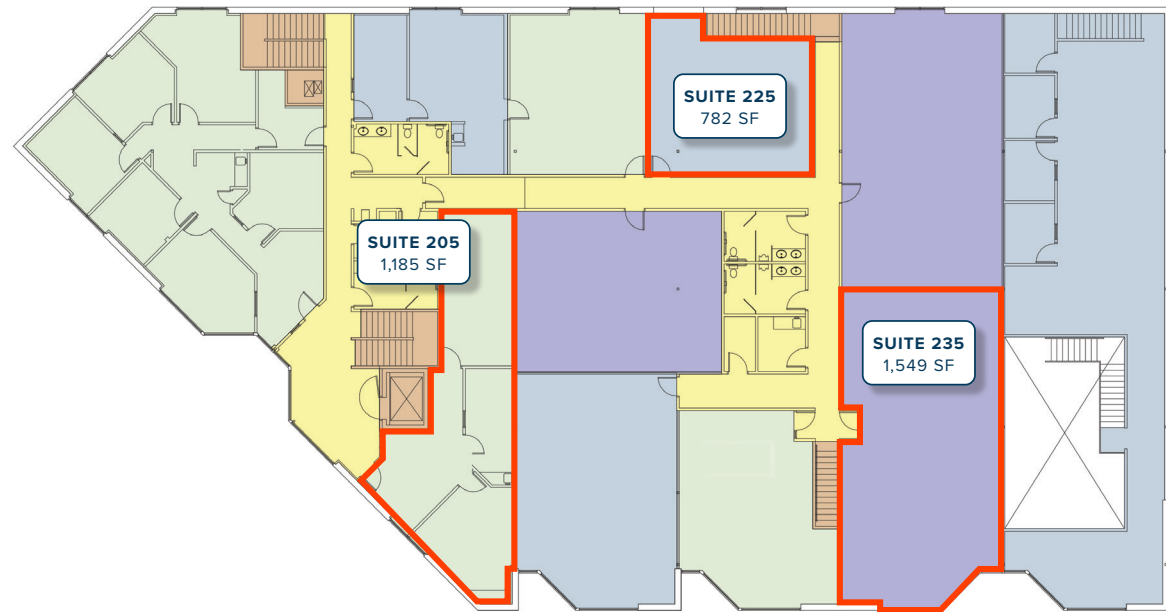
	5 Minute	10 Minute	15 Minute
Population			
2023 Est. Population	23,848	160,927	325,218
Households			
2023 Est. HHs	10,159	63,274	129,612
2023 Est. Avg. HH Income	\$83,972	\$92,498	\$89,754

2023 Demographics - Radius, Miles

	1 Mile	3 Mile	5 Mile
Population			
2023 Est. Population	16,546	136,456	293,912
Households			
2023 Est. HHs	6,666	52,840	115,289
2023 Est. Avg. HH Income	\$82,108	\$91,553	\$90,759

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SECOND FLOOR - OFFICE



ASPEN CENTER - RETAIL

