



# BEATRICE COVE BUSINESS PARK

2,265 - 16,200 SF AVAILABLE

2340 & 2400 W BRAKER LN | AUSTIN, TX | 78758

2335 & 2415 KRAMER LN | AUSTIN, TX | 78758

LOCATED IN NORTH CENTRAL AUSTIN

FOR MORE INFORMATION, CONTACT STREAM:

**DRA**  
ADVISORS

**STREAM**

**TUCKER RICE** | 214.728.1375  
TUCKER.RICE@STREAMREALTY.COM

**CLAUDIA TAYLOR** | 512.481.3021  
CLAUDIA.TAYLOR@STREAMREALTY.COM



## BEATRICE COVE BUSINESS PARK

2340 & 2400 W BRAKER LN | AUSTIN, TX | 78758

2335 & 2415 KRAMER LN | AUSTIN, TX | 78758



### ABOUT BEATRICE COVE

Beatrice Cove Business Park is a five building industrial and Flex business park in North Central Austin. The park provides easy access to MoPac, IH-35 & 183 and excellent visibility, access and frontage on Braker Lane and Kramer Lane. Beatrice Cove is just 2 minutes to the Domain shopping and entertainment center and down the road from Austin's new Soccer stadium.

### PROPERTY FEATURES

119,134 Total SF

Excellent amenities in the immediate area.

Direct access to Kramer Station Metro Rail line.

Dock and Grade Level Loading



FOR MORE INFORMATION, CONTACT STREAM:



TUCKER RICE | 214.728.1375  
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021  
CLAUDIA.TAYLOR@STREAMREALTY.COM

# BEATRICE COVE BUSINESS PARK

2340 & 2400 W BRAKER LN | AUSTIN, TX | 78758

2335 & 2415 KRAMER LN | AUSTIN, TX | 78758

## BUILDING OVERVIEW



FOR MORE INFORMATION, CONTACT STREAM:



TUCKER RICE | 214.728.1375  
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021  
CLAUDIA.TAYLOR@STREAMREALTY.COM

# SITE PLAN

## SQUARE FOOTAGE AVAILABLE

<b>BLDG. 14, SUITE E&amp;F</b>	8,460 SF
<b>BLDG. 15, SUITE D</b>	5,400 SF
<b>BLDG. 16, SUITE D</b>	16,200 SF
<b>BLDG. 17, SUITE E</b>	13,500 SF
<b>BLDG. 18, SUITE A</b>	2,265 SF
<b>BLDG. 18, SUITE B</b>	5,056 SF
<b>BLDG. 18, SUITE D</b>	3,638 SF



 AVAILABLE

FOR MORE INFORMATION, CONTACT STREAM:



TUCKER RICE | 214.728.1375  
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021  
CLAUDIA.TAYLOR@STREAMREALTY.COM

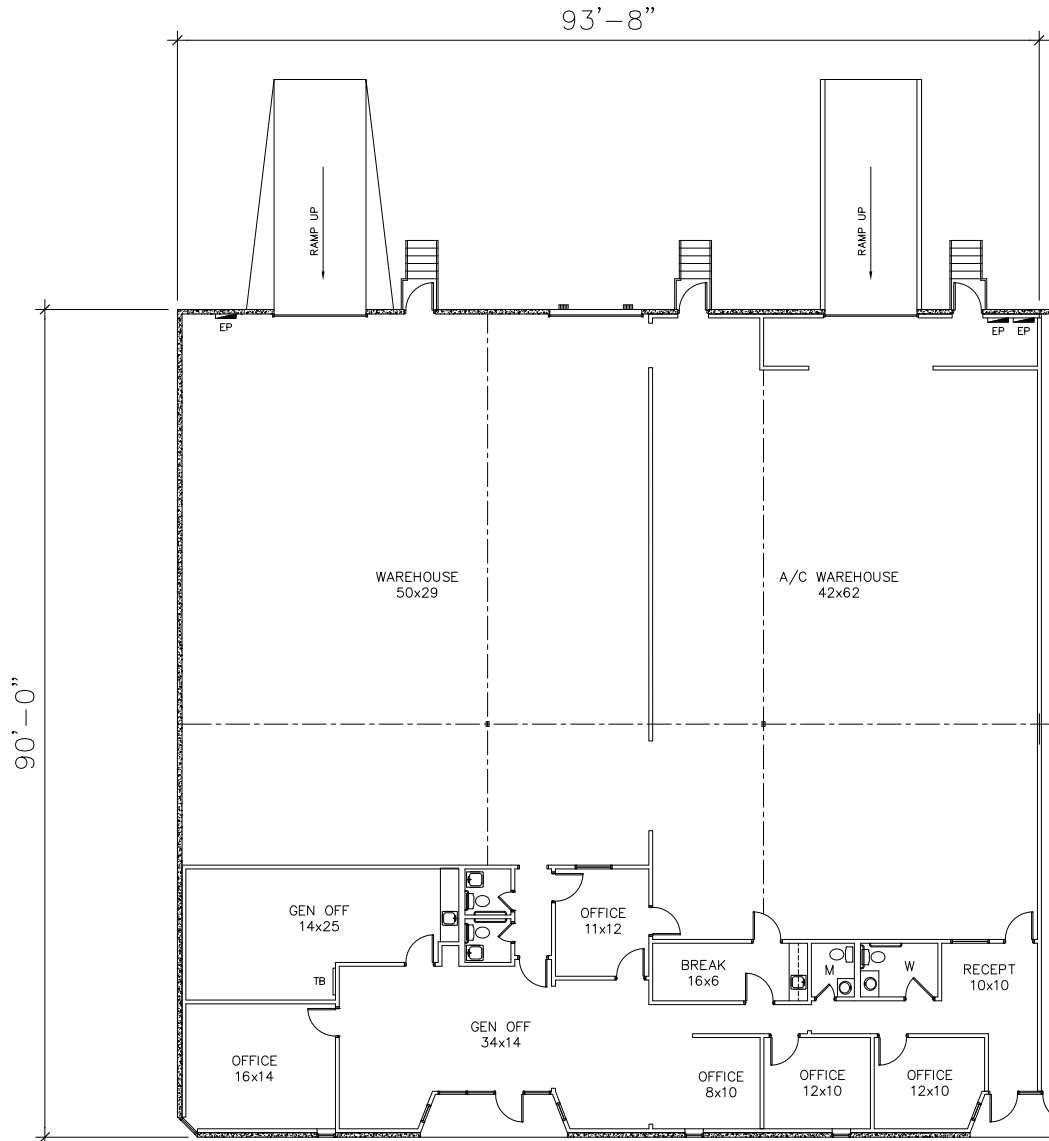
# BEATRICE COVE BUSINESS PARK

2340 & 2400 W BRAKER LN | AUSTIN, TX | 78758

2335 & 2415 KRAMER LN | AUSTIN, TX | 78758

## BUILDING 14, SUITE E&F

Square Feet	8,460 SF
Clear Height	+/- 18'
Loading	1 Semi-Dock, 2 Ramps
Office/Warehouse	30% Office   70% Warehouse



FOR MORE INFORMATION, CONTACT STREAM:

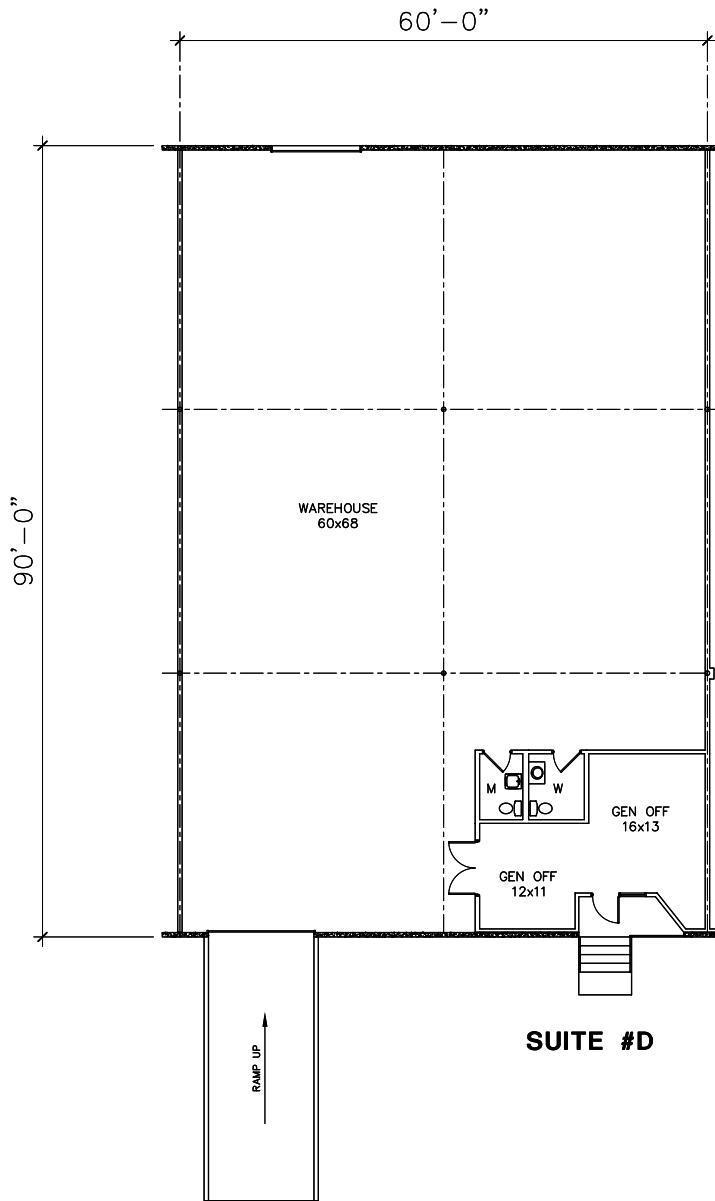


TUCKER RICE | 214.728.1375  
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021  
CLAUDIA.TAYLOR@STREAMREALTY.COM

# BUILDING 15, SUITE D

Square Feet	5,400 SF
Clear Height	+/- 18'
Loading	1 Truck Well, 1 Grade Level
Office/Warehouse	10% Office   90% Warehouse



FOR MORE INFORMATION, CONTACT STREAM:



TUCKER RICE | 214.728.1375  
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021  
CLAUDIA.TAYLOR@STREAMREALTY.COM

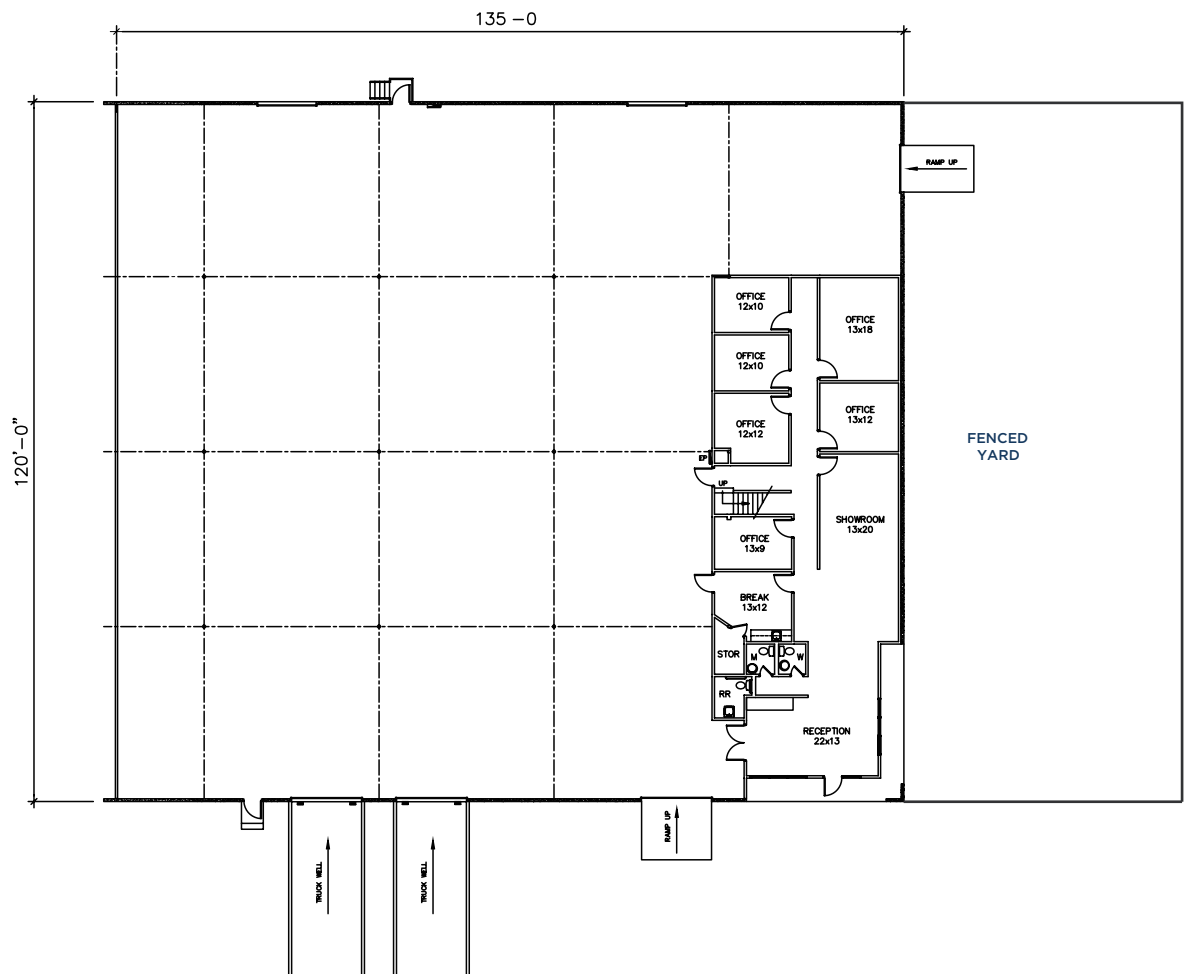
# BEATRICE COVE BUSINESS PARK

2340 & 2400 W BRAKER LN | AUSTIN, TX | 78758

2335 & 2415 KRAMER LN | AUSTIN, TX | 78758

## BUILDING 16, SUITE D

Square Feet	16,200 SF
Loading	1 Dock-High, 1 Semi-Dock, 2 Grade Level
Clear Height	+/- 18'
Yard Space	+/- 4,000 SF
Office/Warehouse	16% Office   84% Warehouse



FOR MORE INFORMATION, CONTACT STREAM:



TUCKER RICE | 214.728.1375  
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021  
CLAUDIA.TAYLOR@STREAMREALTY.COM

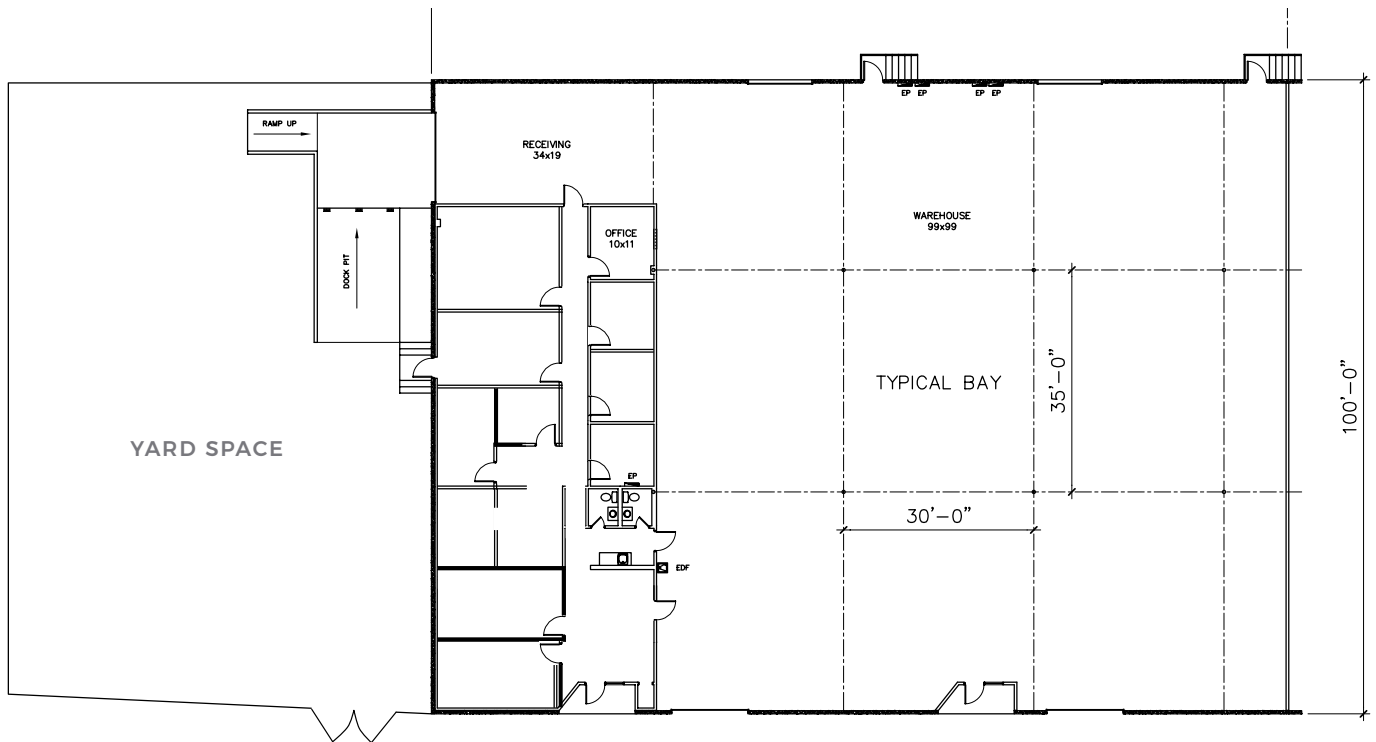
# BEATRICE COVE BUSINESS PARK

2340 & 2400 W BRAKER LN | AUSTIN, TX | 78758

2335 & 2415 KRAMER LN | AUSTIN, TX | 78758

## BUILDING 17, SUITE E

Square Feet	13,500 SF
Loading	1 Truck Well, 2 Grade Level
Clear Height	+/- 18'
Yard Space	+/- 6,000 SF
Office/Warehouse	20% Office   80% Warehouse



FOR MORE INFORMATION, CONTACT STREAM:

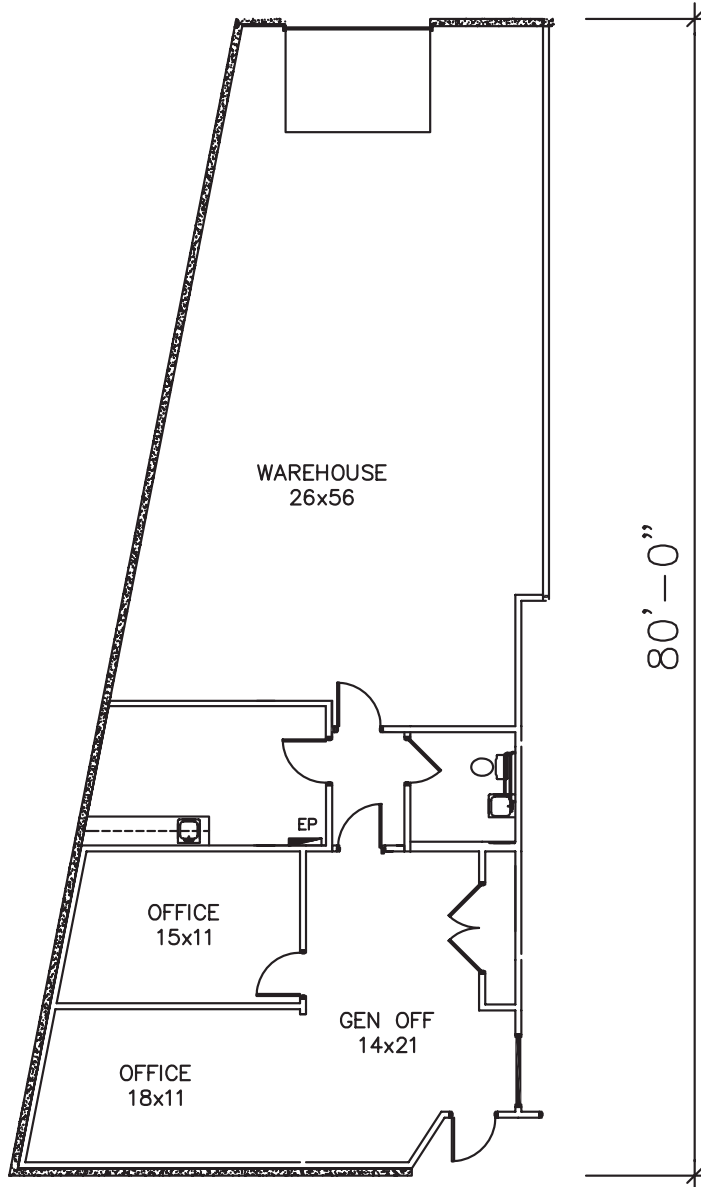


TUCKER RICE | 214.728.1375  
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021  
CLAUDIA.TAYLOR@STREAMREALTY.COM

# BUILDING 18, SUITE A

Square Feet	2,265 SF
Loading	1 Grade Level
Clear Height	+/- 18'
Office/Warehouse	50% Office   50% Warehouse



FOR MORE INFORMATION, CONTACT STREAM:



TUCKER RICE | 214.728.1375  
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021  
CLAUDIA.TAYLOR@STREAMREALTY.COM

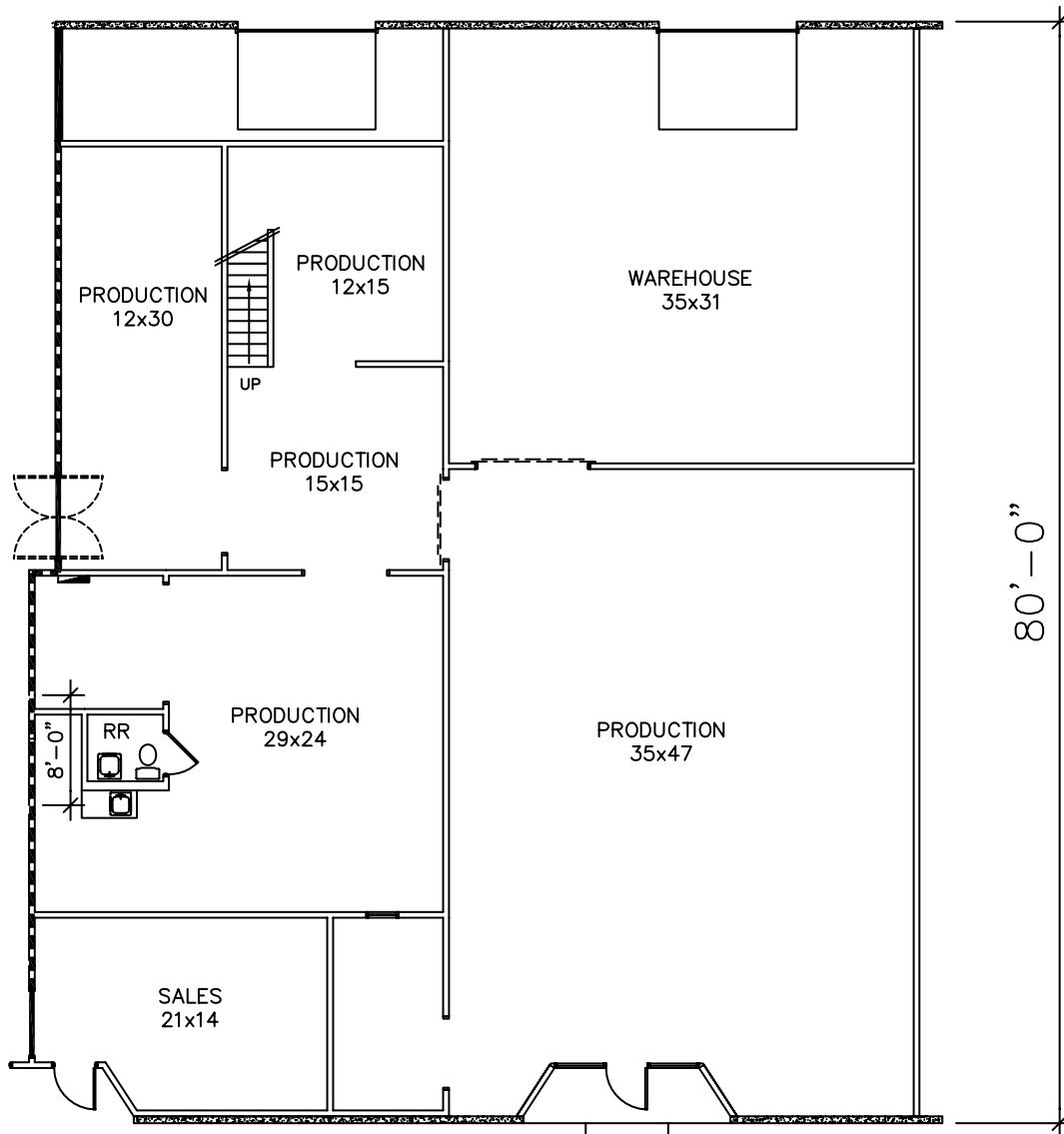
# BEATRICE COVE BUSINESS PARK

2340 & 2400 W BRAKER LN | AUSTIN, TX | 78758

2335 & 2415 KRAMER LN | AUSTIN, TX | 78758

## BUILDING 18, SUITE B

Square Feet	5,056 SF
Loading	1 Semi-Dock, 1 Grade Level
Clear Height	+/- 18'
Office/Warehouse	75% Office   25% Warehouse



FOR MORE INFORMATION, CONTACT STREAM:

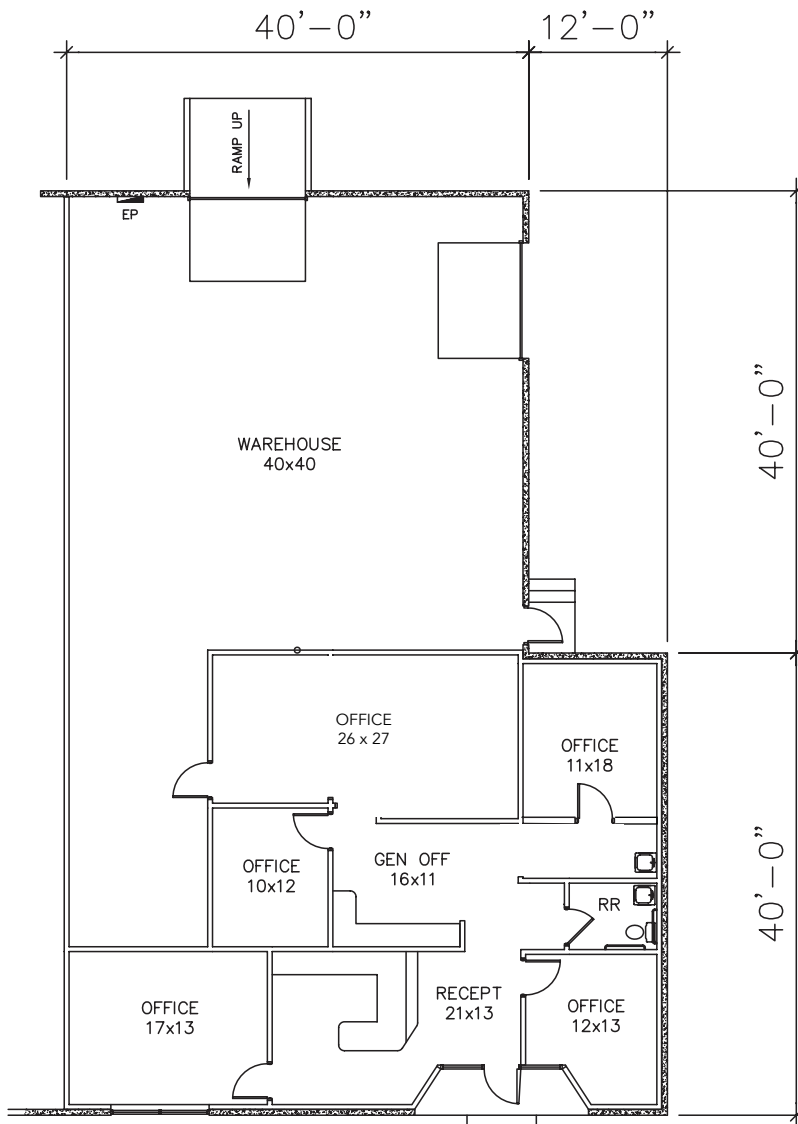


TUCKER RICE | 214.728.1375  
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021  
CLAUDIA.TAYLOR@STREAMREALTY.COM

# BUILDING 18, SUITE D

Square Feet	3,638 SF
Loading	1 Grade Level
Clear Height	+/- 18'
Office/Warehouse	45% Office   55% Warehouse



FOR MORE INFORMATION, CONTACT STREAM:



TUCKER RICE | 214.728.1375  
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021  
CLAUDIA.TAYLOR@STREAMREALTY.COM

# LOCATION & DRIVE TIMES

## BEATRICE COVE BUSINESS PARK

2340 & 2400 W BRAKER LN | AUSTIN, TX | 78758

2335 & 2415 KRAMER LN | AUSTIN, TX | 78758



## DRIVE TIMES

The Domain	3 Minutes
The Arboretum	5 Minutes
Downtown Austin	15 Minutes

Rollingwood	15 Minutes
Austin-Bergstrom International Airport	20 Minutes
San Antonio	1.5 Hours

FOR MORE INFORMATION, CONTACT STREAM:



TUCKER RICE | 214.728.1375  
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021  
CLAUDIA.TAYLOR@STREAMREALTY.COM

# BEATRICE COVE BUSINESS PARK



FOR MORE INFORMATION, CONTACT STREAM:

**TUCKER RICE** | 214.728.1375  
TUCKER.RICE@STREAMREALTY.COM

**CLAUDIA TAYLOR** | 512.481.3021  
CLAUDIA.TAYLOR@STREAMREALTY.COM