



RUTHERFORD PLACE

1601 RUTHERFORD LN, AUSTIN, TX 78754

STEPHEN DEPIZZO

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JEREMY PETERSON

Associate
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OFFERING SUMMARY

Lease Rate: \$15.00 - 18.00 SF/yr (NNN)

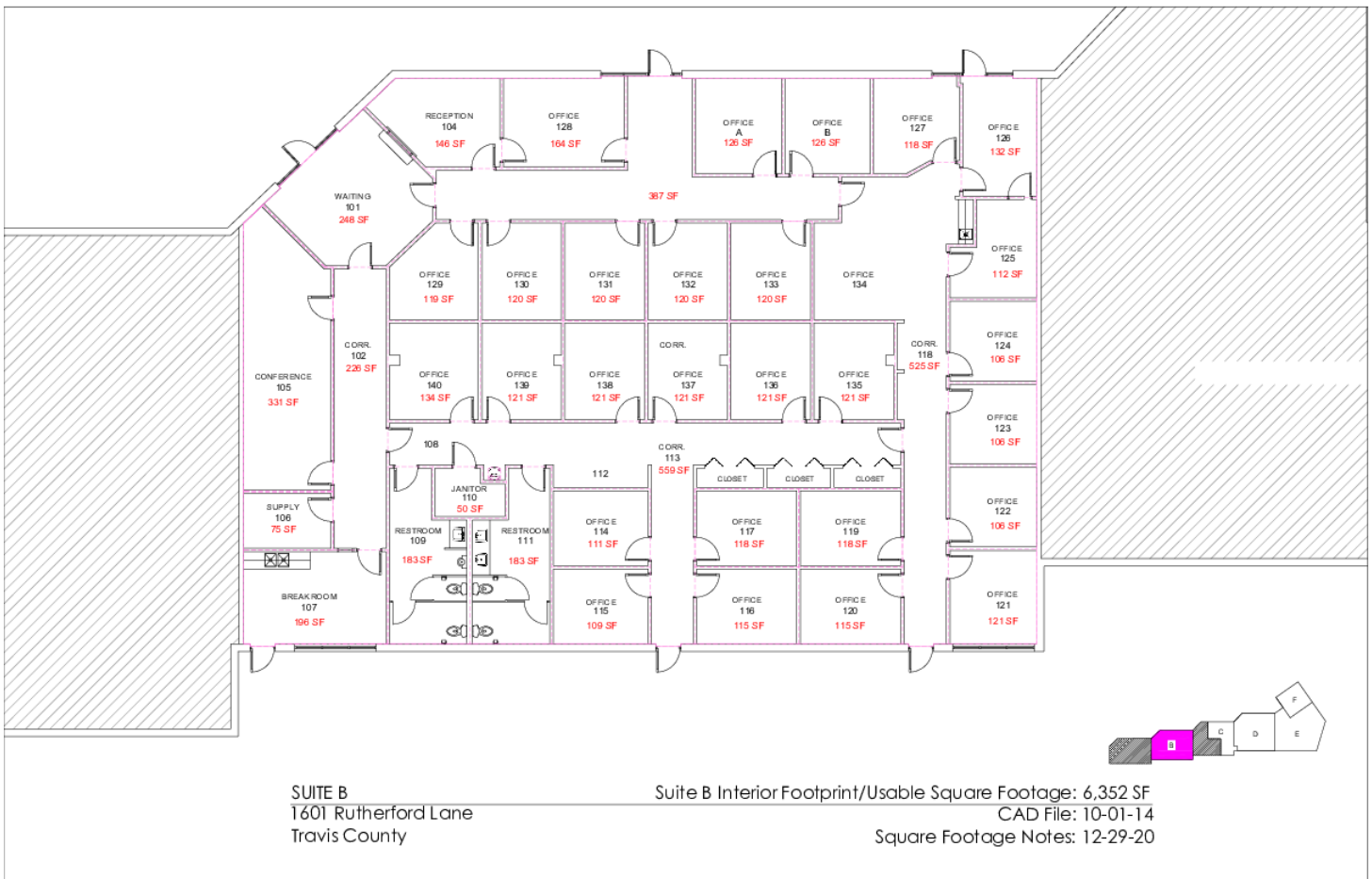
PROPERTY OVERVIEW

Flex Space for Lease
100% HVAC office / warehouse
Grade level loading
3 phase power
Parking Ratio: 5.50 / 1,000 SF

AVAILABILITY

- Suite A - 1,200 SF
- Suite B - 6,352 SF (New Open Floorplan)
- Suite C - 3,540 SF

Suite B - 6,352 SF



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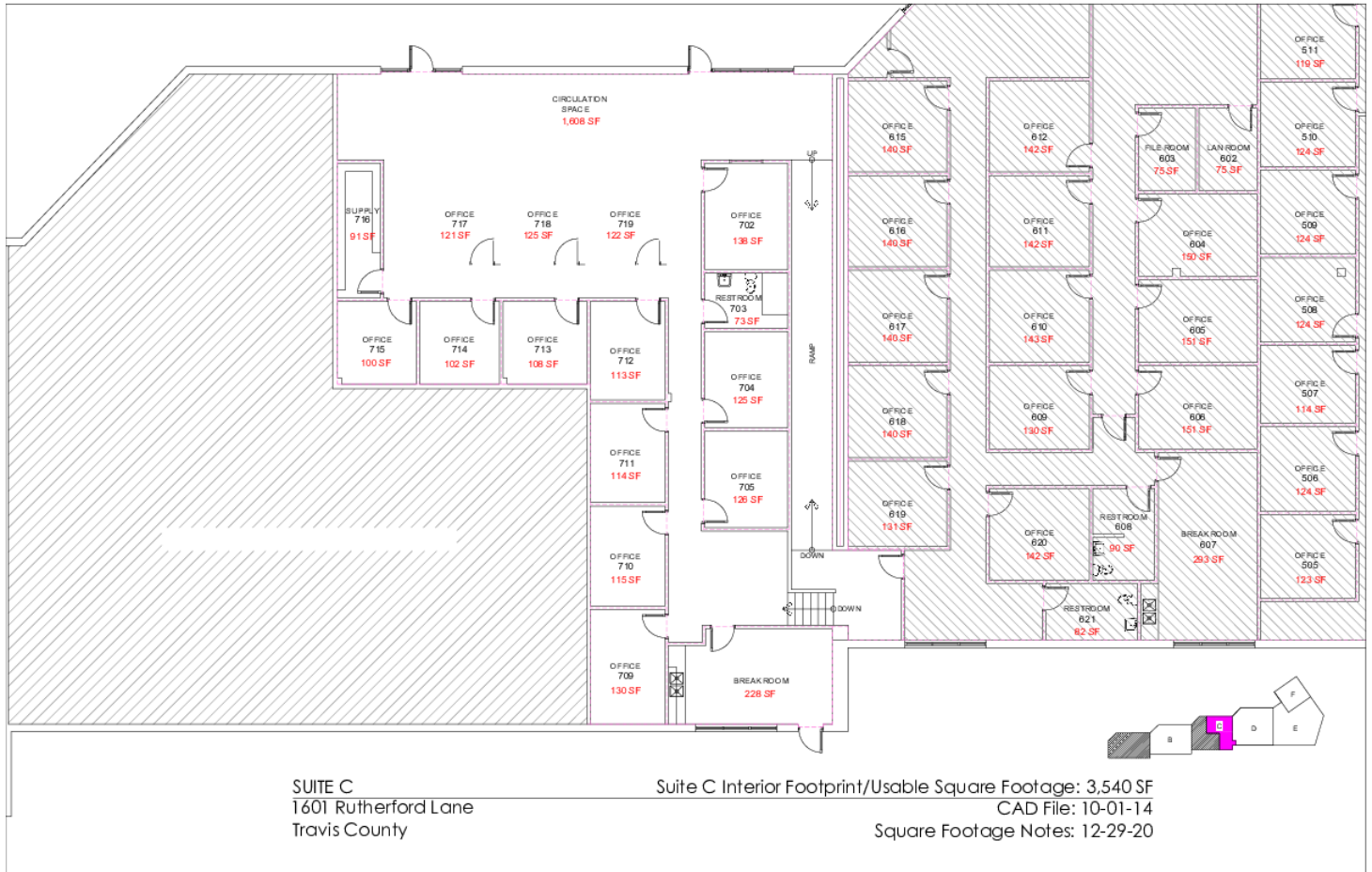
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1601 RUTHERFORD LN, AUSTIN, TX 78754

Suite C - 3,540 SF



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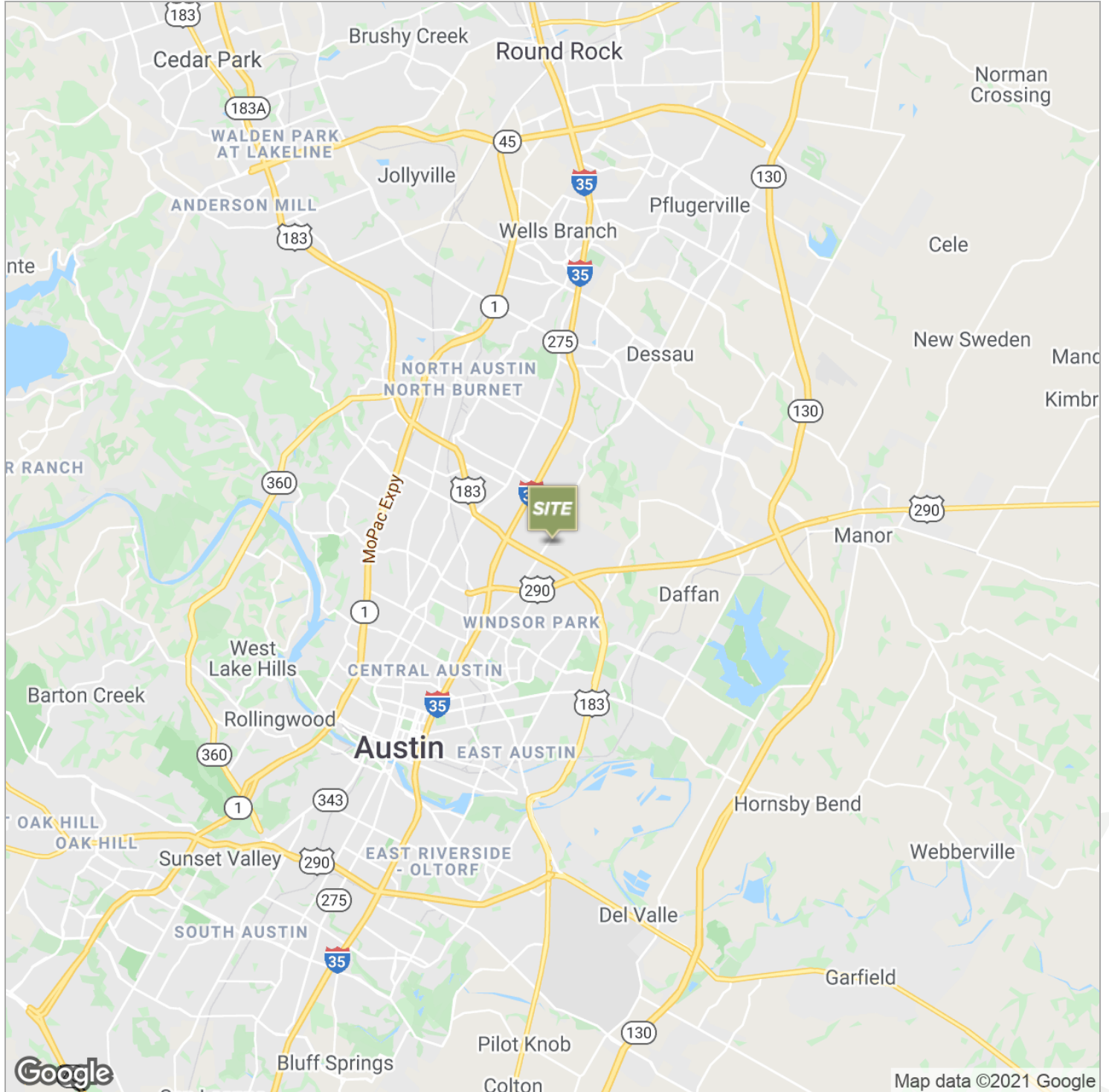
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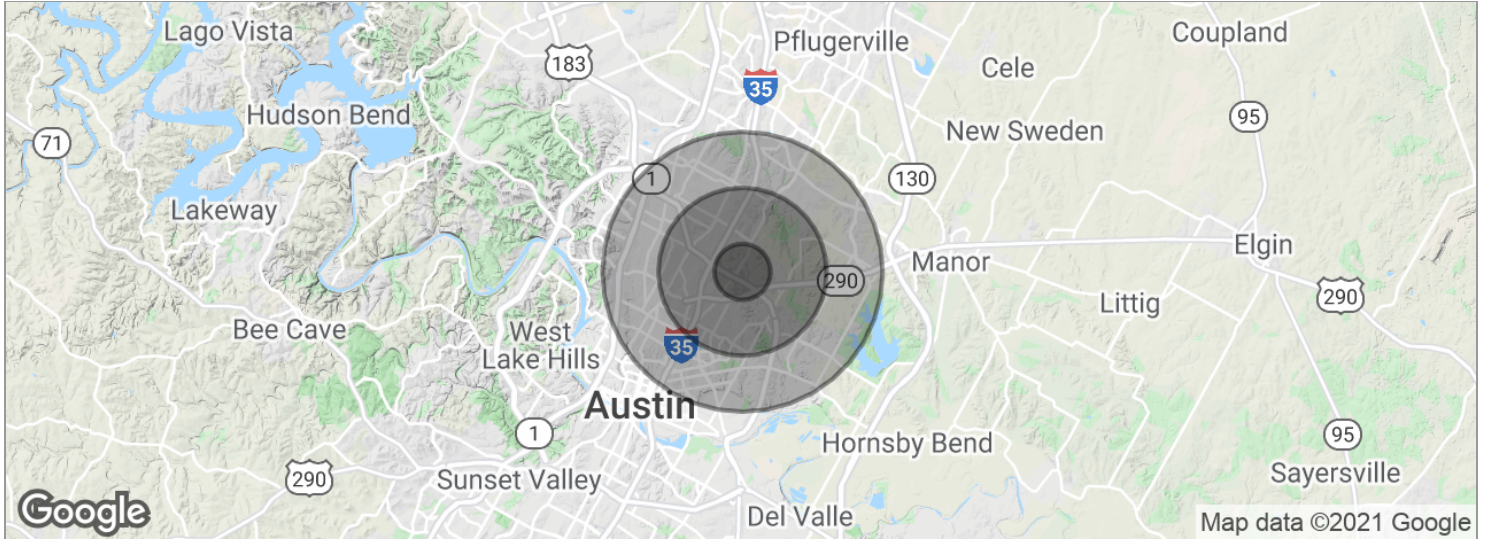
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,847	117,713	268,025
Median age	29.4	29.4	30.3
Median age (Male)	29.4	28.6	29.9
Median age (Female)	28.9	31.0	31.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,505	43,995	108,504
# of persons per HH	2.6	2.7	2.5
Average HH income	\$47,346	\$47,772	\$53,241
Average house value	\$139,537	\$160,933	\$196,322

* Demographic data derived from 2010 US Census

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