

FOR LEASE

KRAMER 6 & 7

1905-A & 1905-B KRAMER LANE · AUSTIN, TX

//DWS

±7,982 - 69,216 SF

FLEX / OFFICE · AMPLE PARKING · DEDICATED TRUCK COURT



LEE &
ASSOCIATES

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VERSATILE SPACE. *PRIME LOCATION.*

Located in the heart of North Central Austin, Kramer 6 and 7 provide easy access and excellent visibility. Efficient floor plans, ample 3.37 : 1,000 SF cumulative parking ratio, and a dedicated truck court support a wide range of users, while the buildings are well maintained with modern design and landscaping that create a strong first impression for employees and visitors.

KRAMER 6

ADDRESS	1905-A Kramer Lane Austin, TX 78758
SUBMARKET	North Austin
BUILDING SIZE	± 76,626 SF
AVAILABLE	± 7,982 - 69,216 SF

KRAMER 7

ADDRESS	1905-B Kramer Lane Austin, TX 78758
SUBMARKET	North Austin
BUILDING SIZE	± 45,510 SF
AVAILABLE	100% Leased

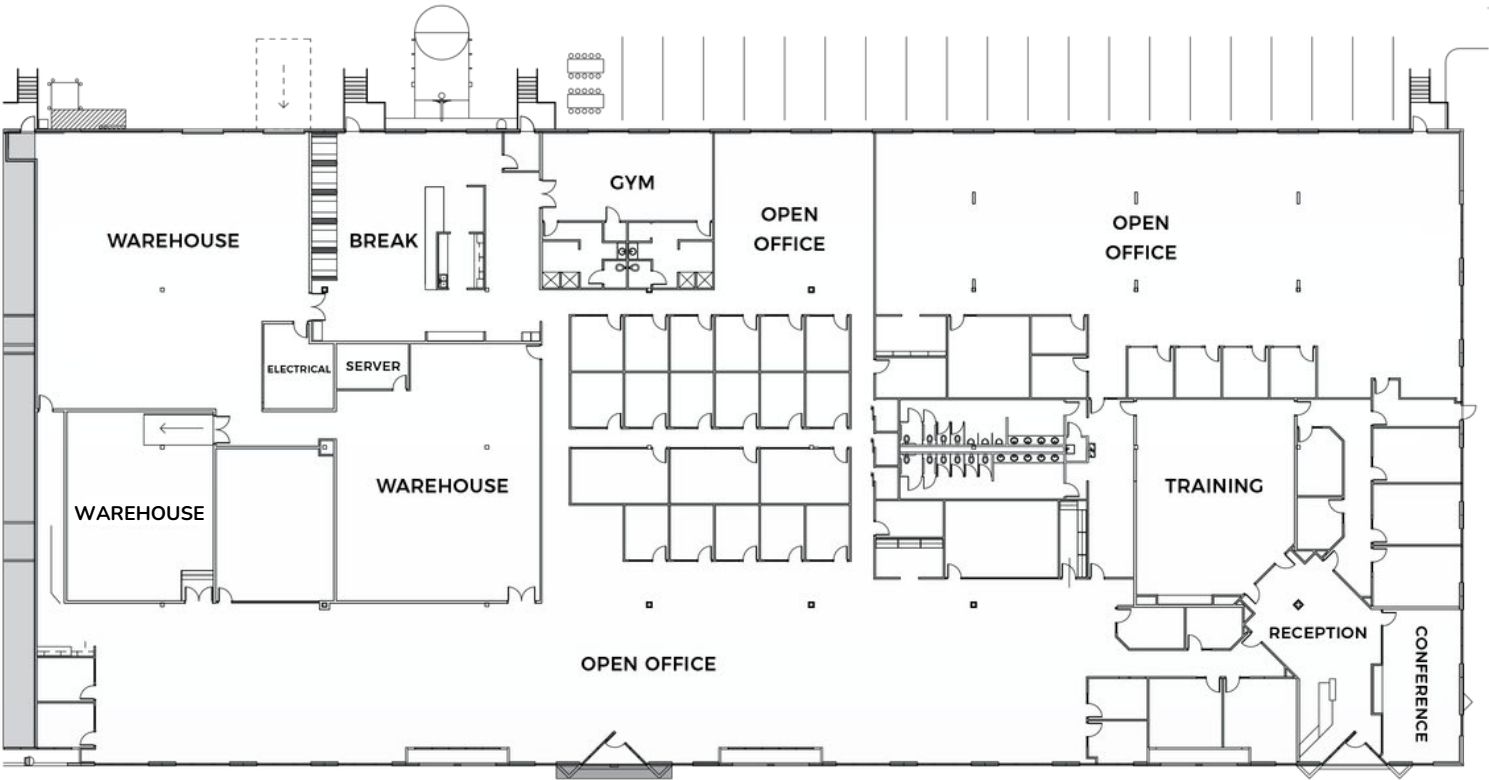


AVAILABLE

SUITE 100*

**Can be combined with Suites 200 & 300*

43,978
SQUARE FEET



OFFICE ± 36,062 SF

HVAC 100%

WAREHOUSE ± 7,916 SF

SPRINKLERED Yes

LOADING 1 Dock-High*
1 Ramp

POWER 1600 amps
480V
3-phase

**Ability to add up to 10 additional Dock-High Doors*

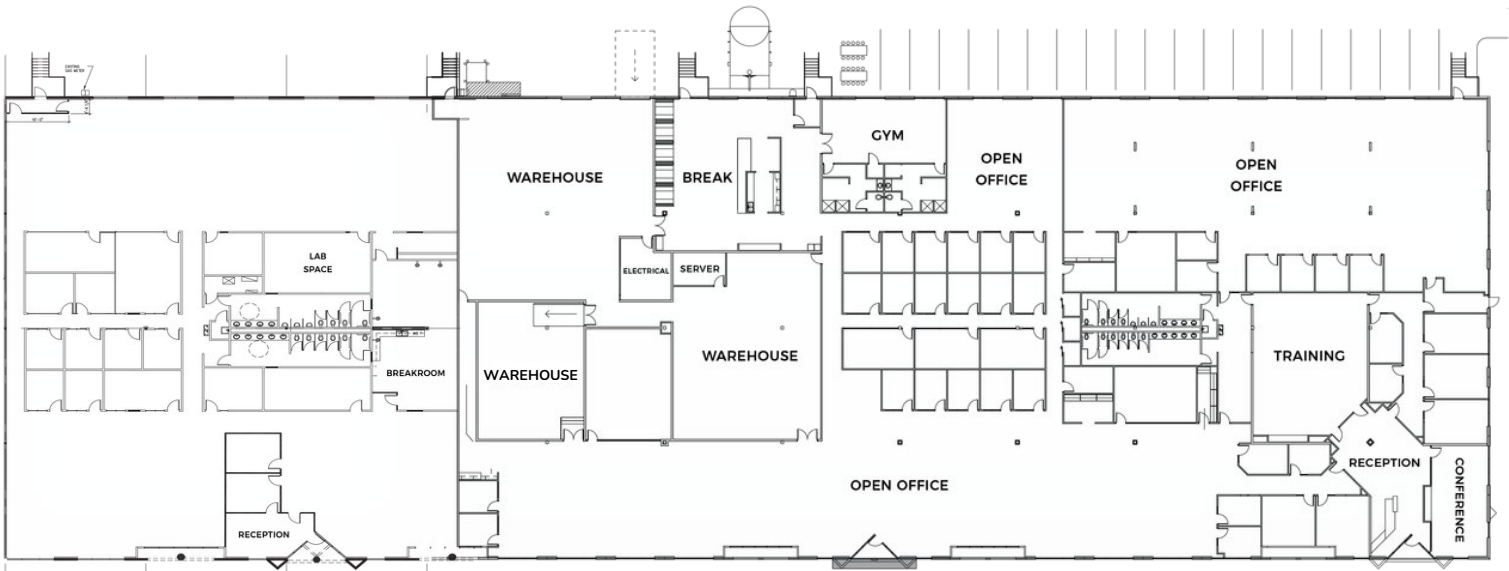
360 Tour Coming Soon



AVAILABLE

SUITES
100 & 200

61,234
SQUARE FEET



OFFICE ± 53,318 SF HVAC 100%

WAREHOUSE ± 7,916 SF* SPRINKLERED Yes

*Opportunity for additional warehouse conversion

LOADING 1 Dock-High* 1 Ramp POWER 2000 amps 480V 3-phase

*Ability to add up to 14 additional Dock-High Doors



AVAILABLE

SUITE 200*

**Can be combined with Suites 100 & 300*

17,256
SQUARE FEET

OFFICE ± 17,256 SF*

**Opportunity for warehouse conversion | 24' Clear Height*

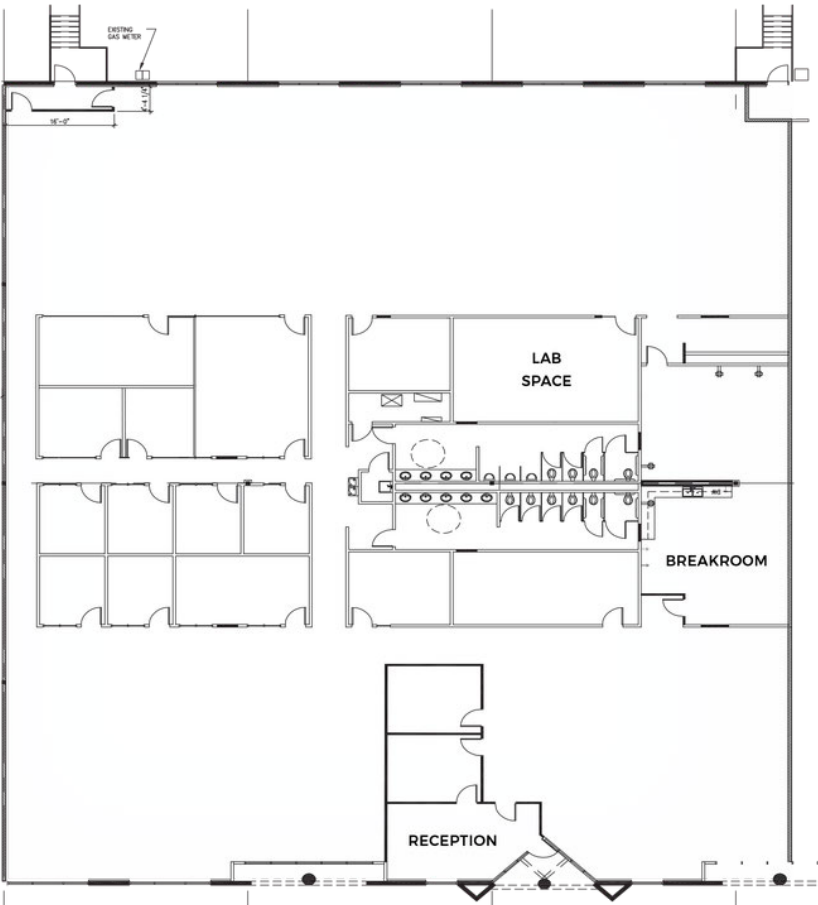
LOADING 1 Dock-High*

**Ability to add up to 4 additional Dock-High Doors*

HVAC 100%

SPRINKLERED Yes

POWER 400 amps
480V
3-phase



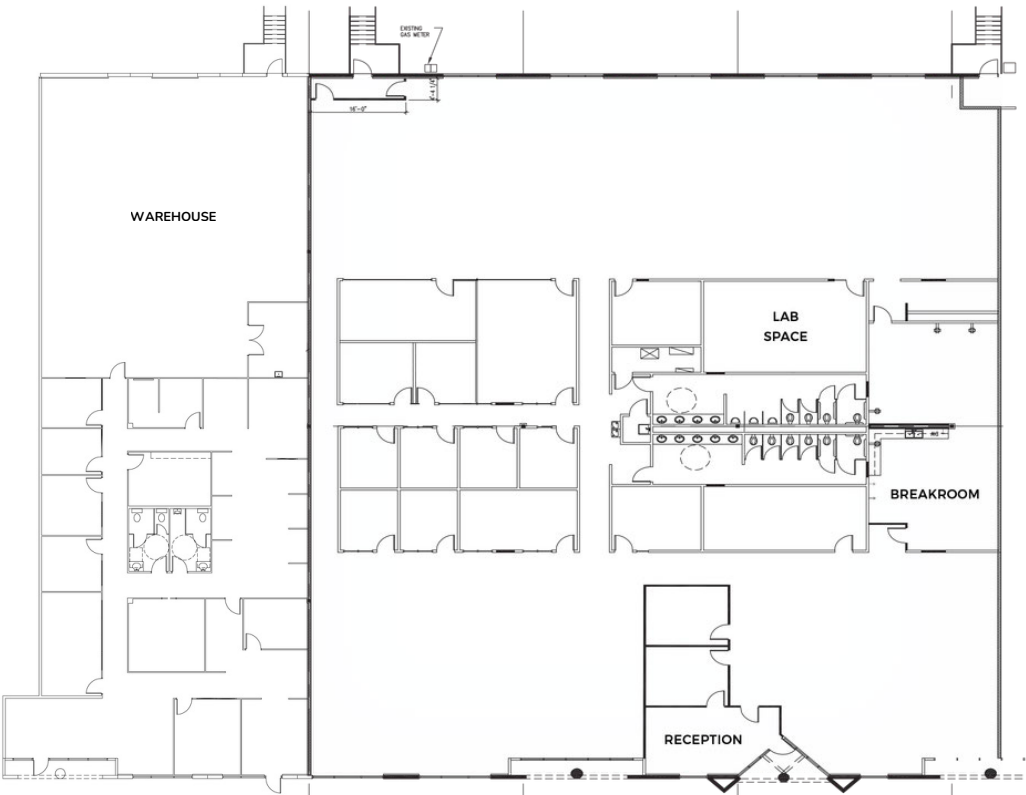
[Click or Scan for 360 Tour](#)



AVAILABLE

SUITES
200 & 300

25,238
SQUARE FEET



OFFICE ± 24,838 SF HVAC 100%

WAREHOUSE ± 400 SF* SPRINKLERED Yes

*Opportunity for additional warehouse conversion

LOADING 2 Dock-High* POWER 600 amps
480V
3-phase

*Ability to add up to 4 additional Dock-High Doors



AVAILABLE

SUITE 300*

**Can be combined with Suites 100 & 200*

7,982
SQUARE FEET

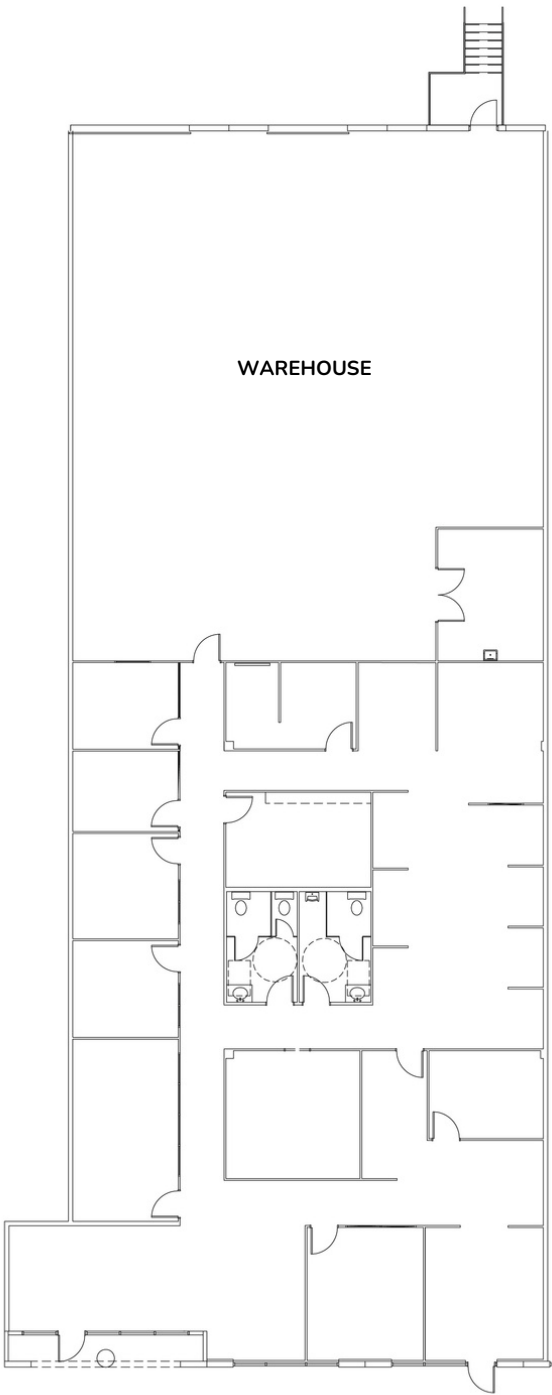
OFFICE ± 7,582 SF

WAREHOUSE ± 400 SF

LOADING 2 Dock-High

SPRINKLERED Yes

POWER 200 amps
480V
3-phase

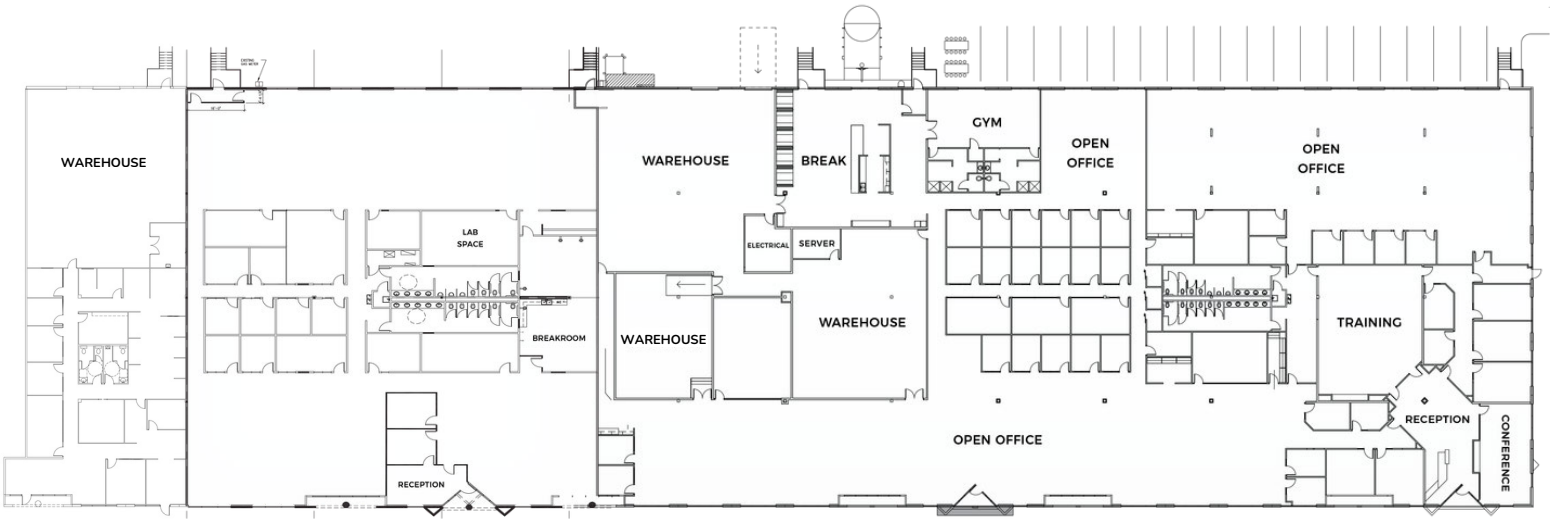


[Click or Scan for 360 Tour](#)



AVAILABLE
SUITES
100, 200 & 300

69,216
SQUARE FEET



OFFICE **± 60,900 SF**

HVAC **100%**

WAREHOUSE **± 8,316 SF***
*Opportunity for additional warehouse conversion

SPRINKLERED **Yes**

LOADING **3 Dock-High***
 1 Ramp
*Ability to add up to 14 additional Dock-High Doors

POWER **2200 amps**
 480V
 3-phase



2 MIN

THE DOMAIN

5 MIN

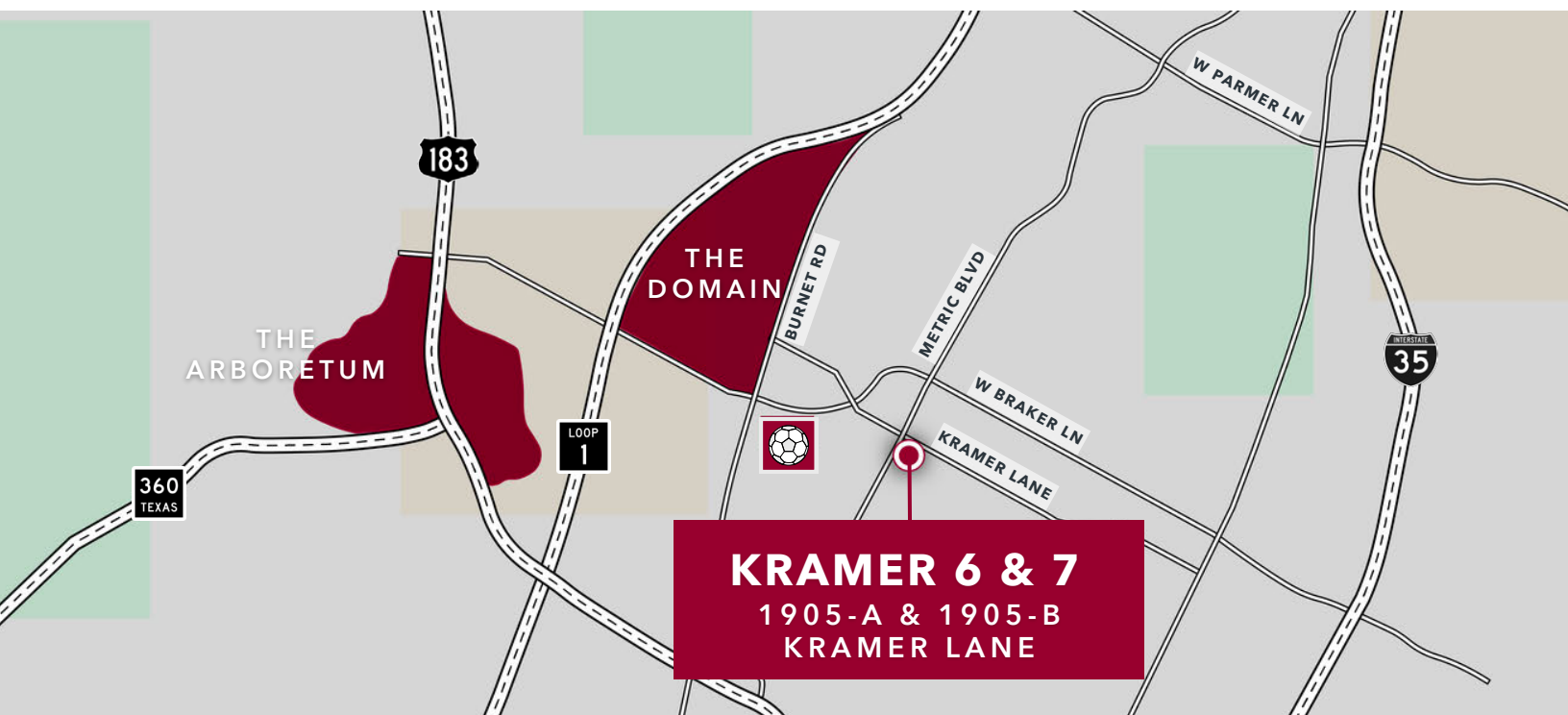
ARBORETUM

15 MIN

AUSTIN CBD

20 MIN

AIRPORT

**KRAMER 6 & 7**1905-A & 1905-B
KRAMER LANE**200+****RESTAURANTS & BARS**

OSKAR BLUES BREWERY
ALBERTS BREWERY
AUSTIN BEERWORKS
ROARING FORK
STARBUCKS
TACODELI
NEWK'S EATERY
MODERN MARKET
SUMMERMOON COFFEE BAR
JIMMY JOHN'S
FREEBIRDS
4TH TAP BREWING
BURGER KING
PANERA BREAD
FIRE BOWL CAFE
TEXADELPHIA
LA MADELINE
SUSHI ZUSHI
MAGGIANO'S

ROARING FORK
GOLDEN LAKE
RYU OF JAPAN
MADRA'S PAVILLION
MCDONALD'S
TACO BELL
CULVER'S
TRUDY'S NORTH STAR
LUPE TORTILLA
MASALA WOK
MIGHTY FINE BURGERS
CHIPOTLE
FIREHOUSE SUBS
FREEBIRD'S
NORTH BY NORTHWEST
IRON CACTUS
SHAKE SHACK
FLOWER CHILD
& MORE

100+**RETAIL DESTINATIONS**

MICROSOFT
DICK'S SPORTING GOODS
MASSAGE ENVY
PURE PILATES AUSTIN
COSTCO WHOLESALE
THE HOME DEPOT
NEIMAN MARCUS
TIFFANY & CO.
RALPH LAUREN
TORY BURCH
BEVELLO
ATHLETICA
COACH
COLE HAAN
BAILEY BANKS & BIDDLE
LOUIS VUITTON
MICHAEL KORS
LULULEMON

MADEWELL
LUXE APOTHEIQUE
LOFT
J.CREW
TOMMY BAHAMA
TUMI
SUNGLASS HUT
THE STEEPING ROOM
BANANA REPUBLIC
APPLE
ANTHROPOLOGIE
ALTAR'D STATE
CLARK'S
FREE PEOPLE
HATBOX
H & M
MACY'S
ARHAUS
& MORE



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