

**REAL ESTATE**  
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**Harrison-Pearson**

# For Lease

## 1138 Airport Blvd. Austin, Texas

**3,900 +/- sq.ft. Retail**

**Location:** 1138 Airport is prominently located in central East Austin, on the west side of Airport Boulevard, between the arterials of Springdale Road and Oak Springs Drive.

**Access:** The Premises has frontage on both Airport Boulevard & Bengston Street. A private driveway (on South side of Building) provides vehicular access between Airport & Bengston.

**Building:** The "L-shaped", free-standing, masonry Building contains approximately 3,900 rentable square feet; which is further divided between a 2,800 square foot retail area and an 1,100 square foot warehouse area. The interior is heated and cooled by two HVAC Units. There are two restrooms (one contains a shower).

**Land:** The Land area is also "L-shaped" and contains approximately 15,750 square feet or .3616 acre. Approximately 5,000 sq. ft. of the Land is paved.

**Parking:** Five customer parking spaces are located along the Airport frontage. Large vehicle or truck & trailer parking is available south of the Building. Ten plus parking space at rear of Building.

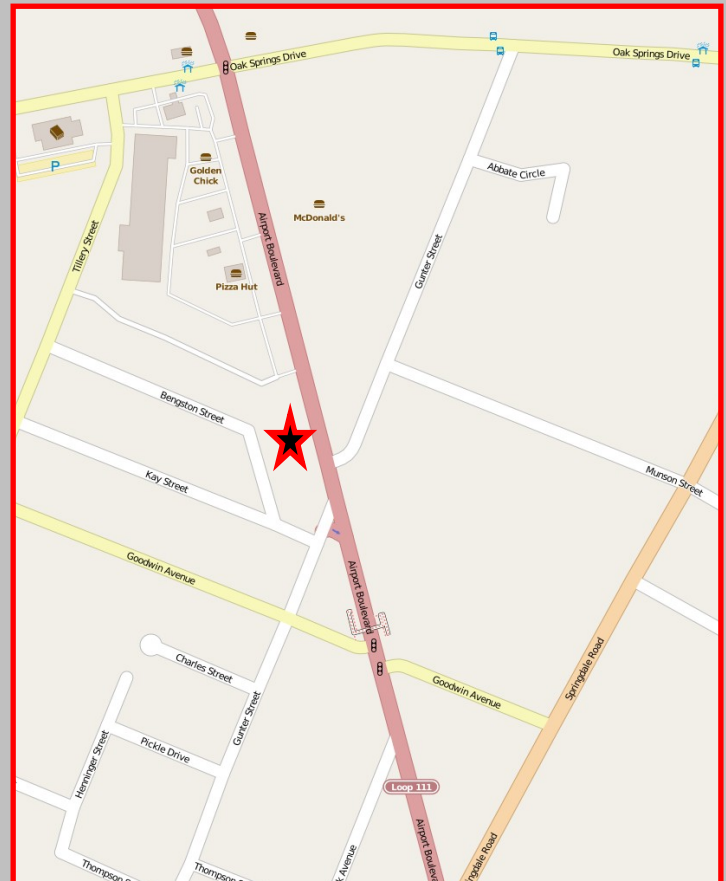
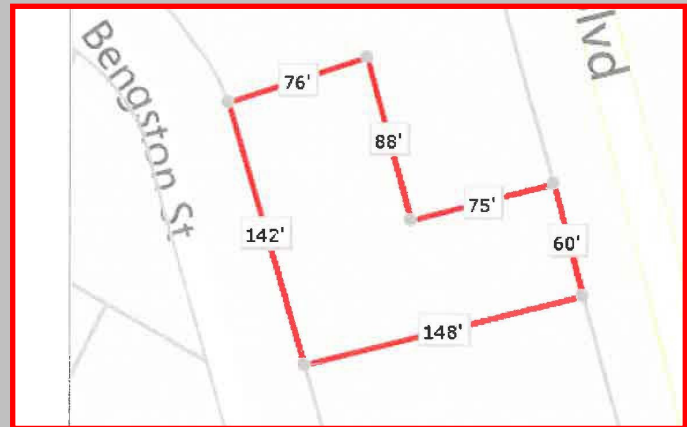
**Zoning:** CS-CO-NP or "Commercial Services", which accommodates most retail uses.

**Utilities:** Electric, Gas & Water are available. To be contracted & paid by Occupant.

**Base Rent:** \$8,125.00/month or \$25.00 p.s.f. per annum

**Additional Rent:** \$2,170.00 per month or \$6.68 p.s.f. per annum for Tax and Insurance.

**Availability:** The premises will be available August 1, 2026



For further information, please contact

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\*All measurements are approximate

