

# FOR SUBLICENSE - THROUGH JAN 2028 DISTRIBUTION WAREHOUSE

PROLOGIS WALNUTCREEK

8606 WALLSTREET | BUILDING 14, SUITE 200, AUSTIN, TX 78754

Oxford  
partners

ONLY \$12.98 NNN | SUBLICENSE BELOW MARKET RATE!



- Move-In Ready
- Ideal for Light Distribution
- Low CapEx Setup

**VINCENT VEGA**

Vice President

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**TANA FRNKA**

Associate

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GOOGLE MAP

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## DISTRIBUTION WAREHOUSE

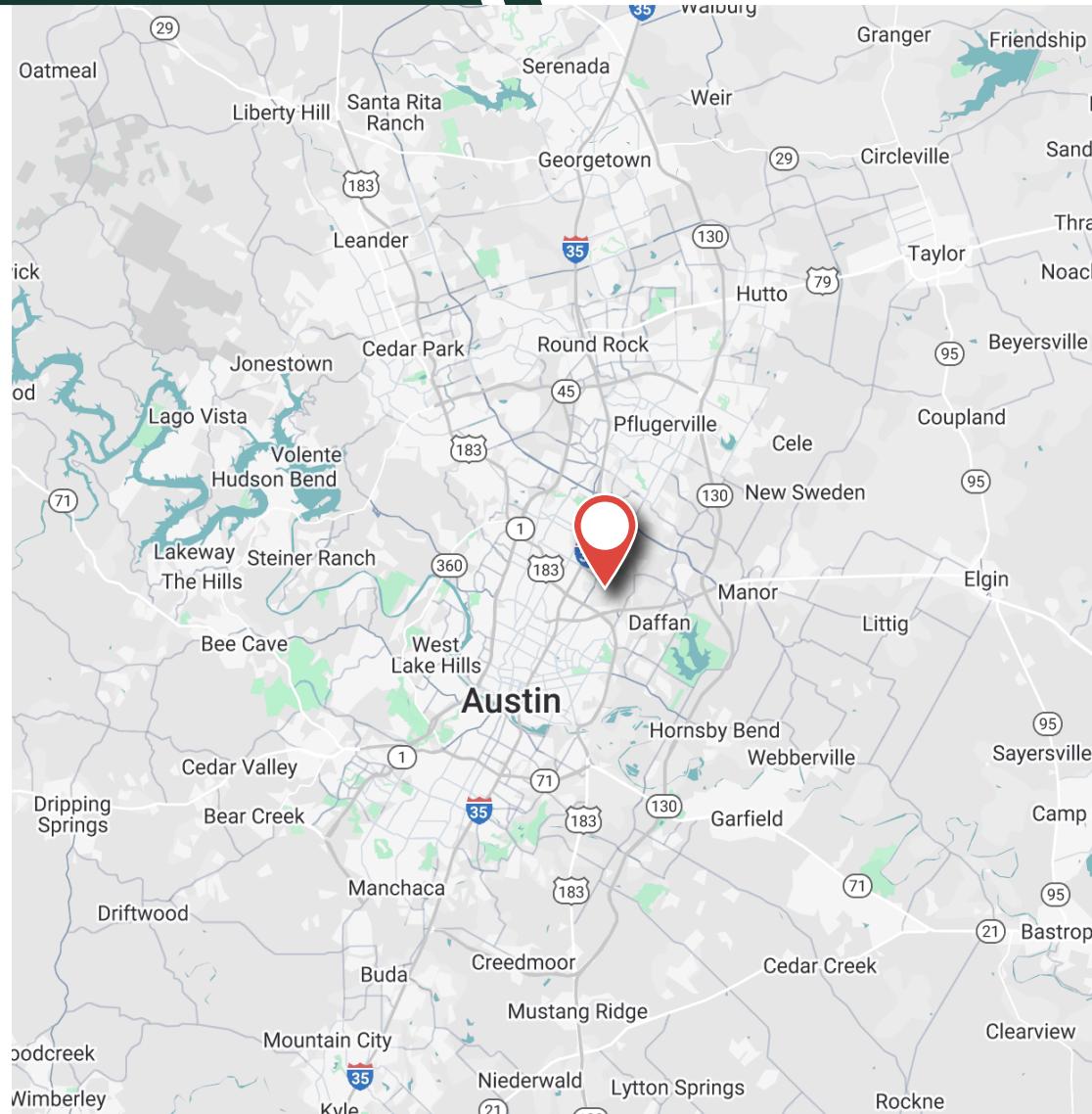
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## KEY HIGHLIGHTS

- **\$12.98 NNN – Below Market** | Affordable rate in a high-demand Austin corridor
- **Desk-to-Dock Ready** ±2,346 SF Office | ±6,654 SF Warehouse
- **2 Dock-High Doors + Ramp | 24' Clear Height** – Efficient loading & vertical storage
- **Sublease Through Jan 2028** – Secure long-term stability without long-term risk
- **Positioned in the Master Planned Walnut Creek Business District** - Austin's Fastest Moving Corridor
- **Strategic Location** – Minutes from Hwy 183, Hwy 290 & IH-35
- **Proximity to Major Employers** – Near Samsung, Applied Materials, and Flextronics



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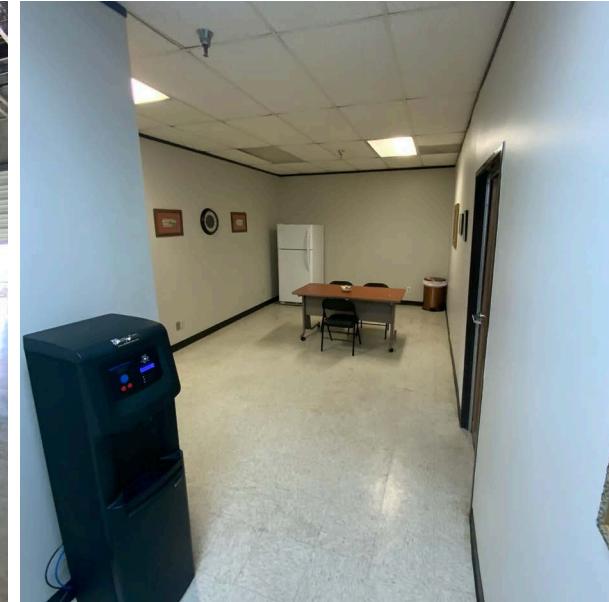
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## PERFECT FOR:

- E-commerce fulfillment
- Last-mile logistics
- HVAC/equipment vendors
- Local service providers

**A sublease solution for those operators looking to scale without heavy overhead.**



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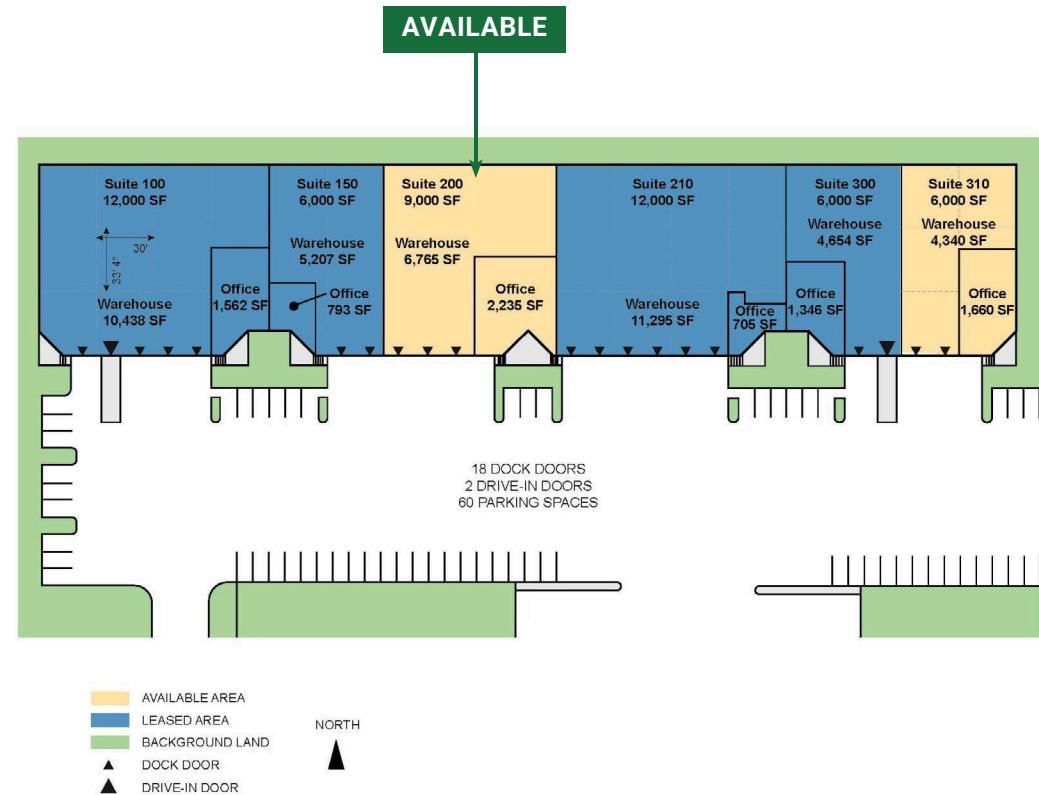
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## SPACE SPECIFICATIONS

FEATURE	DETAILS
<b>Total Area</b>	9,000 SF
<b>Office Space</b>	±2,346 SF (Fully Built-Out)
<b>Warehouse Space</b>	±6,654 SF Warehouse (Open Layout)
<b>Loading</b>	2 Dock-High Doors + 1 Drive-In Ramp
<b>Clear Height</b>	24 Feet
<b>Sprinkler System</b>	ESFR (Early Suppression Fast Response)
<b>Configuration</b>	Front Load
<b>Sublease Term</b>	Through January 31, 2028
<b>Rental Rate</b>	\$12.98 NNN



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**PROPERTY PHOTOS**



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## DEMOGRAPHICS

2025 SUMMARY		1 MILE	3 MILE	5 MILE
Population	Households	5,980	120,993	314,905
Families	Average Household	2,586	49,703	138,561
Size	Owner Occupied Housing	1,180	25,184	64,361
Units	Renter Occupied Housing	2.29	2.39	2.23
Units	Median Age	569	16,695	51,463
Household Income	Average	2,017	33,008	87,098
Household Income		31.3	34.2	33.8
		\$64,608	\$70,978	\$81,398
		\$87,833	\$100,480	\$116,107

### BUSINESSES - 5 MILES

14,124  
TOTAL  
BUSINESSES

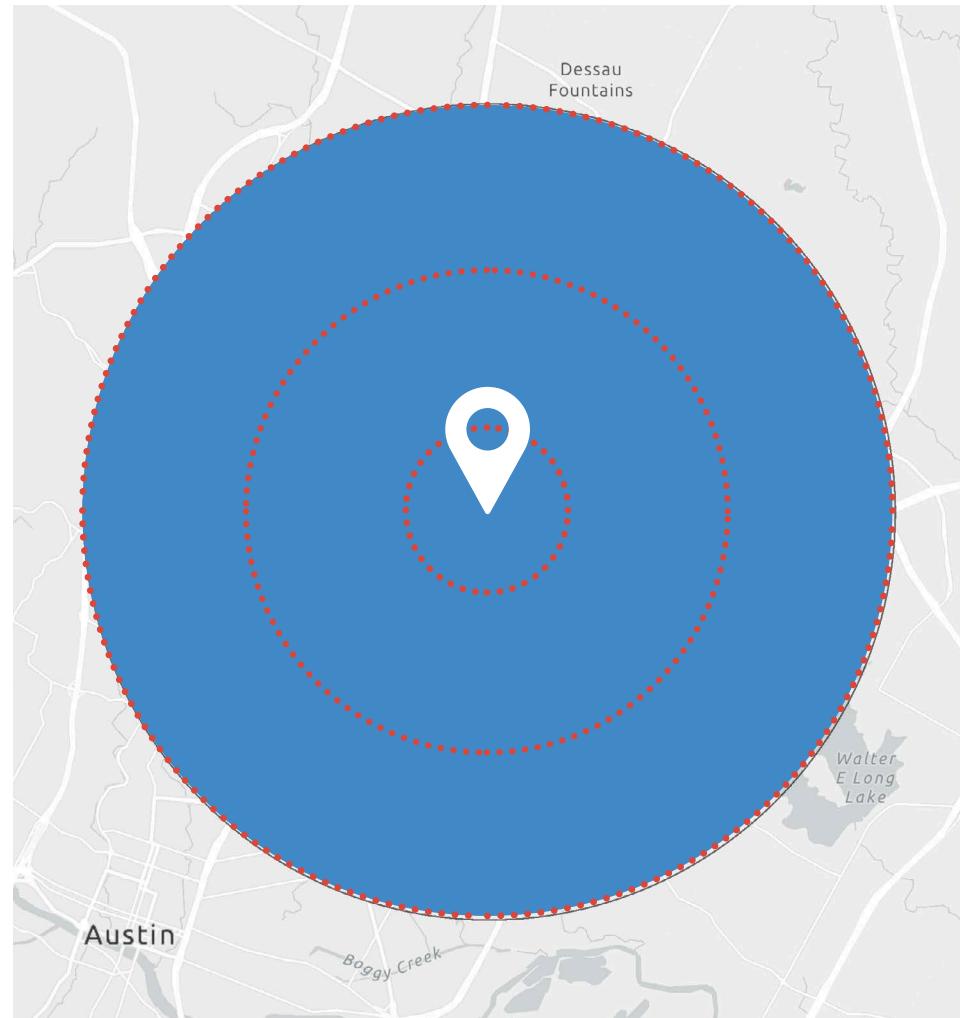
173,224  
TOTAL  
EMPLOYEES

### INCOME - 5 MILES

\$116,107  
AVERAGE HH  
INCOME

\$50,996  
PER CAPITA  
INCOME

\$80,371  
MEDIAN  
NET WORTH



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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### **TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### **A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### **A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement.

An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:

- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Oxford Partners - Houston, LLC	9002954	swhite@oxfordcres.com	713-316-0545
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Vincent Vega	Vvega@oxfordcres.com	281-841-8406	Designated Broker of Firm
Tana Frnka	Tfrnka@oxfordcres.com	832-858-2000	Licensed Supervisor of Sales Agent/Associate
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initial		Date	