



2400 WEBBERVILLE

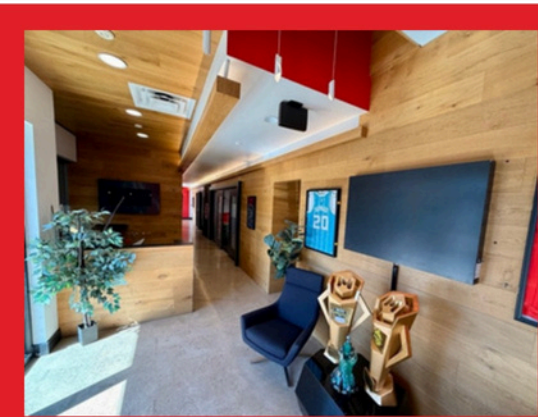
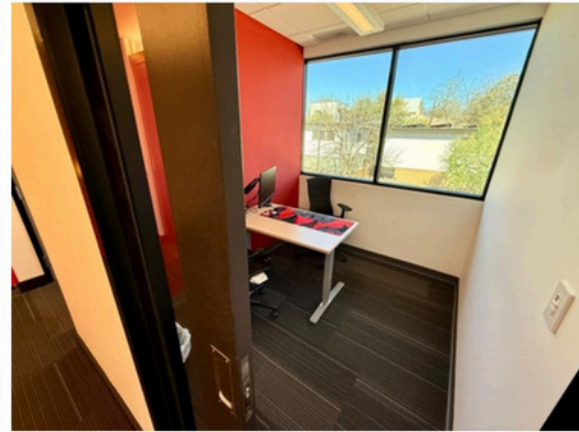
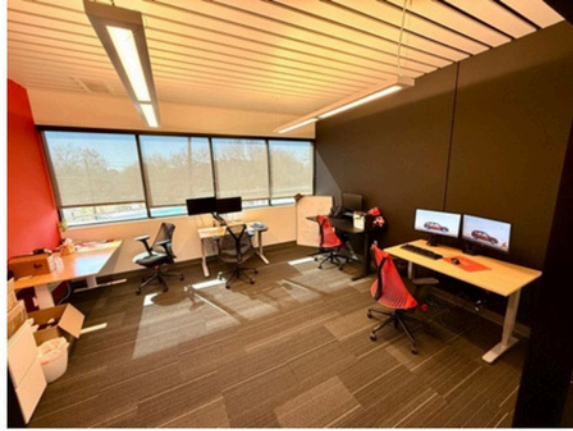
BUILDING B, AUSTIN, TX 78702

FOR LEASE OR SALE

- BUILDING B: APPROXIMATELY 4,500 SF
- BASE RENT : \$37.50 WITH 3% INCREASES
- 2025 NNN : \$13.24 FOR 2026
- TERM : 3+ YEARS PREFERRED
- AVAILABILITY : WITHIN 30 DAYS
- FOR SALE WITH ADJACENT BUILDING C
3,600 SF LEASED TO 2 TENANTS
CONTACT BROKER FOR MORE DETAILS

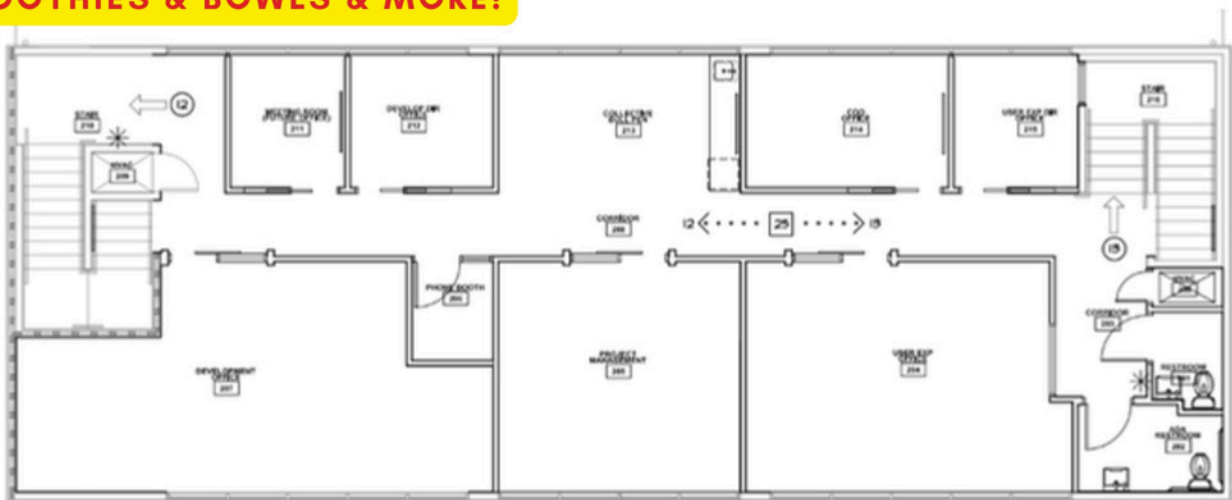


CHAD JEWELL // 512-633-7703 MOBILE
CHAD@AUSTINOFFICESPACE.COM



- 4,500 SF 2-STORY OFFICE FOR A SINGLE TENANT (VACANT ON 9/1/26)
- MODERN DESIGN WITH WOOD ACCENTS AND CUSTOM LIGHTING
- POLISHED CONCRETE AND CARPET FLOORS
- EFFICIENT SPACE USE WITH POCKET DOORS WITH GLASS INSERTS
- 1ST FLOOR: LOBBY, BREAKROOM, 3 MEETING ROOMS, 2 OFFICES, FILE ROOM, 2 RESTROOMS, 2 RESTROOMS & SHOWER
- 2ND FLOOR: 4 TEAM ROOMS, 4 OFFICES, PHONE BOOTH, 2 RESTROOMS, 2 STAIRWELLS (NO ELEVATOR)
- AMAZING LIGHT WITH WINDOWS IN VIRTUALLY EVERY ROOM
- BUILT IN 2016

- APPROXIMATELY 40 PARKING SPACES ON-SITE / FIRST-COME BASIS
- 24/7 HVAC WITH YOUR OWN CONTROLS
- BUILDING SIGNAGE AVAILABLE
- DIRECTLY ACROSS THE STREET FROM WEBBERVILLE FOOD TRUCK COURT
- WALK TO VERACRUZ TACOS & JUICE BAR, DESNUDO COFFEE, SPACE KAT BBQ
- THE MARYLANDER, DIABLO HOT CHICKEN, SMASH CITY BURGERS,
- FLEET COFFEE, HAWAIIAN PARADISE, DAVID DOUGHIE'S BAGELRY,
- THE CAVALIER BAR & RESTAURANT, KITTY COHEN'S BAR, WONKY BLENDS SMOOTHIES & BOWLS & MORE!



EGRESS DIAGRAM: SECOND FLOOR
SCALE: 1/4" = 1'-0"

