



Premium Office Space for Lease Near Austin Airport

- **Class A Foyer and Conference Room**
- **Modern Amenities**
- **170k+ Annual Average Daily Traffic on US Hwy 71 and Hwy 183**
- **Austin-Bergstrom Airport and Downtown Proximity**
- **Immediate US Hwy 71 and Hwy 183 Access**

**912 Bastrop Highway,
Austin, TX 78741**

(737) 262-9870

inkueep@gmail.com

PROPERTY SPECIFICATIONS

Available Space: 1,501 - 9,200 sq. ft.

Lease Rate: \$15.5 - \$21 per sq. ft. + NNN

Availability: **Immediate**

AMENITIES

- Controlled property security access
- Fully Gated Property
- 24-hour building access
- Easy highway access
- Ample on-site parking
- Elevator
- Signage Opportunity

IDEAL FOR

Corporate offices, engineering and architect companies, construction companies, law firms, businesses requiring airport proximity and e.t.c.

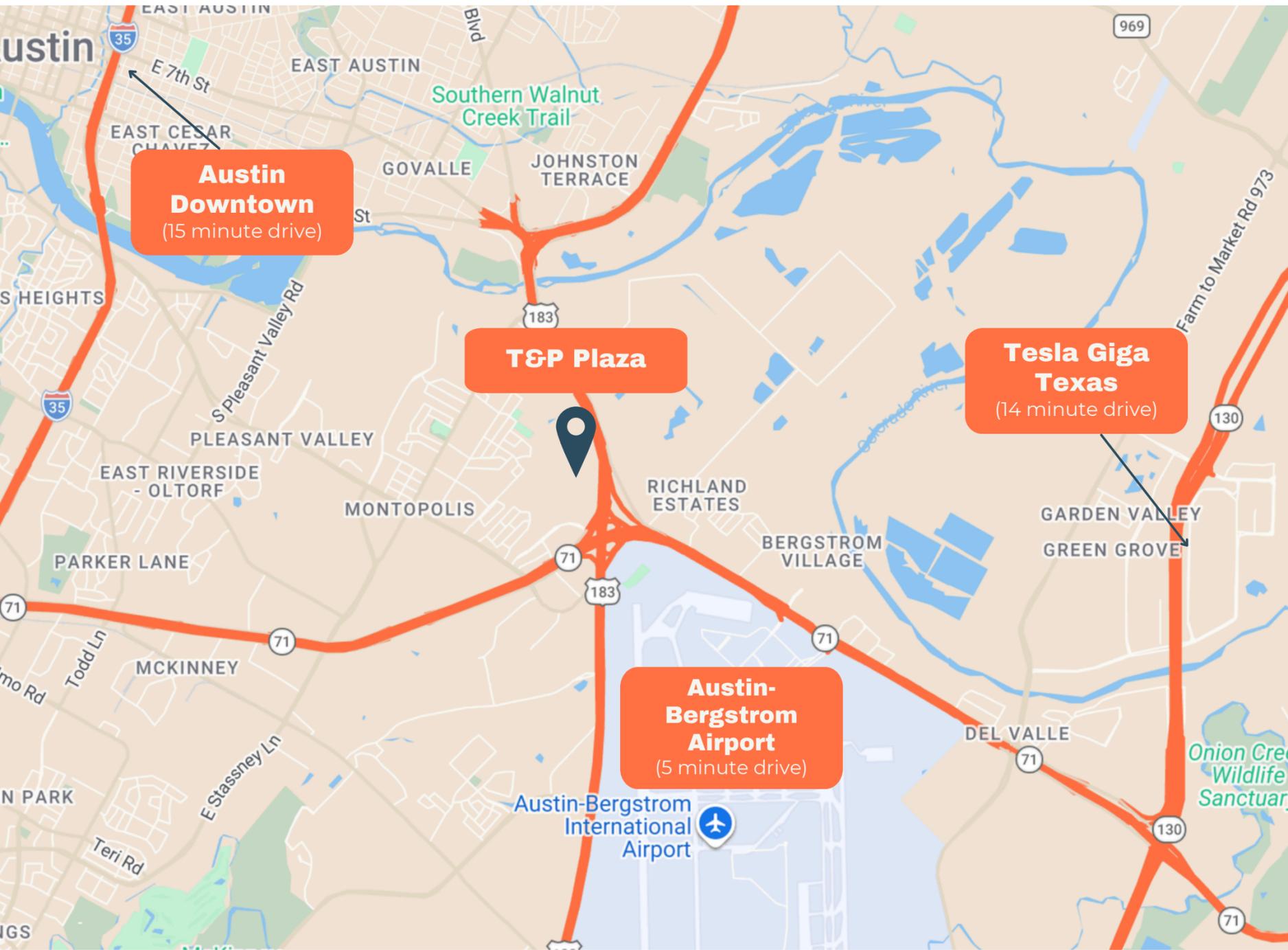
ADVANTAGES

- Office Space Flexibility & Scalability
- Strategic Location in the Austin area
- Located in Expanding Austin Market

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PRIME LOCATION

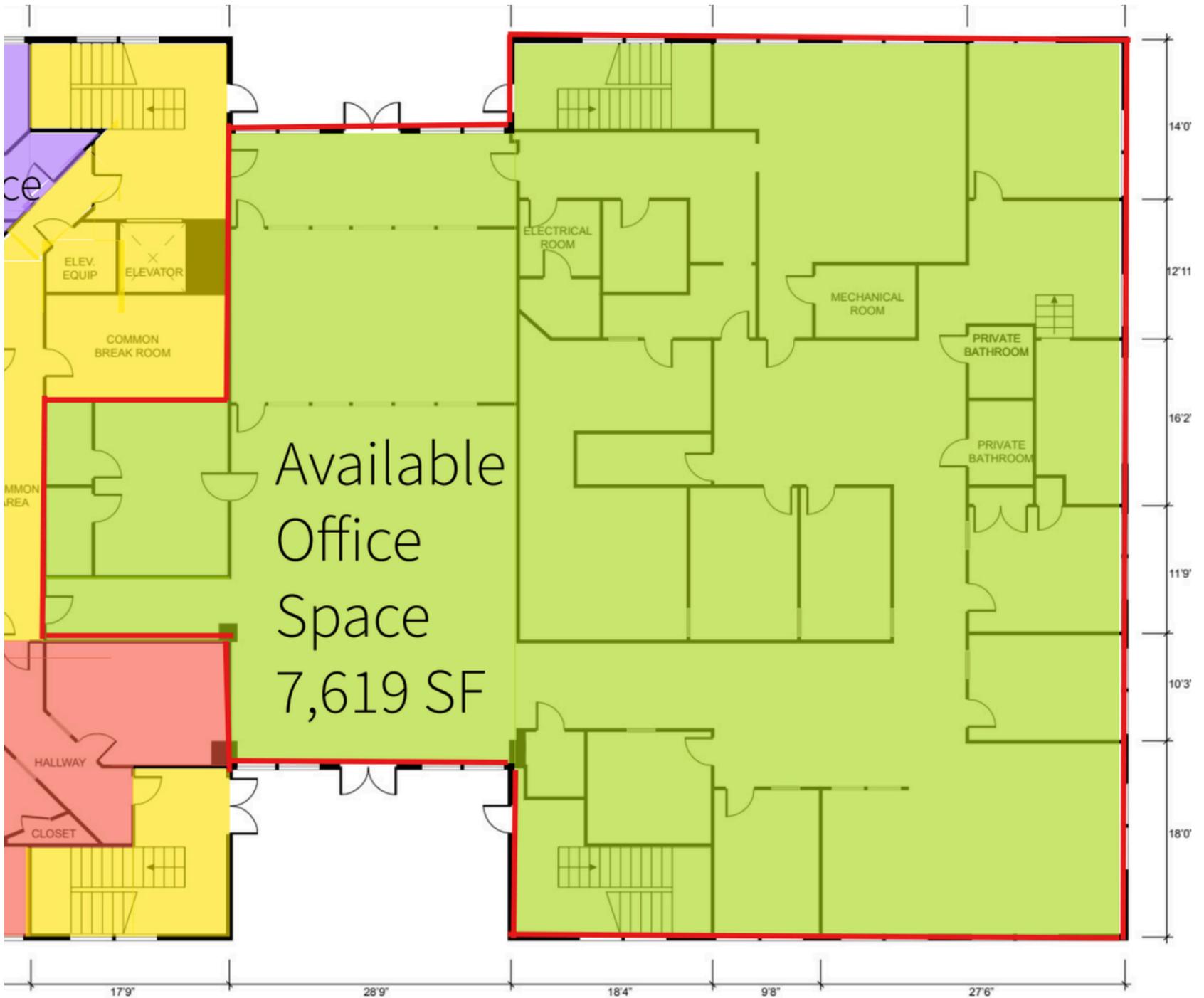
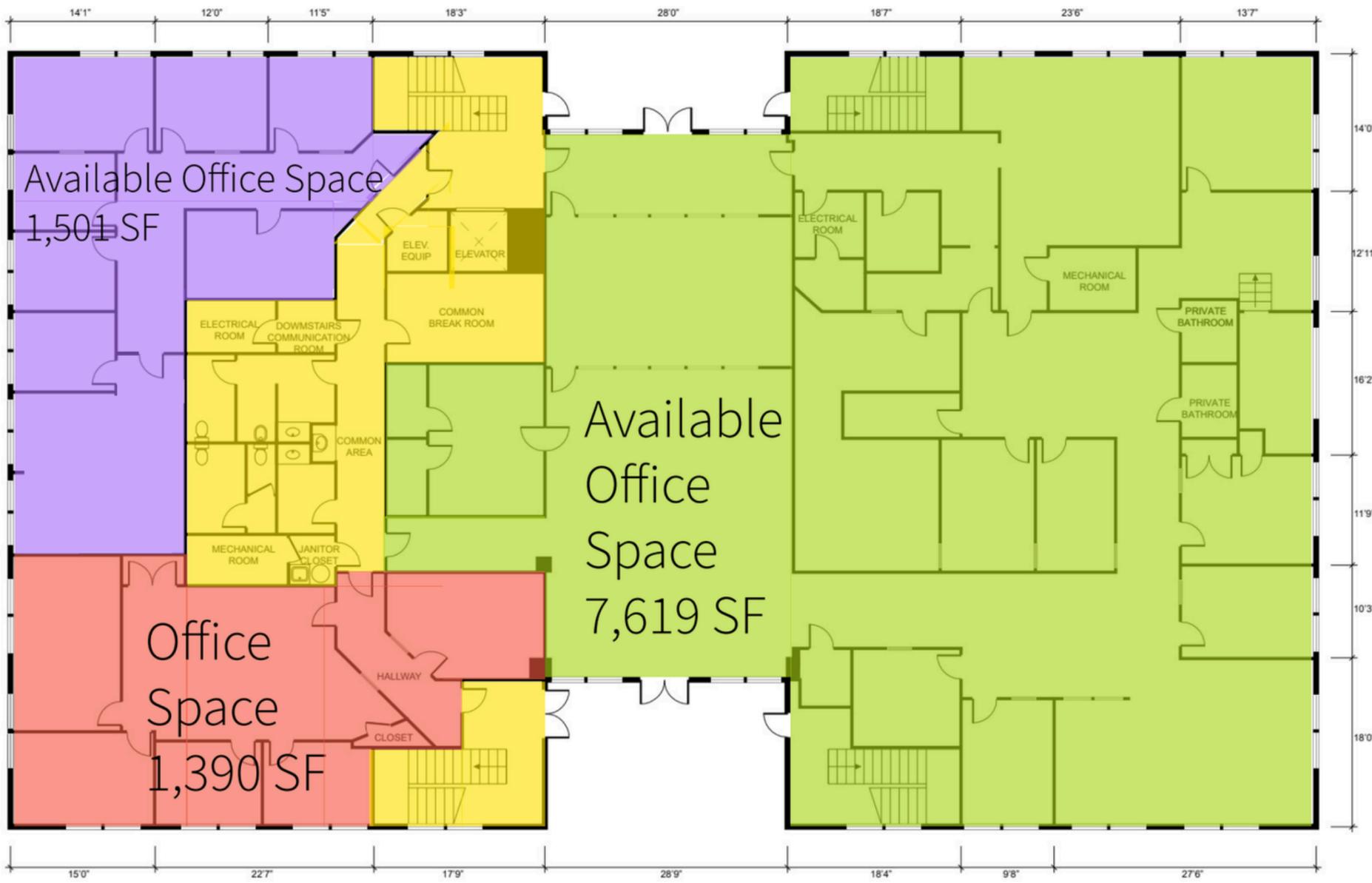
- 2 miles from Austin-Bergstrom Airport
- 5 miles to Downtown Austin
- Direct access to US Highway 71/183
- Proximity to East Austin and Downtown
- Austin-Bergstrom Airport within 5-minute drive
- I-35 access within 6 minute drive
- Located in the vibrant Montopolis neighborhood
- Tesla Giga Factory within 14 minutes

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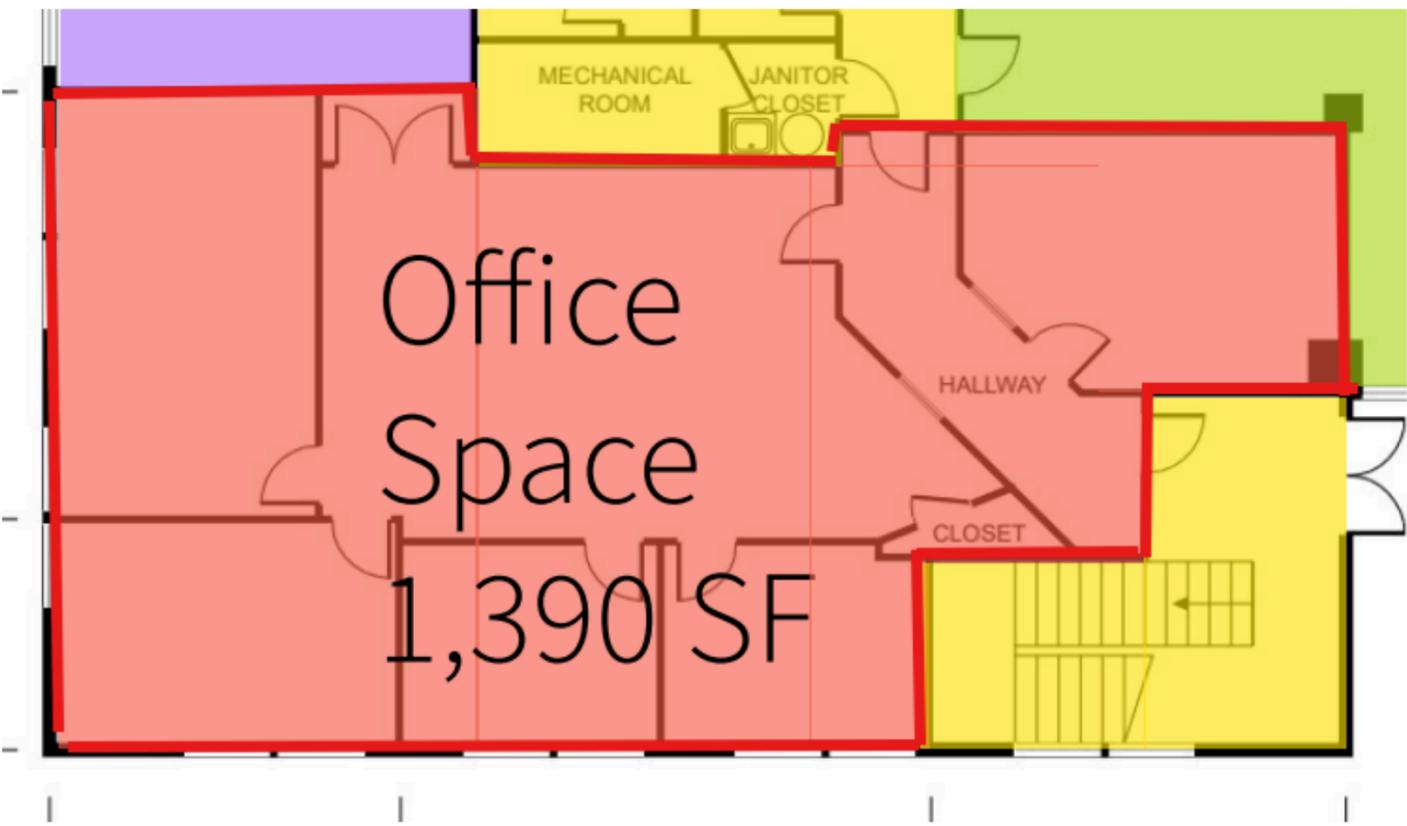
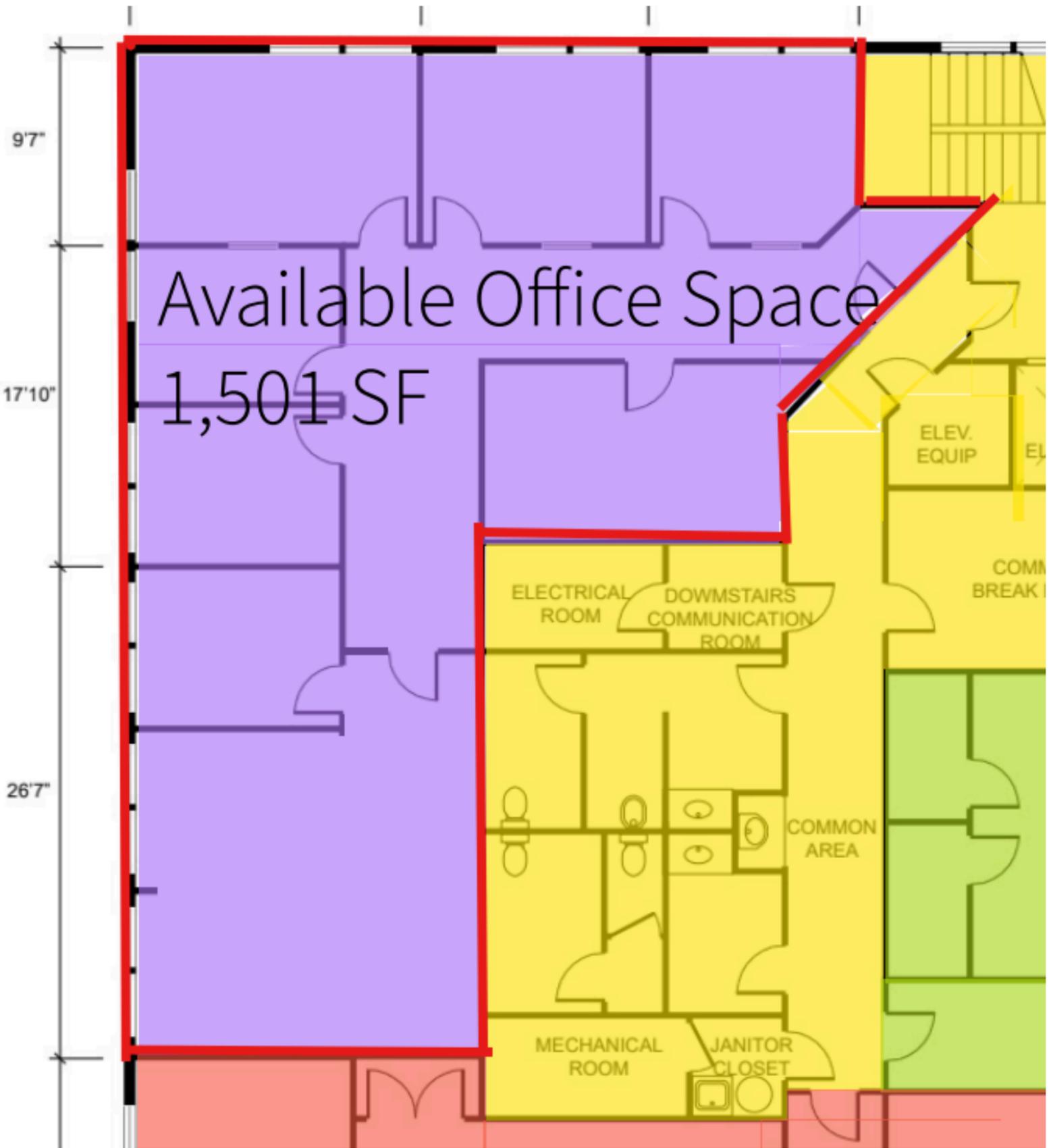
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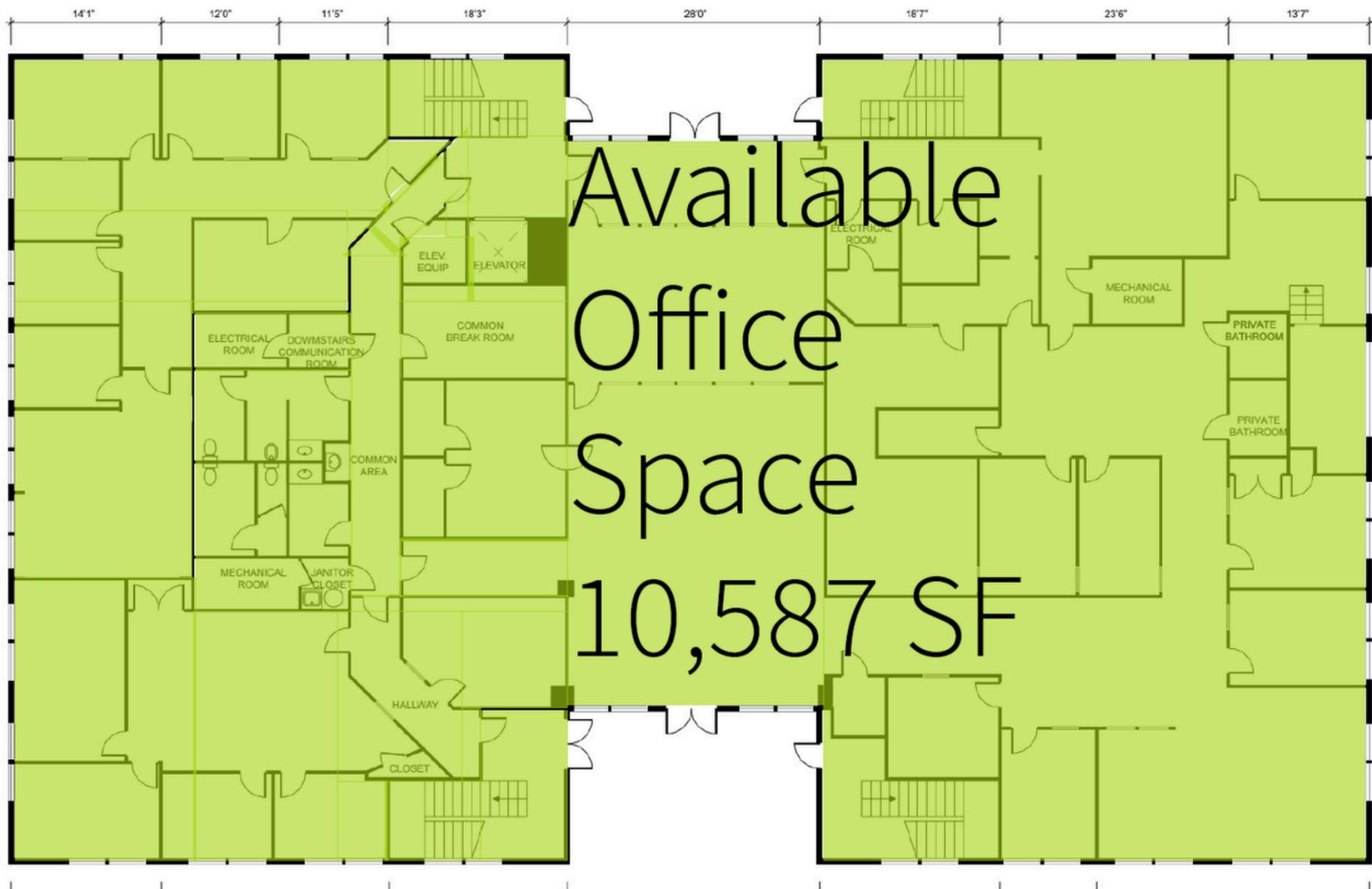
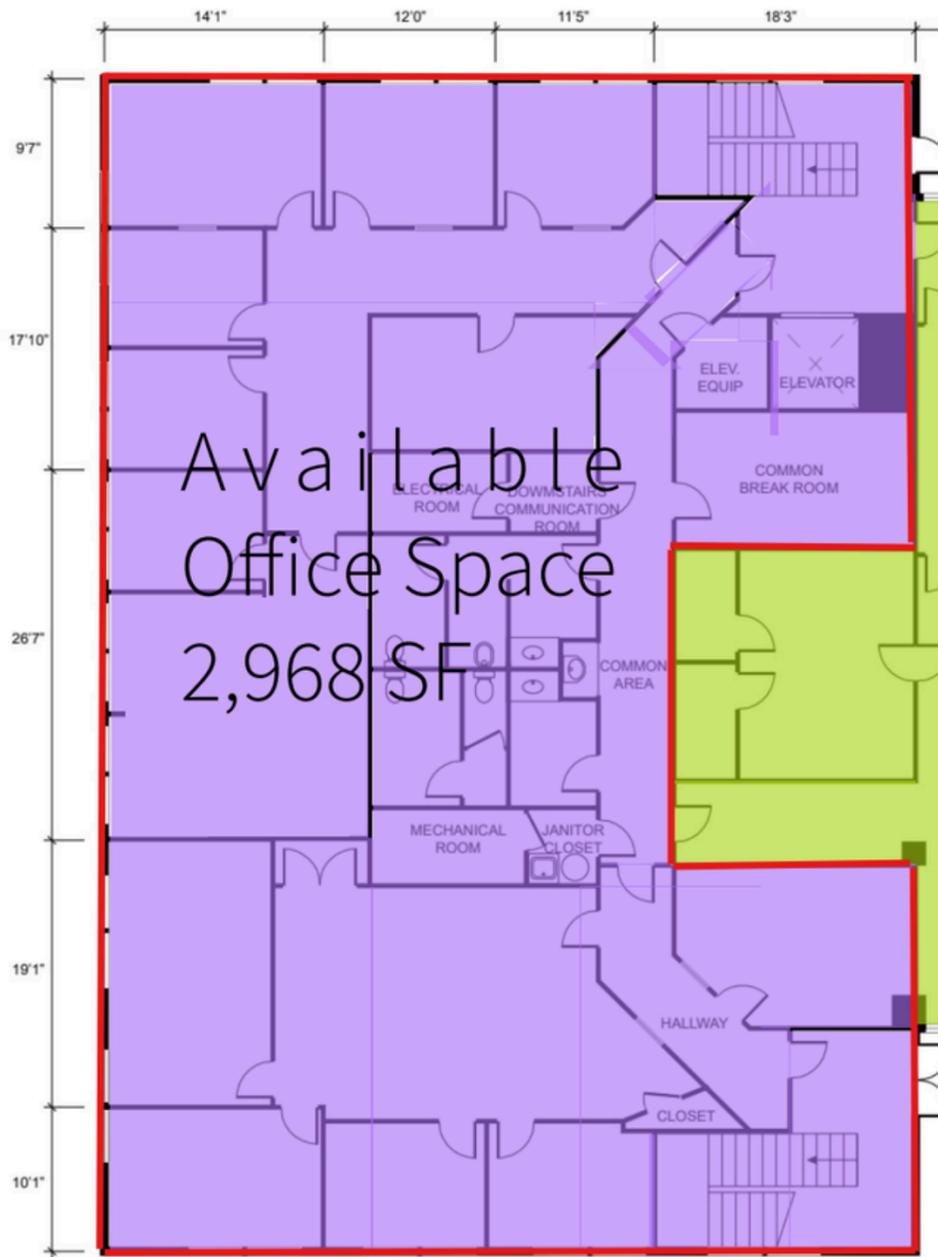
Floor Plan Variations

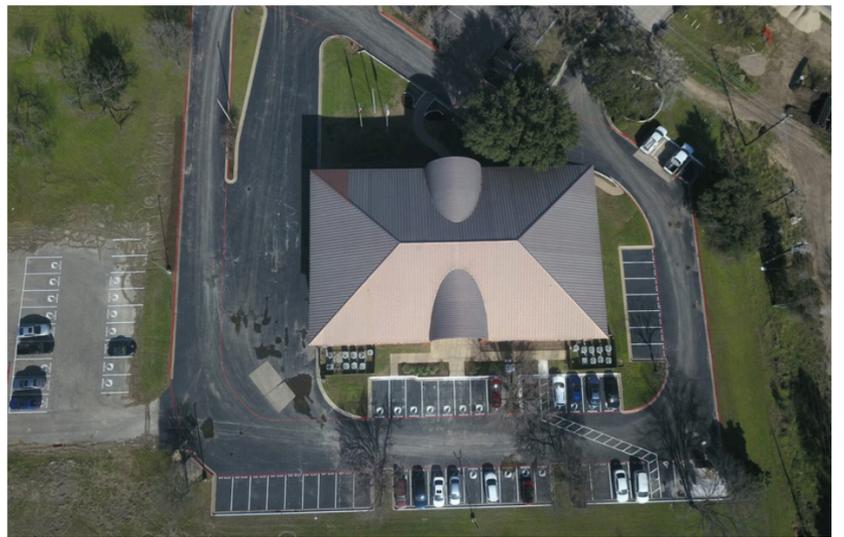


Floor Plan Variations



Floor Plan Variations





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T&P PLAZA

AUSTIN OFFICE SPACE

HIGHLIGHTS

- Strategic US Hwy 71 & 183 location
- Downtown and Airport Proximity
- Signage Opportunity
- Class A Conference Room and Foyer
- Ample on-site parking
- Secured property and building access
- Lease Space and Terms Flexibility

Ready to Tour Your Next Office Space?

CALL JOSIE
(737) 262-9870

EMAIL US
inkueep@gmail.com

Contact us today for:
Detailed pricing • Available suite tours • Lease terms