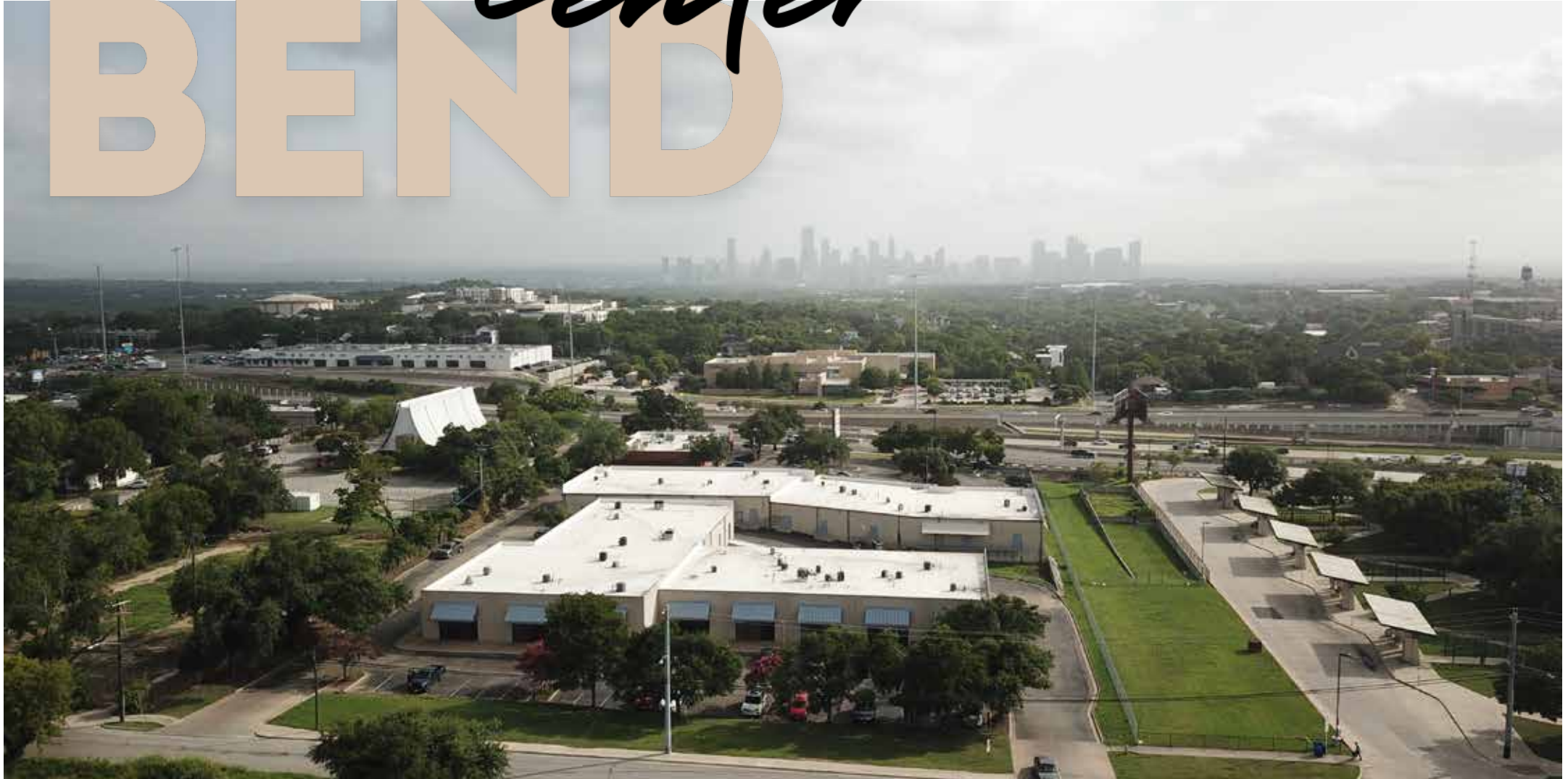


# SOUTH center BEND



RETAIL FOR LEASE | 321 BEN WHITE BLVD 78704 | [WWW.TIGUSA.COM](http://WWW.TIGUSA.COM)

# PROPERTY *features*

**321 BEN WHITE BLVD | 78704**

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- Well located in South Austin along Hwy 290, a major Texas roadway (149,817 VPD)
- Close Proximity to Seton Hospital and surrounding medical facilities, as well as the rapidly growing Saint Elmo District
- Premium access to the site w/ entries on Hwy 290 frontage and Radam Ln
- Onsite Restaurant and Bar
- Under 15 minutes from the airport, also located along Hwy 290/71
- Only 1 mile from the intersection of Interstate 35



# EXTERIOR *improvements*

EXTERIOR PAINT REFRESH  
SIGNAGE ON BUILDING ONE  
REMODELED PYLON SIGN

ACCENT LIGHTING  
PRIVACY FENCE IN KEY AREAS  
UPDATED LANDSCAPING



BUILDING ONE



BUILDING TWO



BUILDING THREE



# SOUTH *center* BEND

**321 BEN WHITE BLVD | 78704**

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## **AVAILABILITY**

Building One

Suite 101 - 1,994 SF (Available 12/1/24)

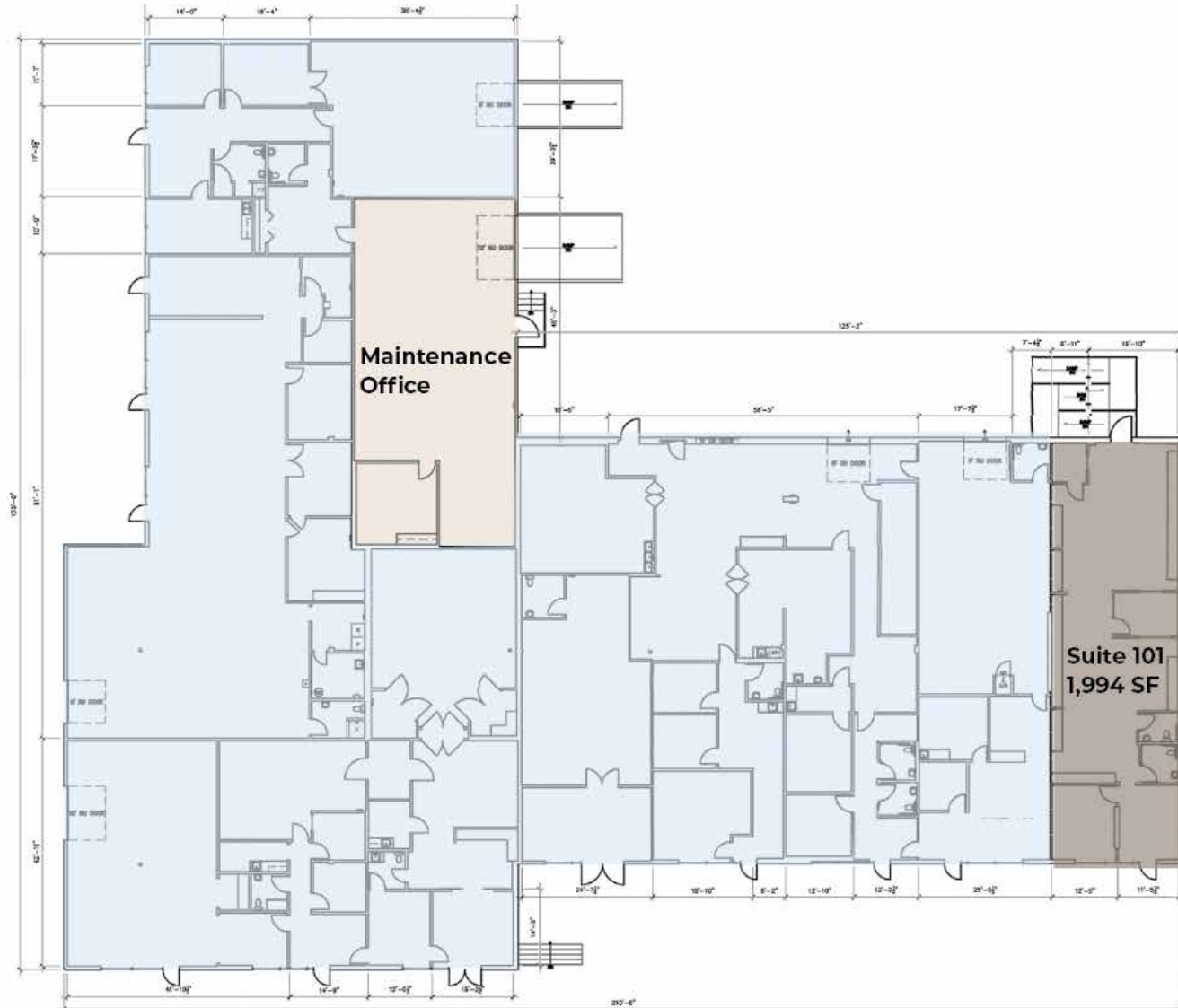
Building Two

Suite 204 - 1,177 SF Available Now

## **BROKER**

Rental Rate - Contact Leasing Team- 512.732.0400

Est. 2024 OpEx - NNN



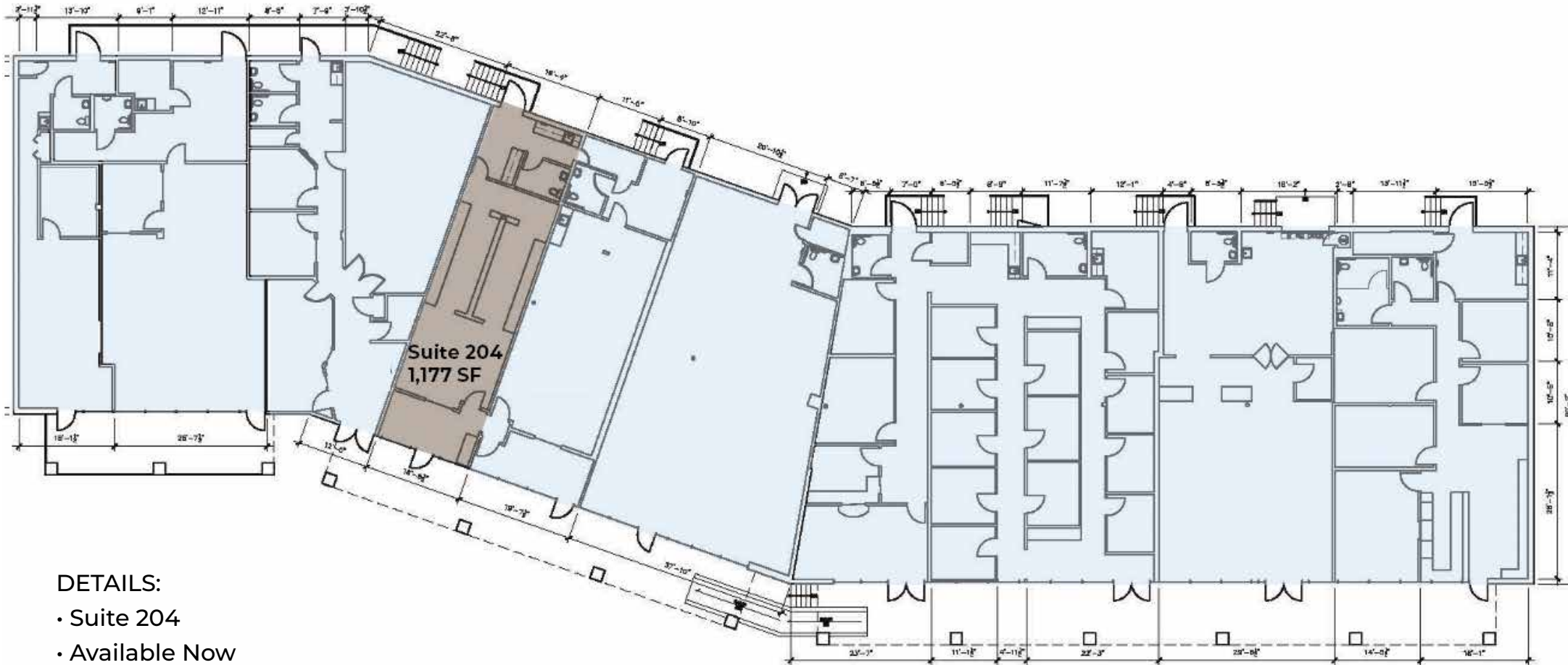
### DETAILS:

- Suite 101
- Available 12/1/24
- 1,994 SF
- End Cap

# SOUTH BEND

*center*

## BUILDING TWO | AVAILABLE SPACE



### DETAILS:

- Suite 204
- Available Now
- 1,117 SF

# AERIAL *view*





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**FOR MORE INFORMATION- TIGUSA.COM**

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