

PECAN BUSINESS PARK

Suite 104

3913 Todd Ln | Austin, TX



2,320 SF AVAILABLE FOR SUBLEASE

3913 Todd Ln, Bldg 100, Suite 104
Austin, Texas 78744

CONTACT:

RYE HINKLE | 512.314.5215 | rye.hinkle@transwestern.com

BRYAN MCMURREY | 512.314.3971 | bryan.mcmurrey@transwestern.com

 **TRANSWESTERN**

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Property Features

- **Premium access** to Austin CBD, Highway 71, I-35, and Highway 183
- **5-Minute drive** to Austin Bergstrom International Airport



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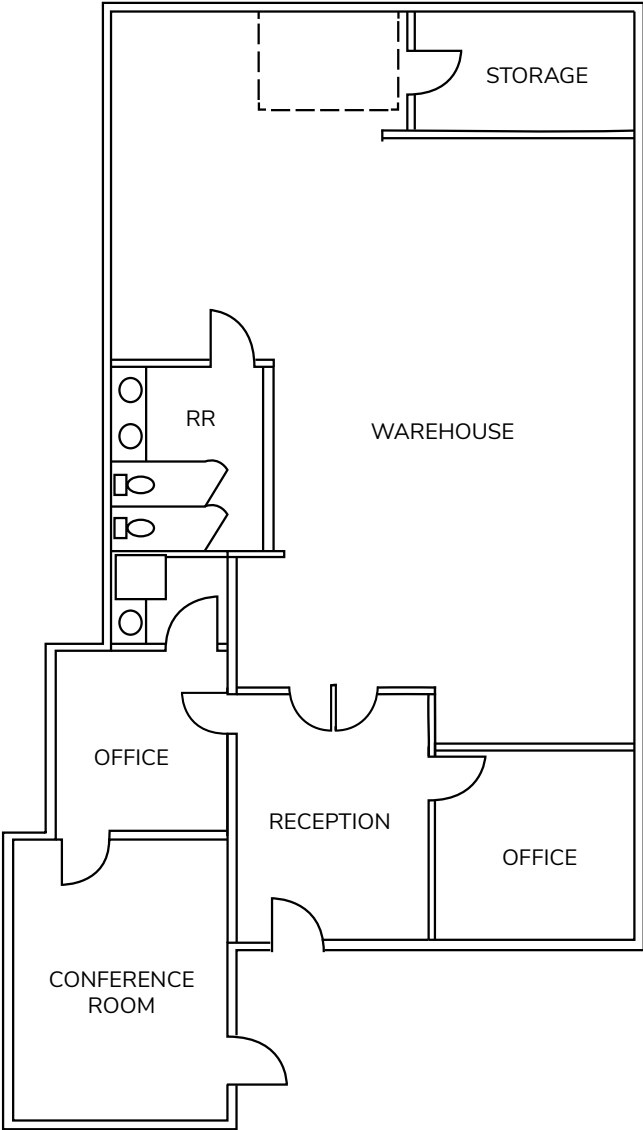
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Size	2,320 SF
Type	Flex
Doors	1 Semi-Dock
HVAC	100% Conditioned
Asking Rate	\$20 NNN
OPEX	\$7.06 PSF
Availability	30 Days or less
Term	Through April 2028

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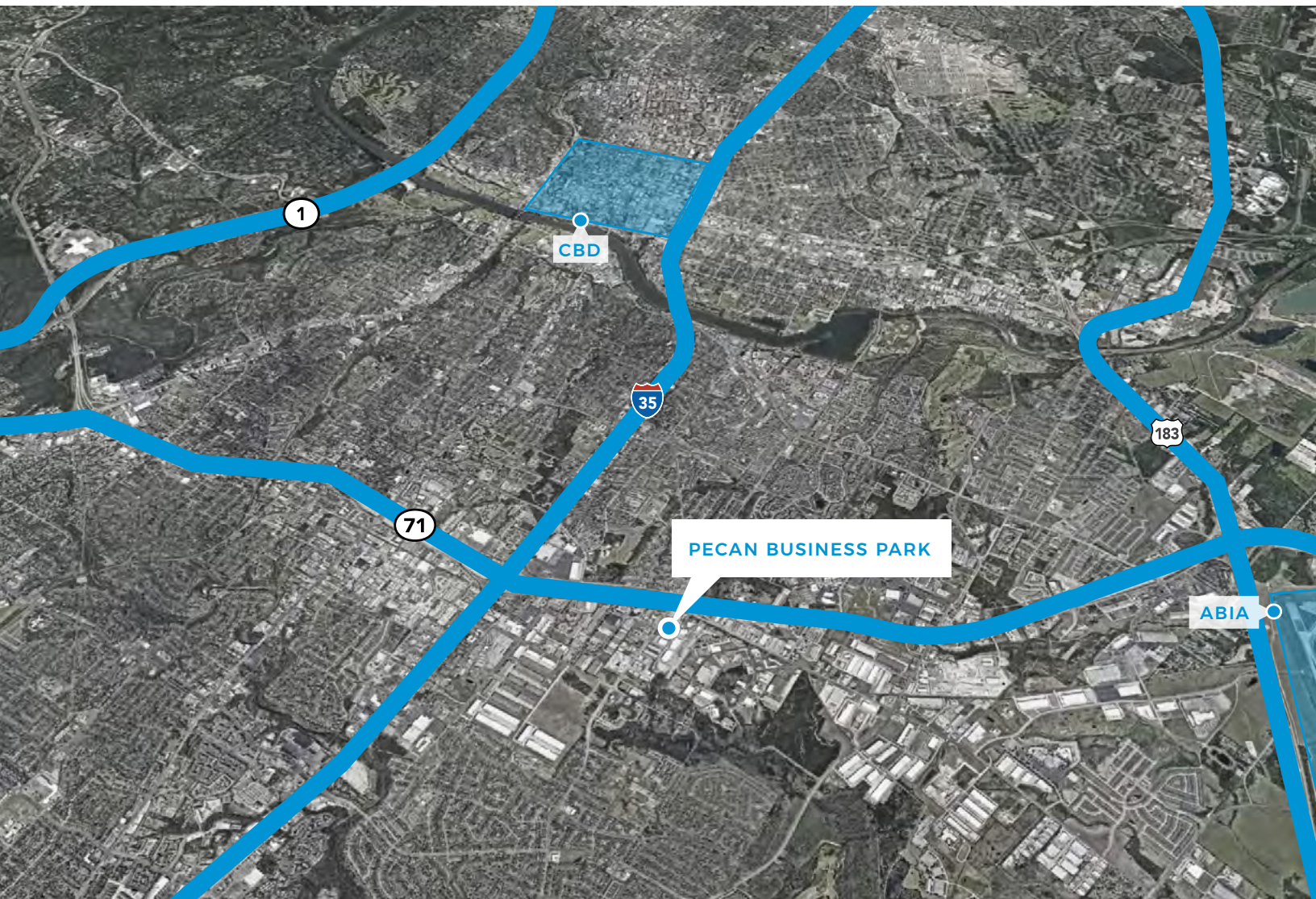
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DRIVE TIMES:

- ABIA 5 Min
- Downtown Austin 11 Min
- Rollingwood 12 Min
- The Domain 20 Min
- The Arboretum 20 Min
- San Antonio 1 Hr 10 Min



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