



LEADCOMMERCIAL

2306 LAKE AUSTIN BLVD

AUSTIN, TEXAS 78703 | SUITES 101 & 108 FOR LEASE

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

2306 Lake Austin Blvd's first & second floor offices are perfect for professional office users. The property is located across the street from Deep Eddy Cabaret and is sandwiched in between Tumble 22 Hot Chicken and ThunderCloud Subs along Lake Austin Blvd. This is a very unique location with all the benefits and proximity to downtown, but not the mess of downtown chaos and traffic.

HIGHLIGHTS

- Building Amenities Include: Internet, ADT Security, Shared Conference Room, Two Restrooms, a Shower, Kitchen and Secluded Patio Area.
- 15 Total Parking Spaces
- Direct Access to MoPac Expy
- Walkable to Juiceland, ThunderCloud Subs, Tumble 22 Hot Chicken, Pool Burger, Maudies TexMex, and HEB
- 1 Mile to Downtown
- 0.2 Miles to Hike & Bike Trail

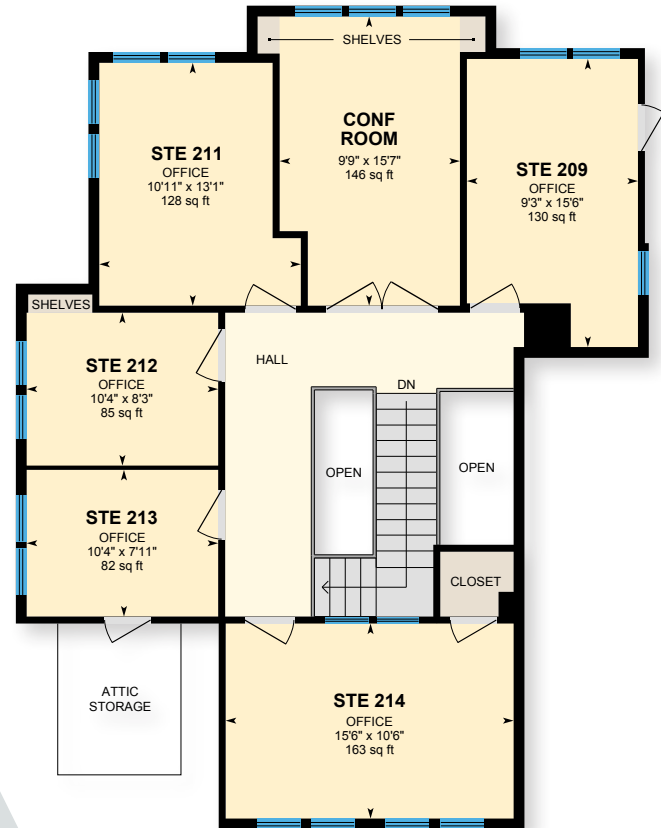
OFFERING SUMMARY

| | |
|------------|----------------------|
| FOR LEASE | Suite 101, 102 & 108 |
| SUITE 101 | 215.74 RSF |
| SUITE 108 | 287.66 RSF |
| AVAILABLE | February 1, 2025 |
| LEASE TYPE | NNN |
| LEASE TERM | 2 Years |
| OPEX | \$26.07 (est.) |

FLOOR PLANS



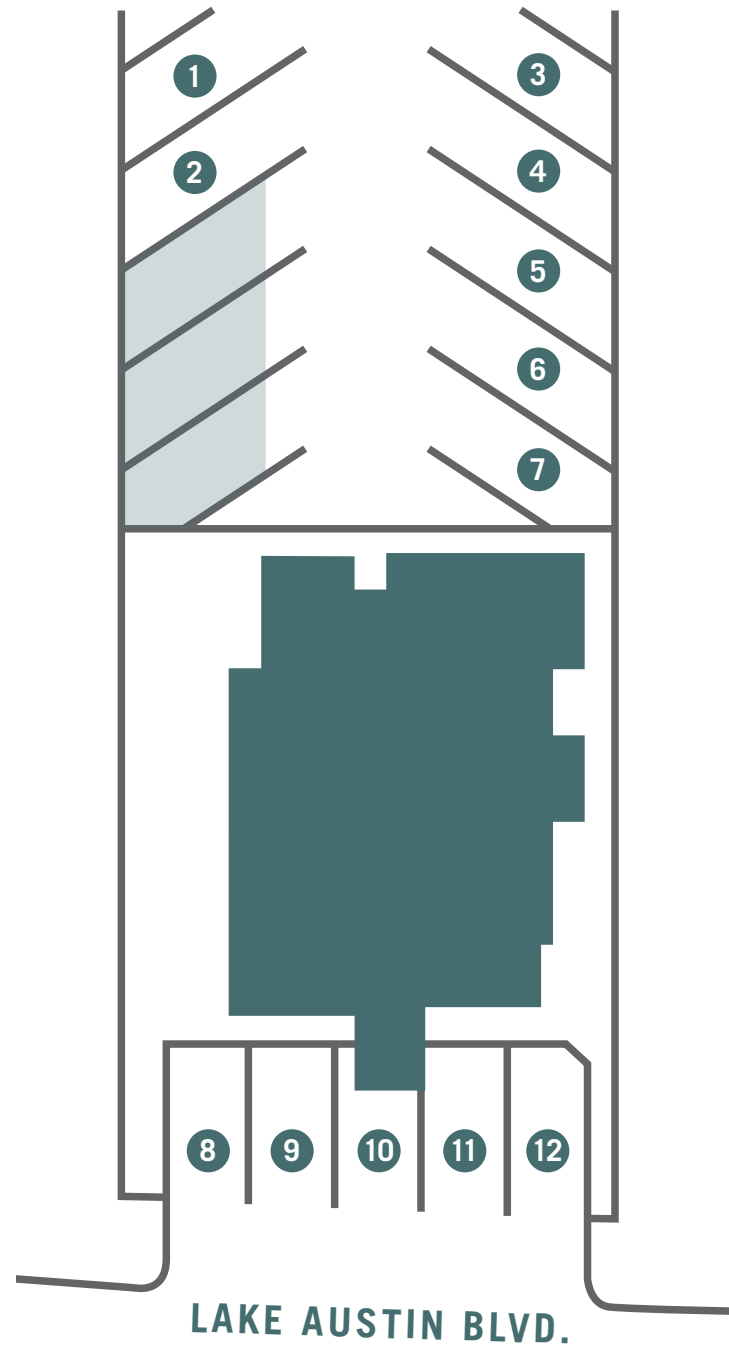
MAIN FLOOR
Finished Area 1,881.50 SF



SECOND FLOOR
Finished Area 1,065.12 SF

TAKE THE 3D TOUR ►

PARKING EXHIBIT







COMMON AREA PHOTOS



First Floor Entry



First Floor Entry & Hallway



First Floor Conference Room



Bathroom + Shower

COMMON AREA PHOTOS



Kitchen



Kitchen

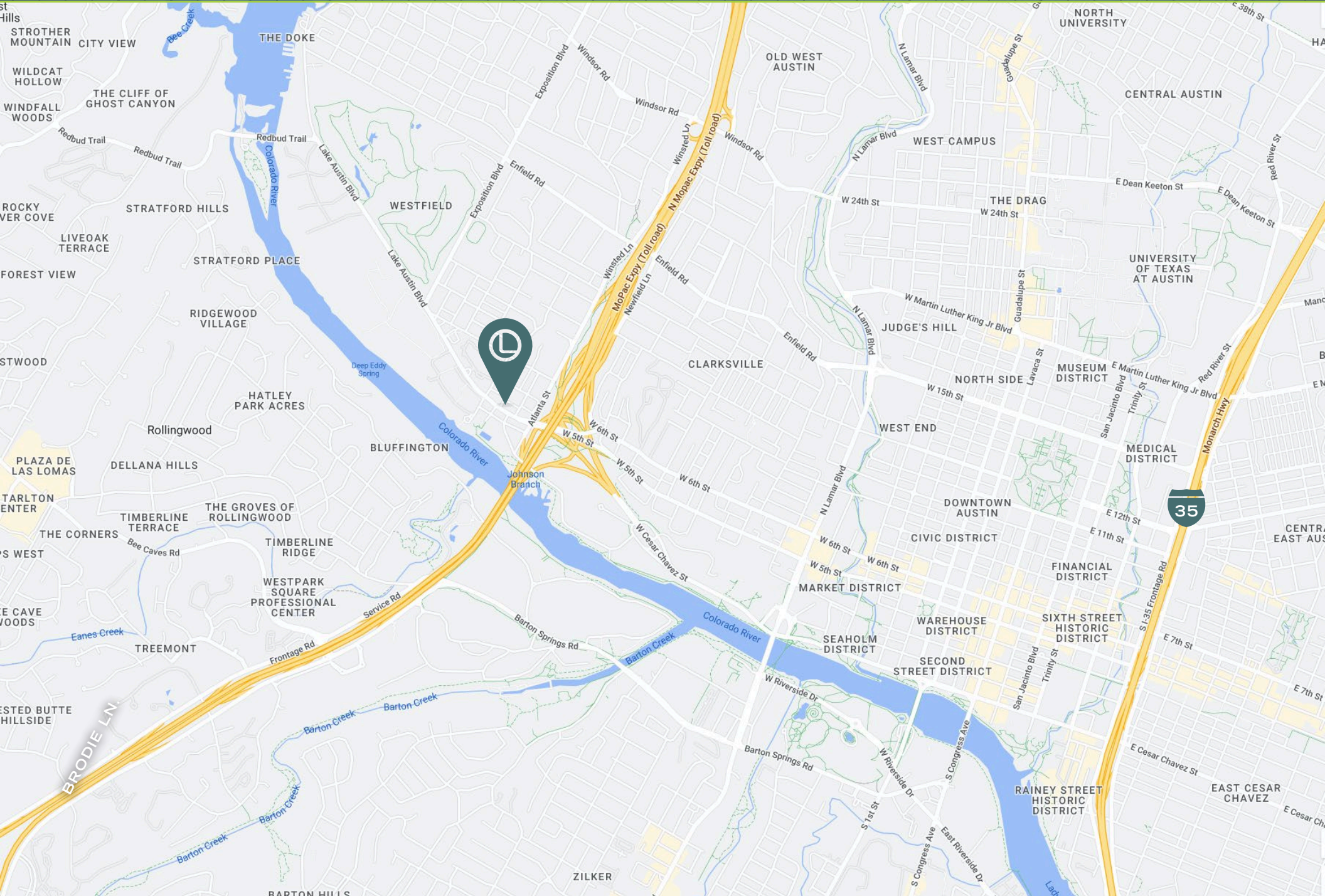


Breakroom



Outdoor Side Patio

LOCATION MAP



NEARBY AMENITIES



ANN & ROY BUTLER HIKE & BIKE TRAIL

MOPAC

RED BUD ISLE
1.4 MILES

MAUDIE'S
TEX-MEX
0.4 MILE

H-E-B TRUE Texas BBQ
0.5 MILE

DEEP EDDY MUNICIPAL POOL

POOL BURGER

JuiceLand

DEEP EDDY CABARET

KITCHEN

El Arroyo
0.5 MILE

MEAN EYED CAT
AUSTIN, TEXAS
0.5 MILE

Lin
ASIAN BAR • DIM SUM
1 MILE

THUNDERCLOUD SUBS
SINCE 1975

BAR Peached
1.2 MILES

COFFEE BEATER COCKTAIL
1 MILE

TUMBLE 22
HOT CHICKEN





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LeadCommercial.com

Tim Mooney

m. 512.658.4916

tim@leadcommercial.com



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