



Wall Street Business Park

8906 Wall Street, Austin, Texas 78754

1,000 - 8,000 SF OFFICE/FLEX SPACE - FOR LEASE





PROPERTY HIGHLIGHTS

- Office/Flex Space Available for Lease
- Attractive Setting for Light Industrial or Office Users
- Grade-Level Roll-Up Doors in 5 Buildings
- Perfect for Contractors, Light Manufacturing, Office Users, Tech Space, Medical Back-Office, and many other great uses!
- Easy access to Highway 183, I-35, Highway 290, and 130 Toll Road
- 24/7 Access
- **Call today for more information!**



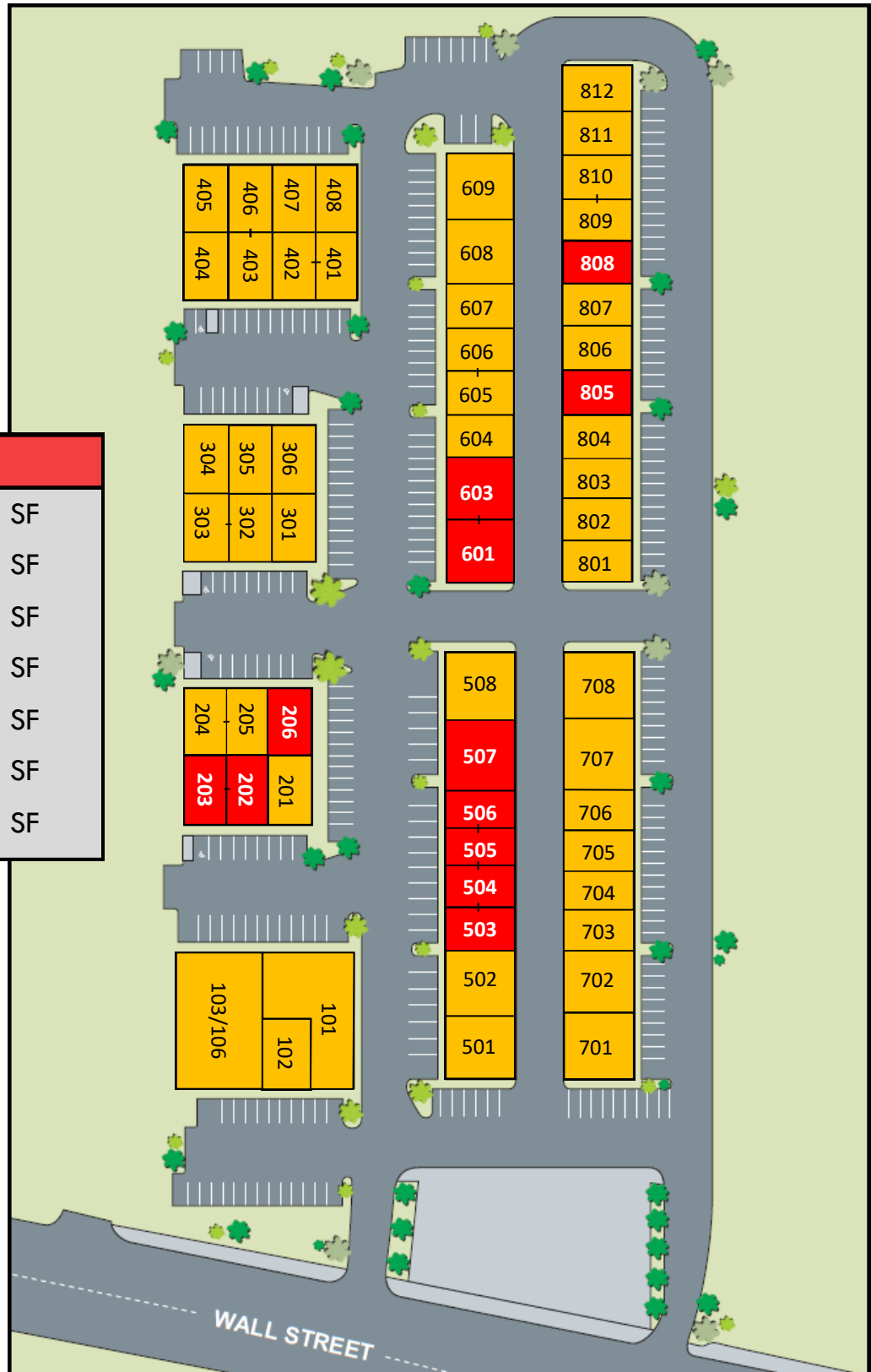
For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com
Chad Folts cfolts@tarantino.com
502 East 11th St., Suite 400
Austin, Texas 78701
Tel (512) 302-4500
www.tarantino.com



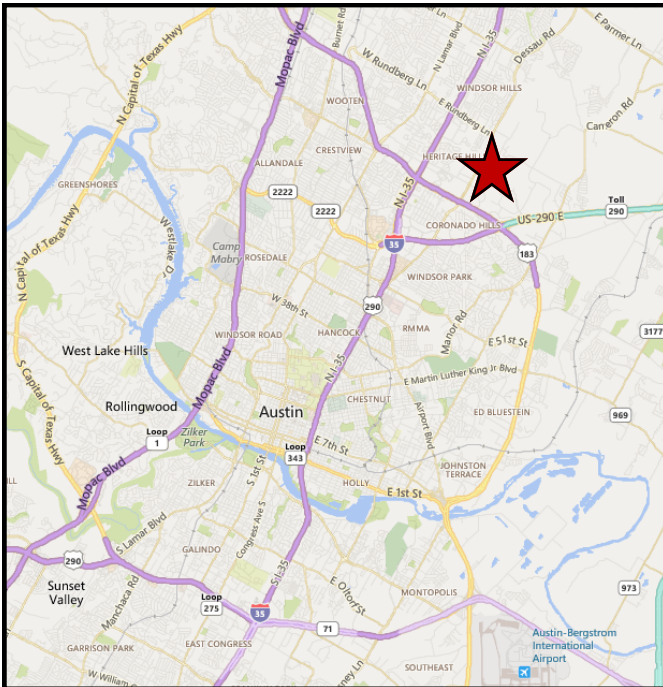
Site Plan

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AVAILABILITY

Suites 202/203	2,000 SF
Suite 206	1,000 SF
Suites 503/506	4,000 SF
Suite 507	1,500 SF
Suites 601/603	3,000 SF
Suite 805	1,000 SF
Suite 808	1,000 SF

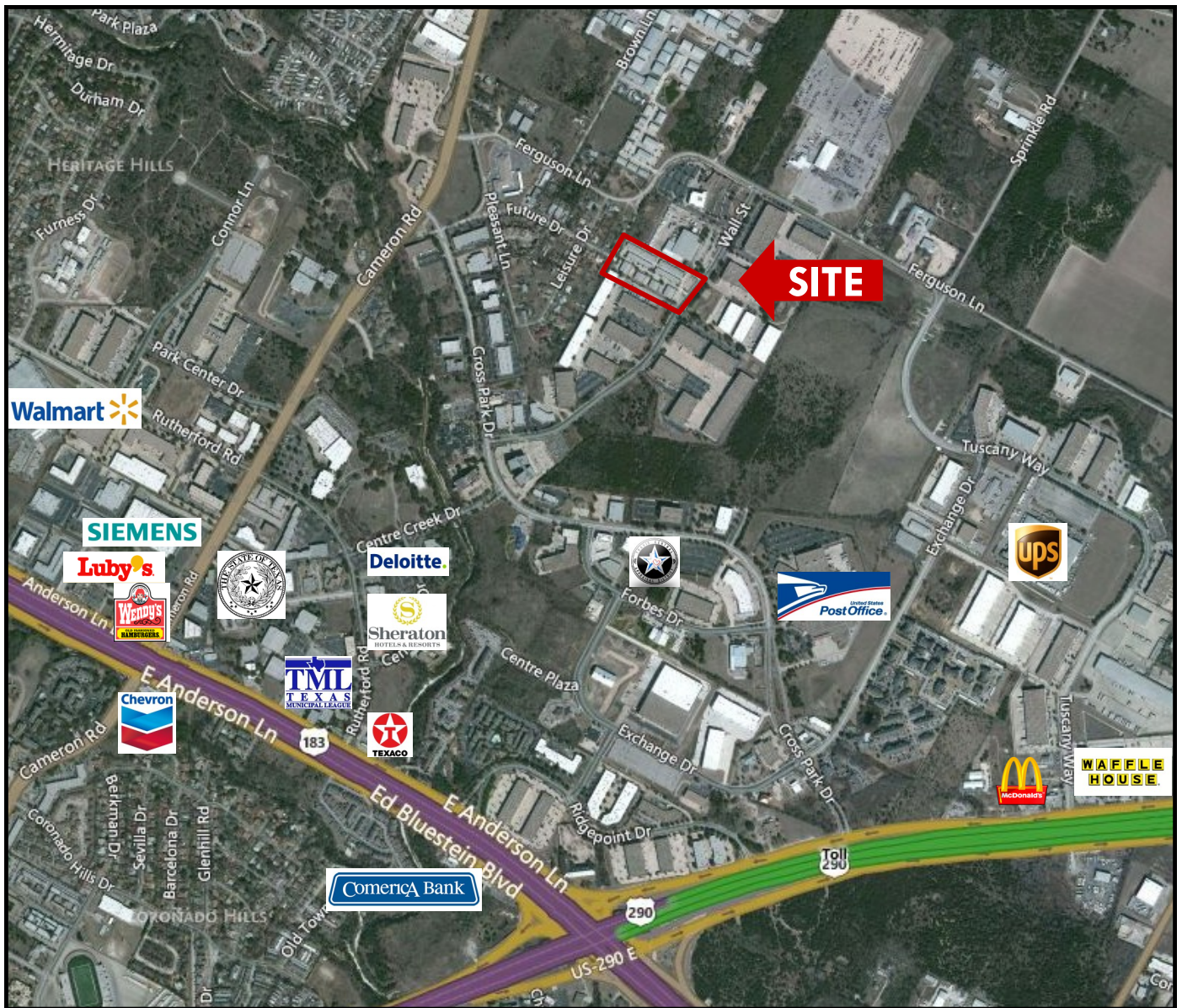


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Location

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DEMOGRAPHICS (2024)

MILE(S)	1	3	5
Total Population	6,172	115,497	311,427
Average HH Income	\$69,173	\$79,876	\$91,983
Total Households	2,532	44,768	132,135
Daytime Employment	9,576	50,620	170,169

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