

# 3006 LONGHORN



Explore Virtual Tour

AUSTIN  
NORTH SUBMARKET

3006 Longhorn Blvd, Suite 104  
Austin, TX 78758



FOR LEASE

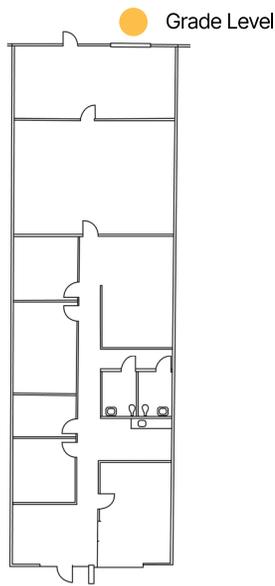
SUITE 104

± 3,223 SF



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**CBRE**



## SUITE HIGHLIGHTS

Suite Size: ± 3,223 SF

Office: ± 2,900 SF

Warehouse: ± 323 SF

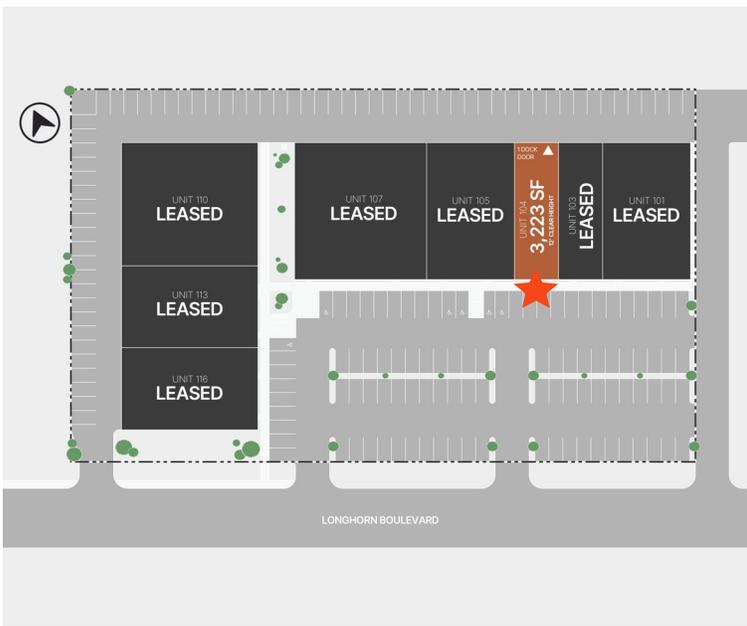
Loading: 1 Grade Level

Clear Height: 12'

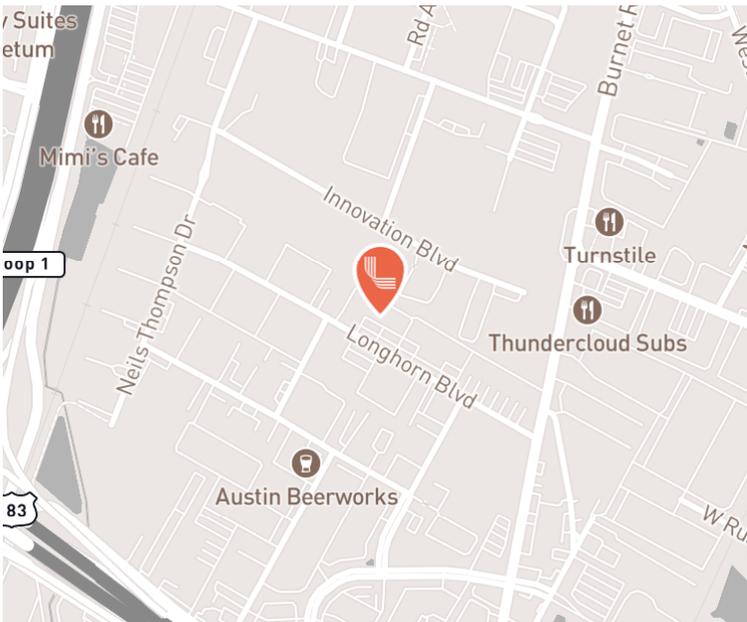
Car Parking: 2.27/1000 SF (7 Spaces)

Configuration: Rear Load

Occupancy: Available Now



Renowned as a leading U.S. tech hub that also features a diverse range of other sectors, Austin continues to experience major population growth and accompanying development.



FOR LEASE

± 3,223 SF

→ Quick connections to TX-183, I-35, and MoPac Expy Hwy 1, and road infrastructure upgrades are underway to further streamline access.

→ The Domain offers a variety of premier shopping and dining options, and Q2 Stadium, two breweries, and light rail are all within walking distance.

→ Longhorn Business Park encompasses more than 868,000 SF of commercial real estate space across 20 buildings.

# Committed to Driving Value for Our Customers

## Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

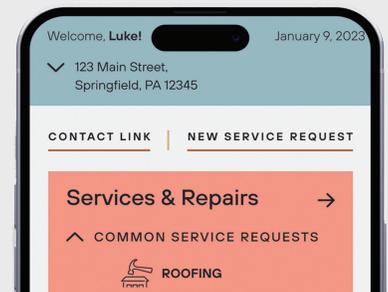


## Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

## Link+

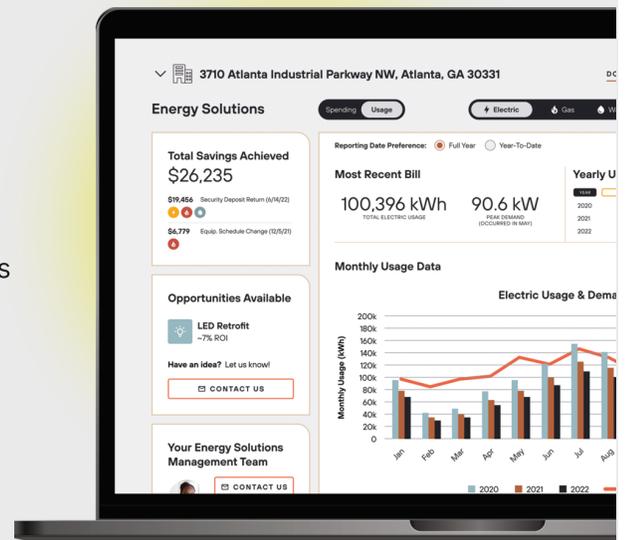
Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million Square Foot Portfolio

## Energy Solutions

Our comprehensive energy and utility management program enables customers to achieve savings and access our in-house sustainability experts. Enroll through Link+.



# CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



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