



Wall Street Business Park

8906 Wall Street, Austin, Texas 78754

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

**WALL STREET
BUSINESS PARK**

8900-8906



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
- Part of the Walnut Creek Business Park
- **Call today for more information!**



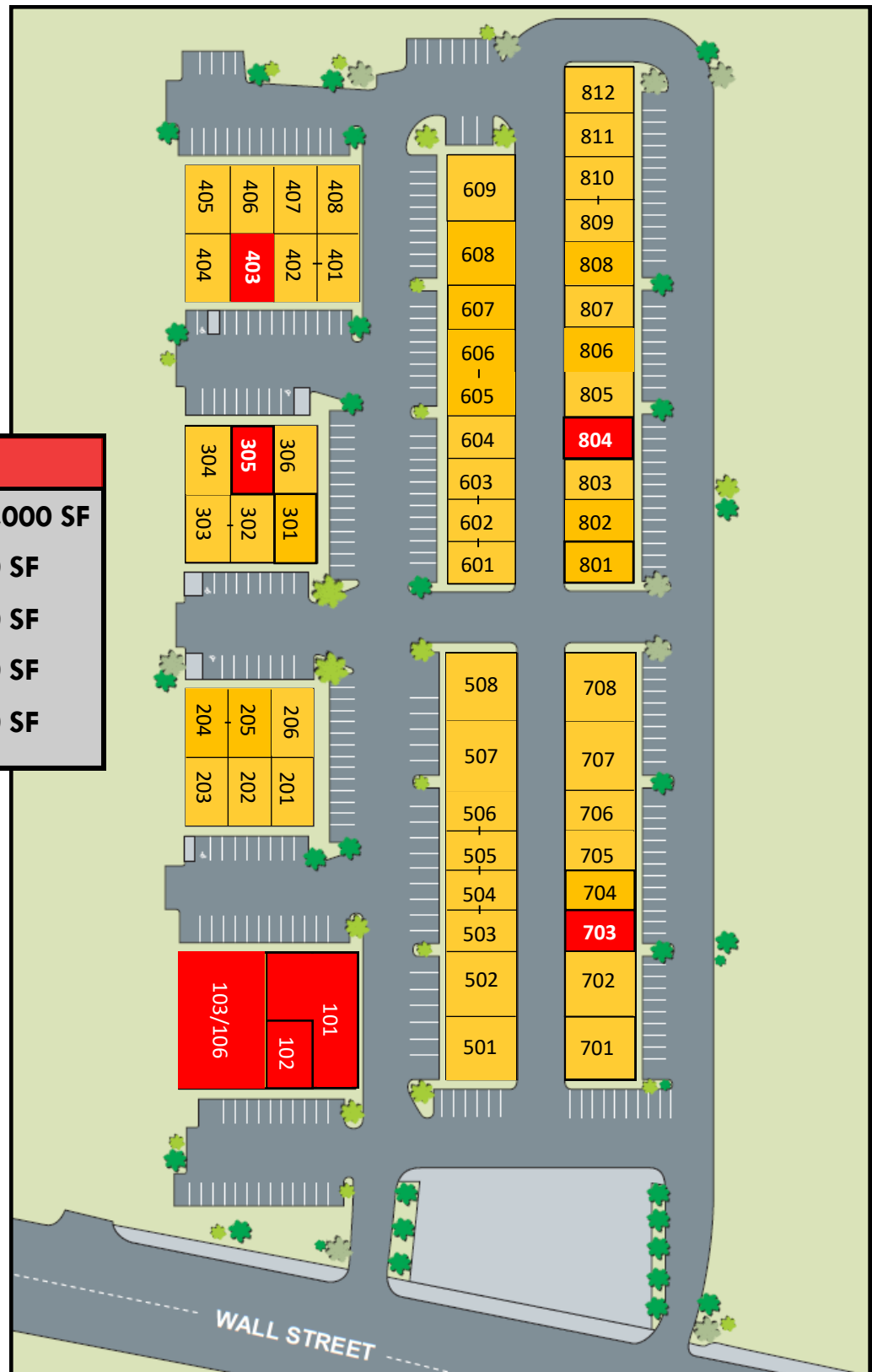
For more information please contact:

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

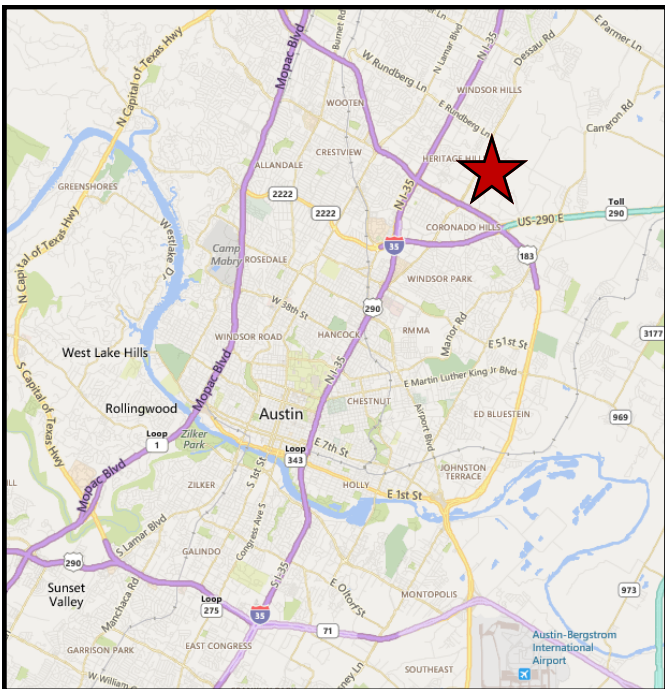
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AVAILABILITY

Suites 101 - 106 3,000 - 8,000 SF

- Suite 305 1,000 SF
- Suite 403 2,000 SF
- Suite 703 1,000 SF
- Suite 804 1,000 SF

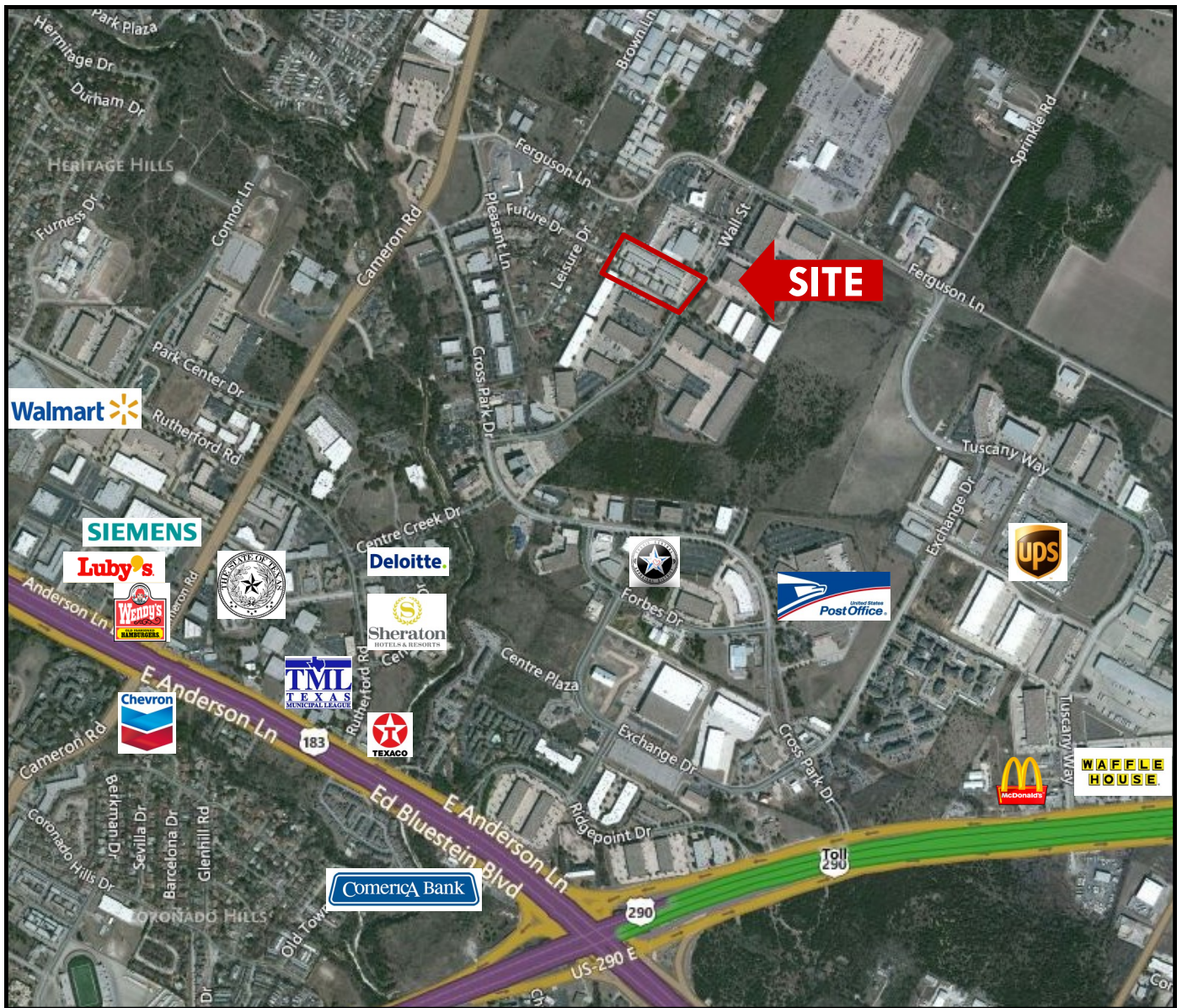


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Location

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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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