



2105 HOWARD LN, AUSTIN, TX 78728

**OFFICE WAREHOUSE & INDUSTRIAL OUTSIDE STORAGE
5,000 SF ON 1.6639 ACRES - FOR LEASE**



OAKLINE
COMMERCIAL REAL ESTATE

OFFERING INFORMATION

2105 HOWARD LN - AUSTIN, TX 78728

FOR LEASE

LEASE RATE : CONTACT AGENTS

LEASE TERM : CONTACT AGENTS



OAKLINE

COMMERCIAL REAL ESTATE

LEASE CONTACTS

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SCOTT@OLCRE.COM

(214) 405-3900

PROPERTY DETAILS

Total Building SF	5,000 SF
Mezzanine Office SF	1,200 SF
Lot Size - Acreage	1.6639 Acres
Lot Size - SF	72,479.484 SF
Zoning	Limited Industrial (LI)
Clear Heights	16'-18'
Grade-Level Loading	Three (3) Grade-Level Doors (20'x14') (12'x14') & (12'x14')
-	
Power	3-Phase 220V
Offices	Four (4) Offices
Restrooms	2
Utilites	Septic, Water, Electric
Fencing	Fully Fenced
Year Built	1981

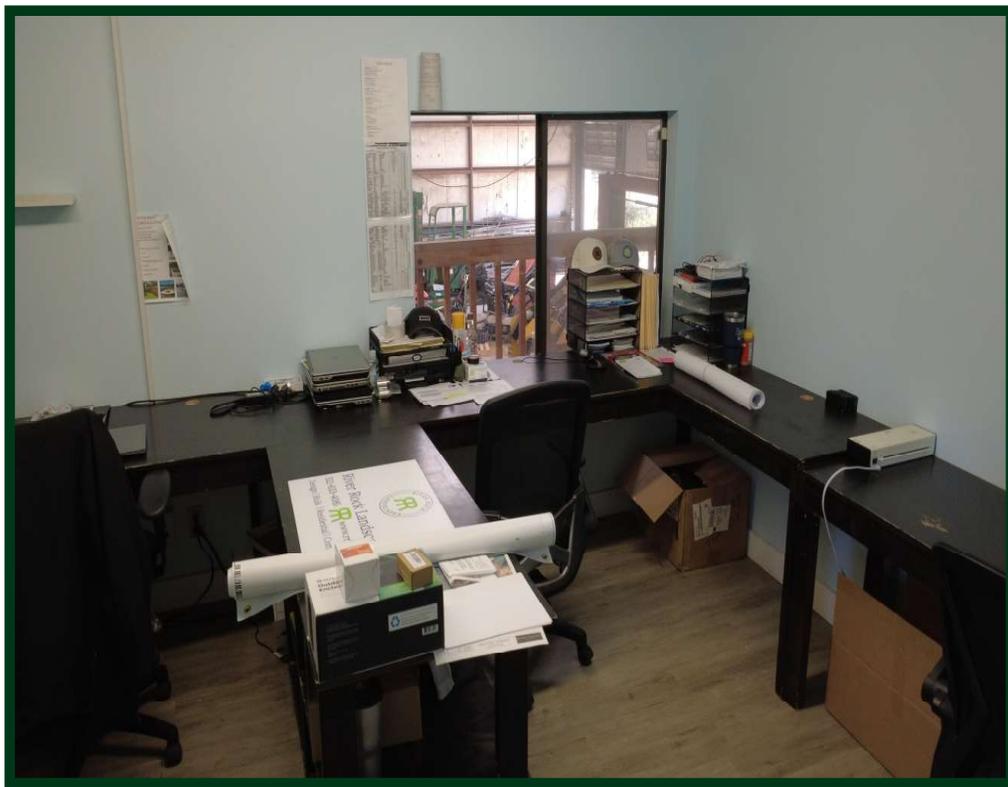


2105 HOWARD LN



2105 Howard Lane, Austin, Texas 78728 is an opportunity to lease a 5,000 SF office-warehouse on a fully fenced ± 1.66 -acre IOS site in North Austin with approximately 300 feet of frontage along Howard Lane and direct driveway access. Zoned Limited Industrial Services (LI), the property offers just over 1 acre of usable stabilized yard (base surface), making it ideal for contractors, fleet operators, equipment users, and service-based companies requiring secure outdoor storage in a central location. The site is well-lit, secured with an existing security system, and strategically positioned with close proximity to IH-35, allowing efficient access to Austin, Round Rock, Pflugerville, and the broader Central Texas region. The property includes a 5,000 SF office-warehouse (built in 1981) with $\pm 1,200$ SF of recently renovated, HVAC-served mezzanine office, two restrooms, four private offices, and a reception/breakroom area. The warehouse is fully insulated with 16'-18' clear heights, three grade-level overhead doors, and 3-phase 220V power. Utilities include septic, water, and electricity. This is a hard-to-find urban infill IOS facility combining functional yard, frontage visibility, and a modernized office component — purpose-built for operators needing scale, security, and central dispatch efficiency. Please contact agents for more details.

OFFICE INTERIOR



WAREHOUSE INTERIOR



INDUSTRIAL OUTDOOR STORAGE



FLOOR PLAN

GRADE-LEVEL
OVERHEAD DOOR
(20' X 14')

GRADE-LEVEL
OVERHEAD DOOR
(12' X 14')

GRADE-LEVEL
OVERHEAD DOOR
(12' X 14')

50'

WAREHOUSE

OFFICE

OFFICE

OFFICE

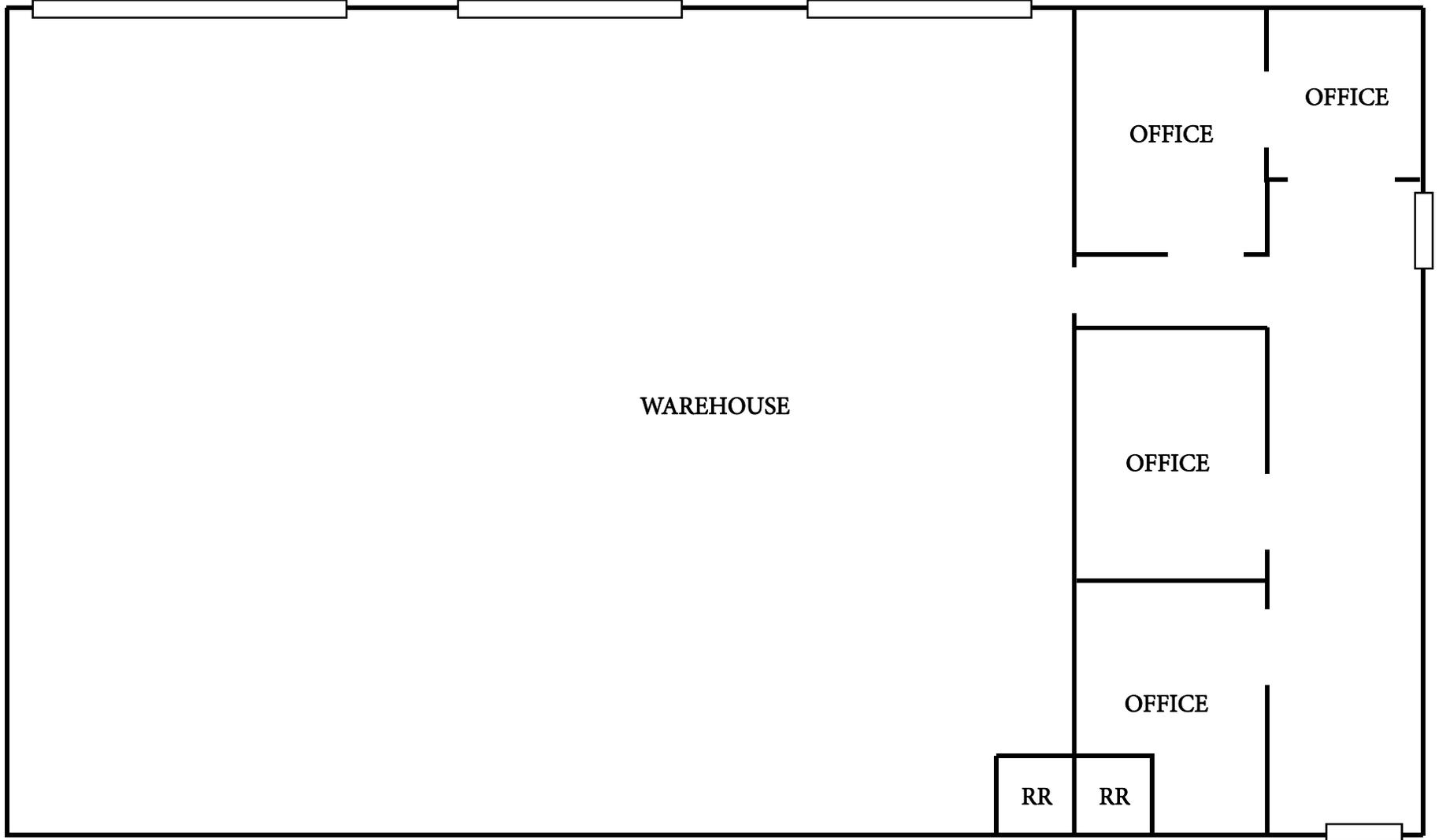
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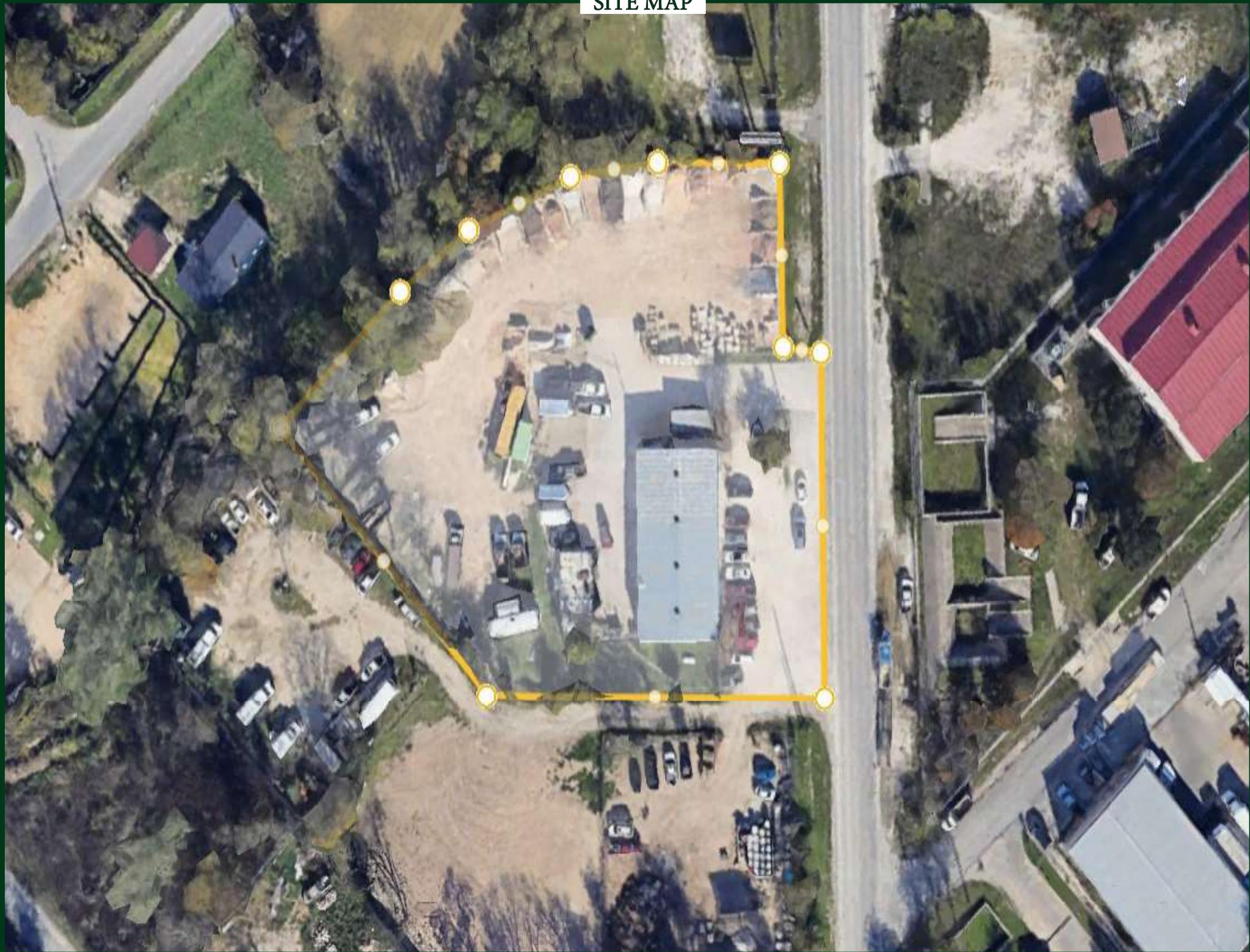
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FRONT DOOR

100'



SITE MAP





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

OLCRE LLC	9015826		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tom Oliver	714817	tom@olcre.com	512-586-6621
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date