

# HOWARD POST

---





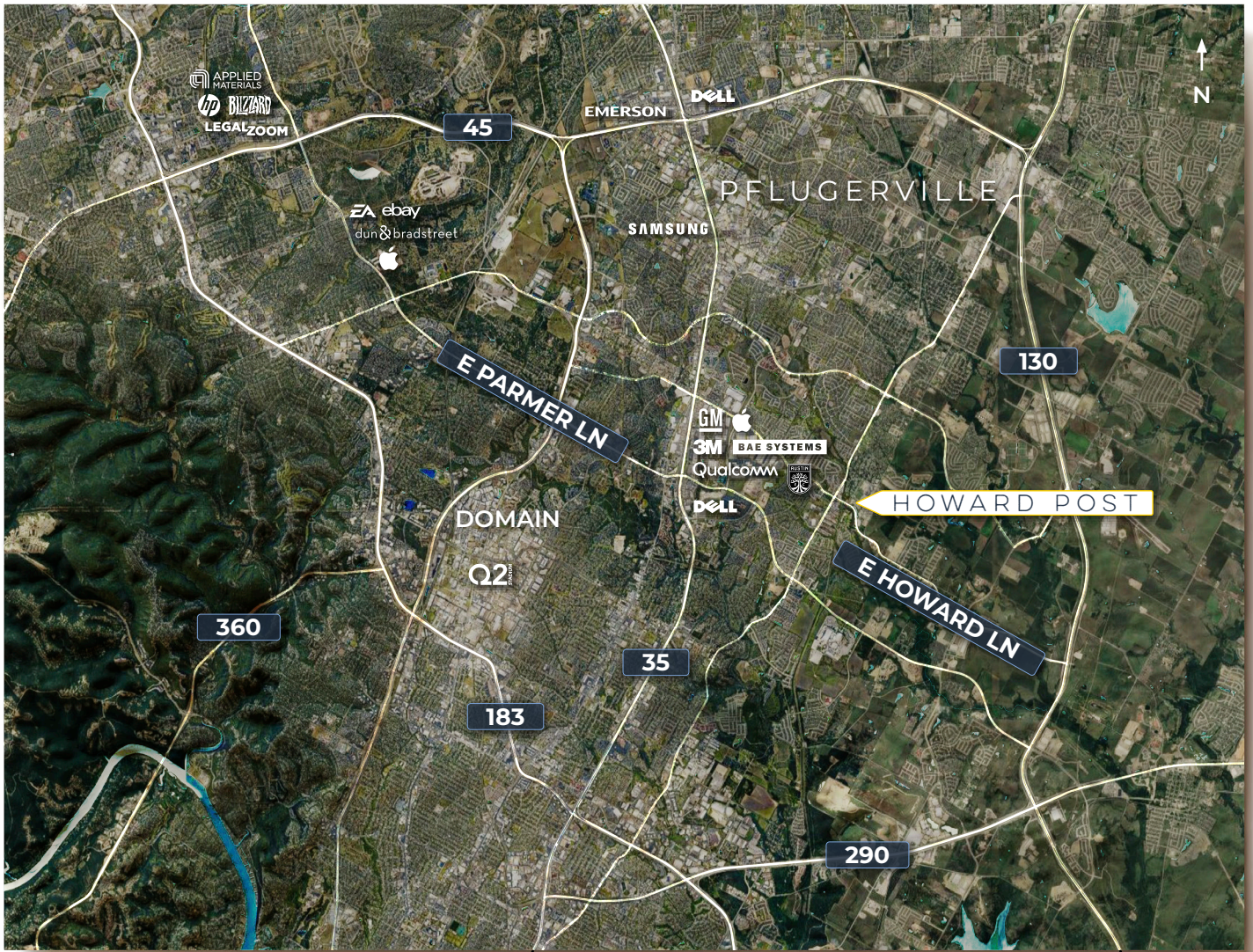
# HOWARD POST

1900 E HOWARD LN, PFLUGERVILLE

Minutes to Austin tech corridor and home  
to a sprawling new brewpub

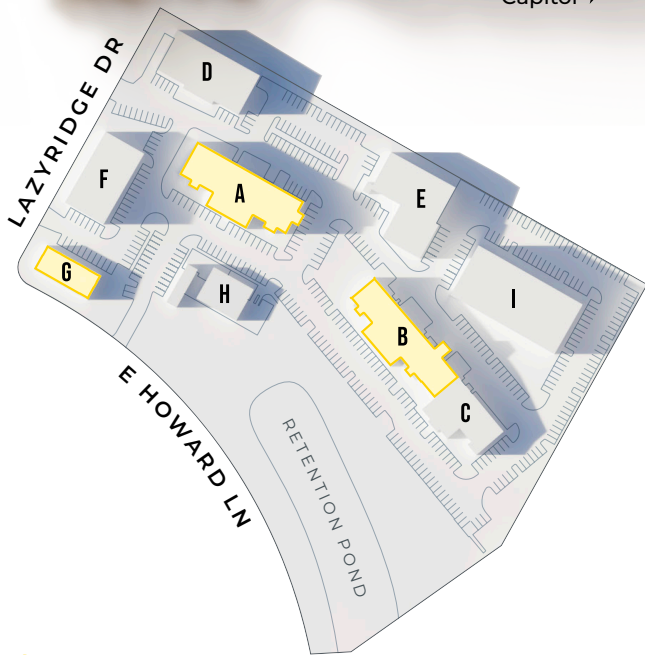
## HIGHLIGHTS

- Spaces fully customizable for tenants needs
- NNN \$7.50/RSF/YR (est.)
- 3.29:1000 parking ratio
- Located in an Opportunity Zone near Tech Ridge surrounded by substantial new & future residential development
- Site will include a new 6,000 SF Brewpub (Old Gregg Brew Co.) Designed by Michael Hsu Office of Architecture
- Re-skin of new building facades
- Complete landscape overhaul
- 23,000 SF of new flex space to be added (spring 2024 delivery)
- New 4,325 RSF Retail Pad Site to be added (spring 2024 delivery)



Austin Capitol

Austin Bergstrom Int. Airport



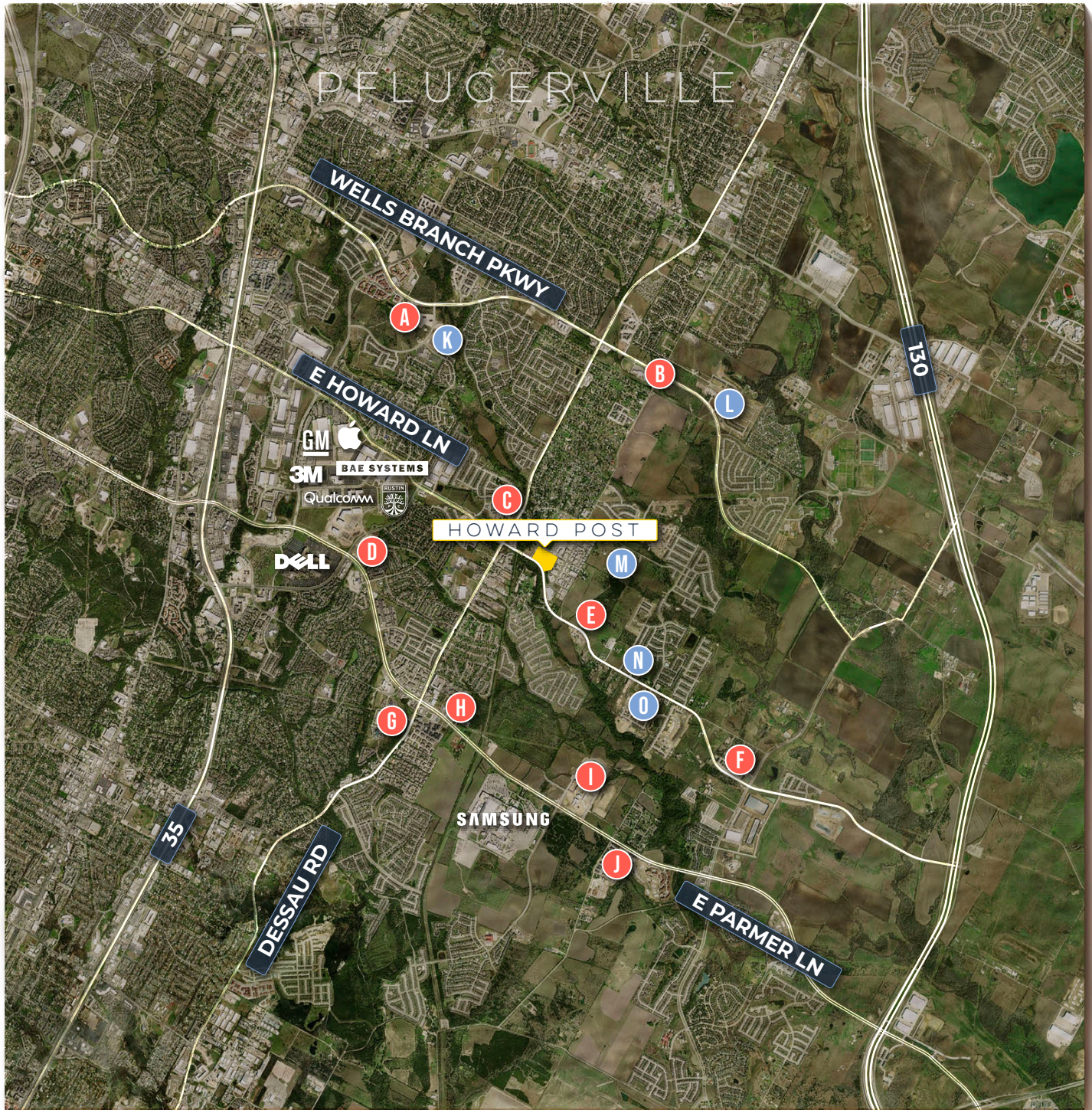
○ AVAILABILITY

### LEGEND

- A Retail | Office
- B Restaurant | Office
- C Retail
- D Industrial
- E Industrial
- F Retail
- G Retail | Restaurant
- H Brewpub
- I Flex | Industrial

### DRIVE TIMES

Austin	25 min	13 mi
Austin-Bergstrom Int. Airport	19 min	24 mi
Austin FC Q2 Stadium	16 min	7 mi
Capitol	20 min	13 mi
Domain	15 min	16 mi
Pflugerville	10 min	5 mi

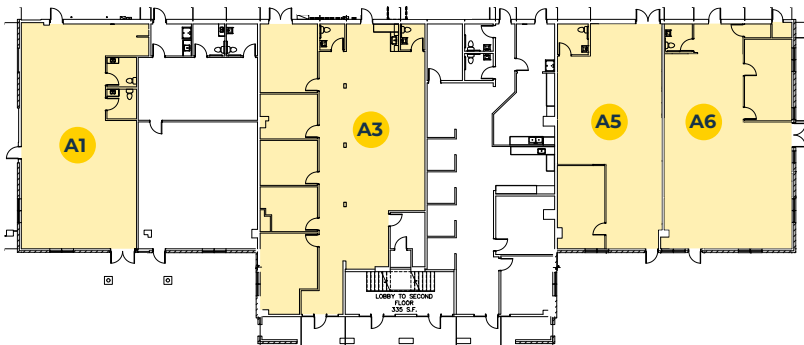


<b>A</b> Edenbrook Ridge	UC	336 Units	<b>I</b> The Vaughan	P	154 Units
<b>B</b> The Wylde	P	192	<b>J</b> Camber Ranch	C	483
<b>C</b> Bridge at Tech Crossing	C	288			
<b>D</b> Parmer Village	UC	292	<b>K</b> Village at Northtown	UC	98 C   22 P
<b>E</b> The Merle	UC	444	<b>L</b> Lisso	UC	217 C   78 P
<b>F</b> The Element	C	300	<b>M</b> Banyan	UC	234 P
<b>G</b> Progress at Tech Ridge	UC	460	<b>N</b> Cantarra Meadows	UC	93 UC
<b>H</b> 1900 Parmer	UC	365	<b>O</b> East Village	UC	422 C   38 P

- Multi-family
- Single Family
- P Proposed
- C Complete
- UC Under Construction



# BUILDING A



LEVEL 1



Suite A6

## SPECIFICATIONS

<b>A1</b>	1,823 RSF	\$24	Retail   Office
<b>A3</b>	2,941 RSF	\$21	Office
<b>A5</b>	1,579 RSF	\$21	Retail   Office
<b>A6</b>	1,986 RSF	\$21	Retail   Office

## DETAILS

- Open concept, end cap for office or retail
- High ceilings
- Exterior renovation including new doors and windows, completed early 2024



## LEVEL 2

### SPECIFICATIONS

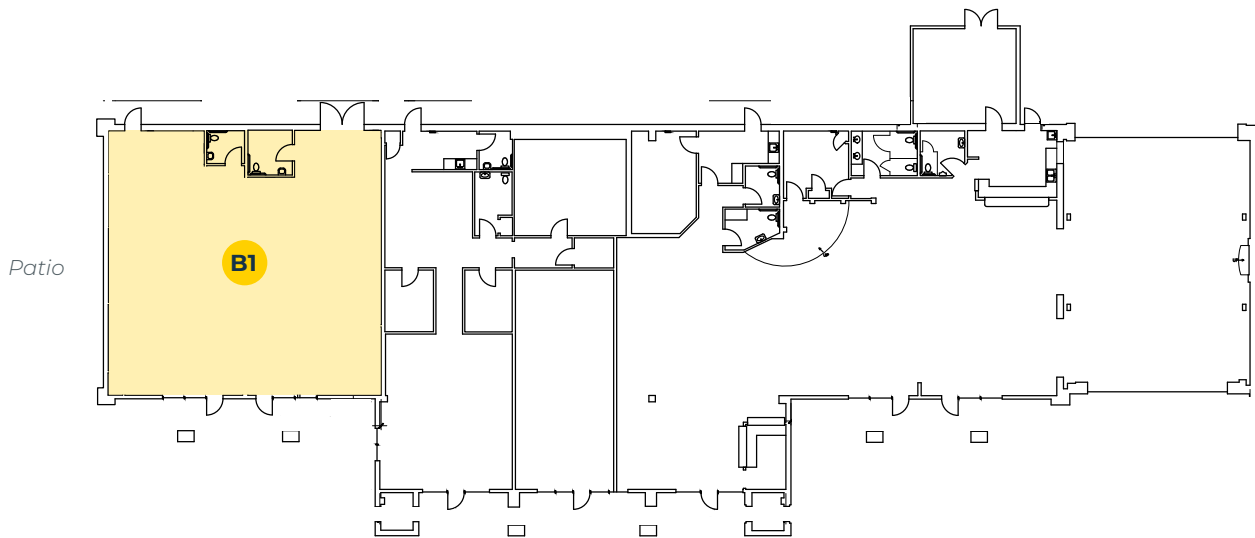
**A7** 4,439 RSF     \$21     Office

### DETAILS

- Level 2 | Stair access only
- Abundant natural light and open concept
- Fully customizable and devisable into two tenants



# BUILDING B



## SPECIFICATIONS

**B1\*** 2,562 RSF     \$34-38     Restaurant

\*Cold dark shell delivery with TI allowance

## DETAILS

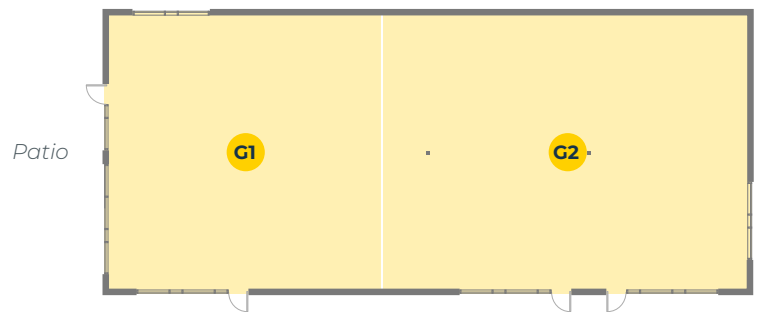
- Fully customizable
- Adjacent to brewpub
- Large outdoor patio



# BUILDING G

## DETAILS

- Under construction | 2024 delivery
- Fully demisable
- Great visibility along Howard Lane
- 14' Clear
- Fully Sprinklered
- 12' storefront
- 4" Sanitary Main
- 2" Domestic Water Service
- 4" Grease line for 1200 Gallon grease Trap
- 800 Amp Electrical Service 120/208 3Phase



## SPECIFICATIONS

<b>G1*</b>	2,100 RSF	\$37.50 + NNN	Restaurant space with 400 sf covered patio
<b>G2*</b>	2,225 RSF	\$32 + NNN	Retail

\*Cold dark shell delivery with TI allowance





## ABOUT TOPO

TOPO brings a unique perspective to real estate drawing from our experiences founding and operating hospitality businesses. We create uncommon spaces where thoughtful design produces meaningful impacts for our tenants, partners, and community - while having fun along the way.

Our fully integrated team finds innovative real estate solutions for businesses seeking dynamic, attainable workspaces. We build relationships with best-in-class partners who share our passion for activating destinations and helping them thrive. We are proud of what we have accomplished and excited for the opportunities ahead.

## CONTACT

**JEREMY AVERA**

[jeremy@csarealtygroup.com](mailto:jeremy@csarealtygroup.com)

**ANDREW CREIXELL**

[andrew@csarealtygroup.com](mailto:andrew@csarealtygroup.com)

**HUNTER MUTH**

[hunter@csarealtygroup.com](mailto:hunter@csarealtygroup.com)

512 447 2222

[csarealtygroup.com](http://csarealtygroup.com)

[topo-dg.com](http://topo-dg.com)

