

FOR LEASE

KRAMER 6 & 7

1905-A & 1905-B KRAMER LANE · AUSTIN, TX



7,982 - 69,216 SF

FLEX / OFFICE · NORTH AUSTIN



VERSATILE SPACE. *PRIME LOCATION.*

Located in the heart of North Central Austin, Kramer 6 and 7 provide easy access and excellent visibility. Efficient floor plans and generous parking support a wide range of users, while the buildings are well maintained with modern design and landscaping that create a strong first impression for employees and visitors.

KRAMER 6

ADDRESS 1905-A Kramer Lane
Austin, TX 78758

SUBMARKET North Austin

BUILDING SIZE 76,626 SF

AVAILABLE 7,982 - 69,216 SF

KRAMER 7

ADDRESS 1905-B Kramer Lane
Austin, TX 78758

SUBMARKET North Austin

BUILDING SIZE 76,626 SF

AVAILABLE 100% Leased



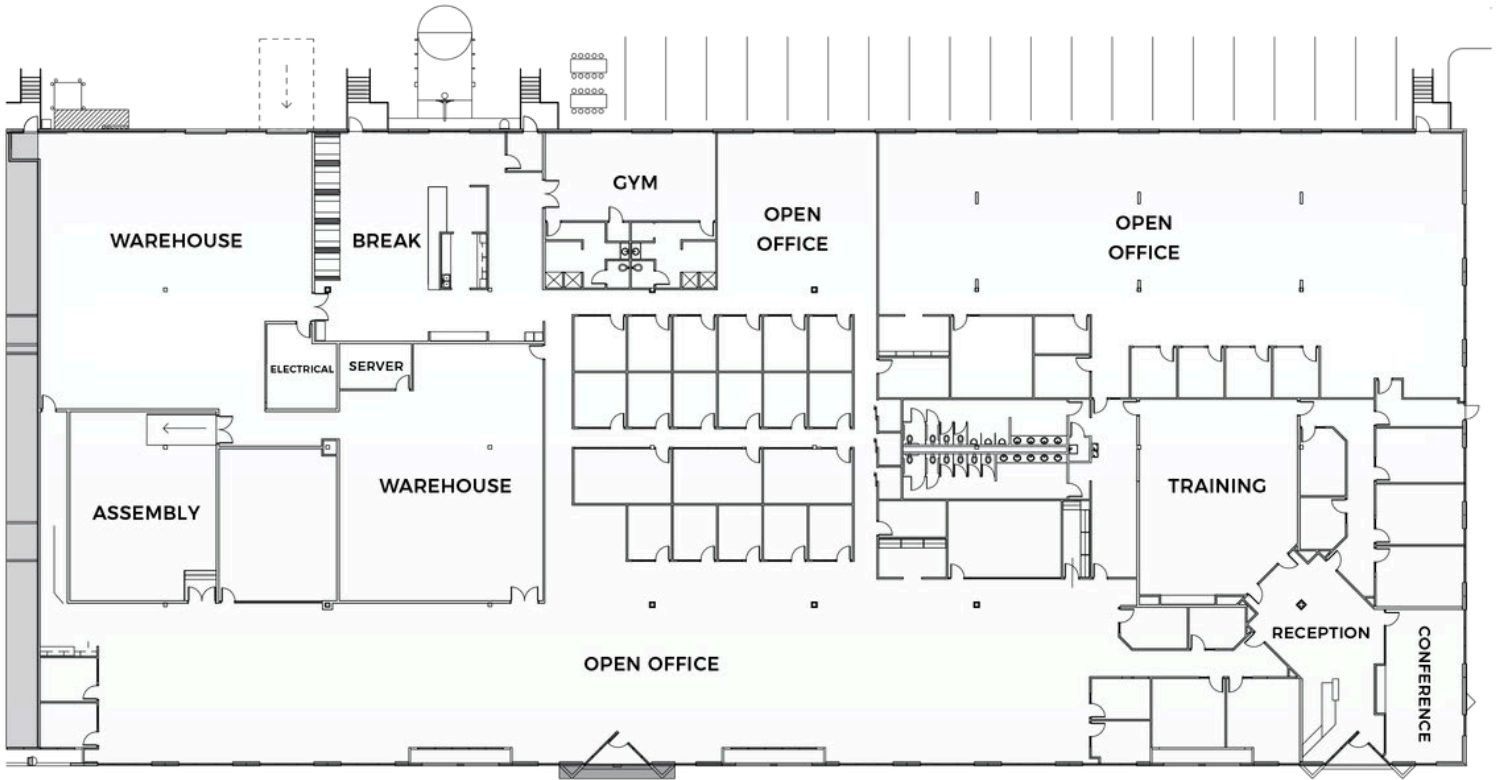
AVAILABLE

SUITE 100*

43,978

SQUARE FEET

*Can be combined with Suites 200 & 300



OFFICE ± 36,062 SF

HVAC 100%

WAREHOUSE ± 7,916 SF

SPRINKLERED Yes

LOADING 1 Dock-High*
1 Ramp

POWER 1600 amps
480V
3-phase

*Ability to add 4 additional Dock-High Doors

360 Tour Coming Soon



AVAILABLE

SUITE 200*

**Can be combined with Suites 100 & 300*

17,256

SQUARE FEET

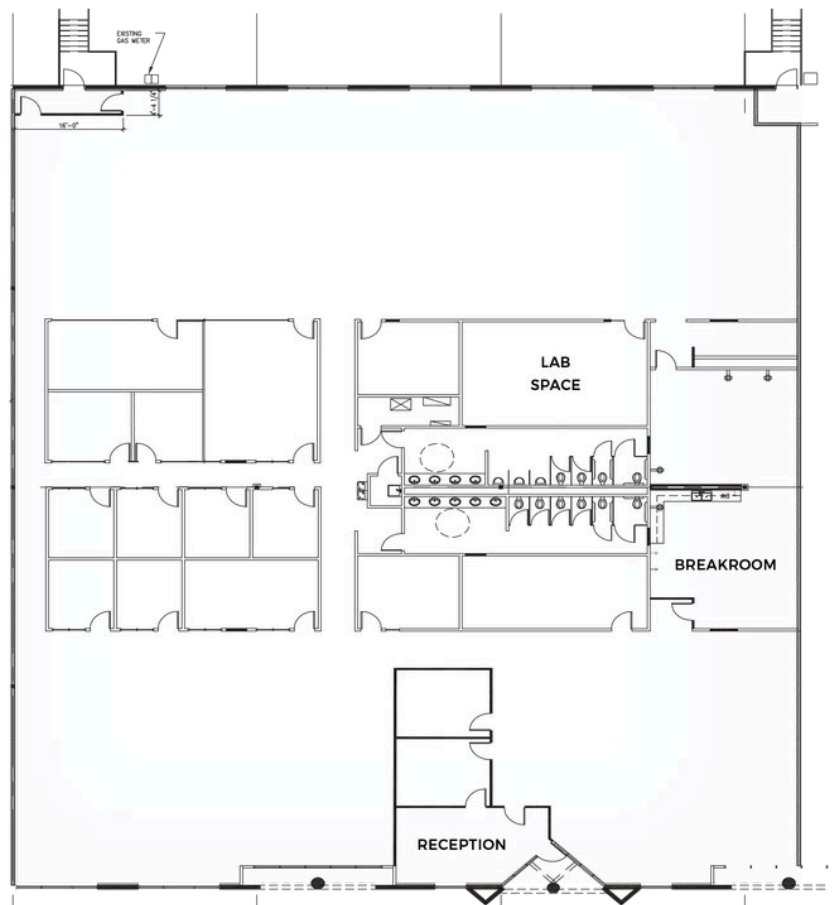
OFFICE ± 17,256 SF*
**Opportunity for warehouse conversion | 24' Clear Height*

LOADING 1 Dock-High

HVAC 100%

SPRINKLERED Yes

POWER 400 amps
480V
3-phase



360 Tour Coming Soon



AVAILABLE

SUITE 300*

**Can be combined with Suites 100 & 200*

7,982

SQUARE FEET

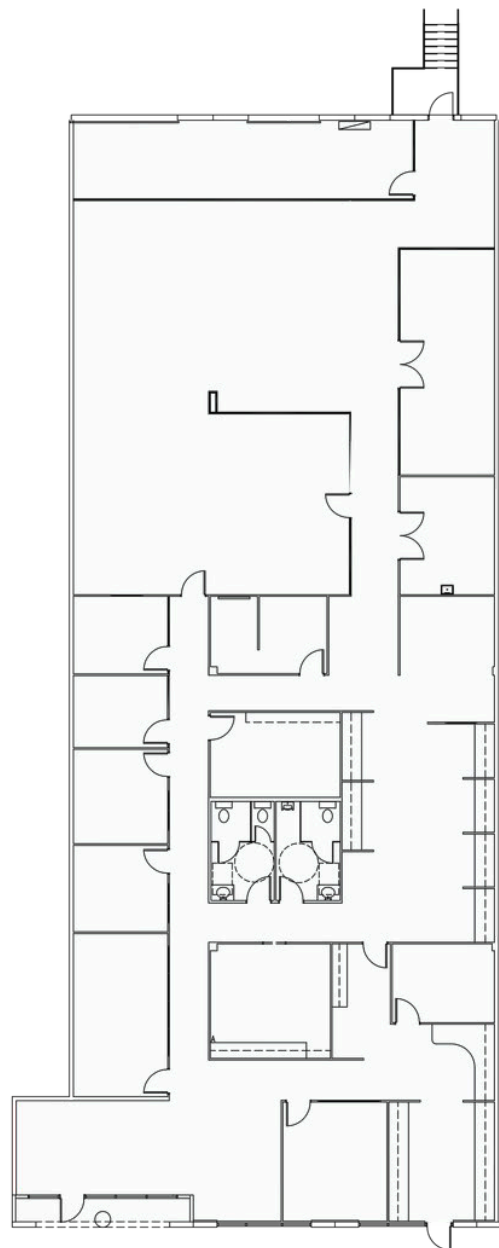
OFFICE ± 7,582 SF

WAREHOUSE ± 400 SF

LOADING 2 Dock-High

SPRINKLERED Yes

POWER 200 amps
480V
3-phase



360 Tour Coming Soon

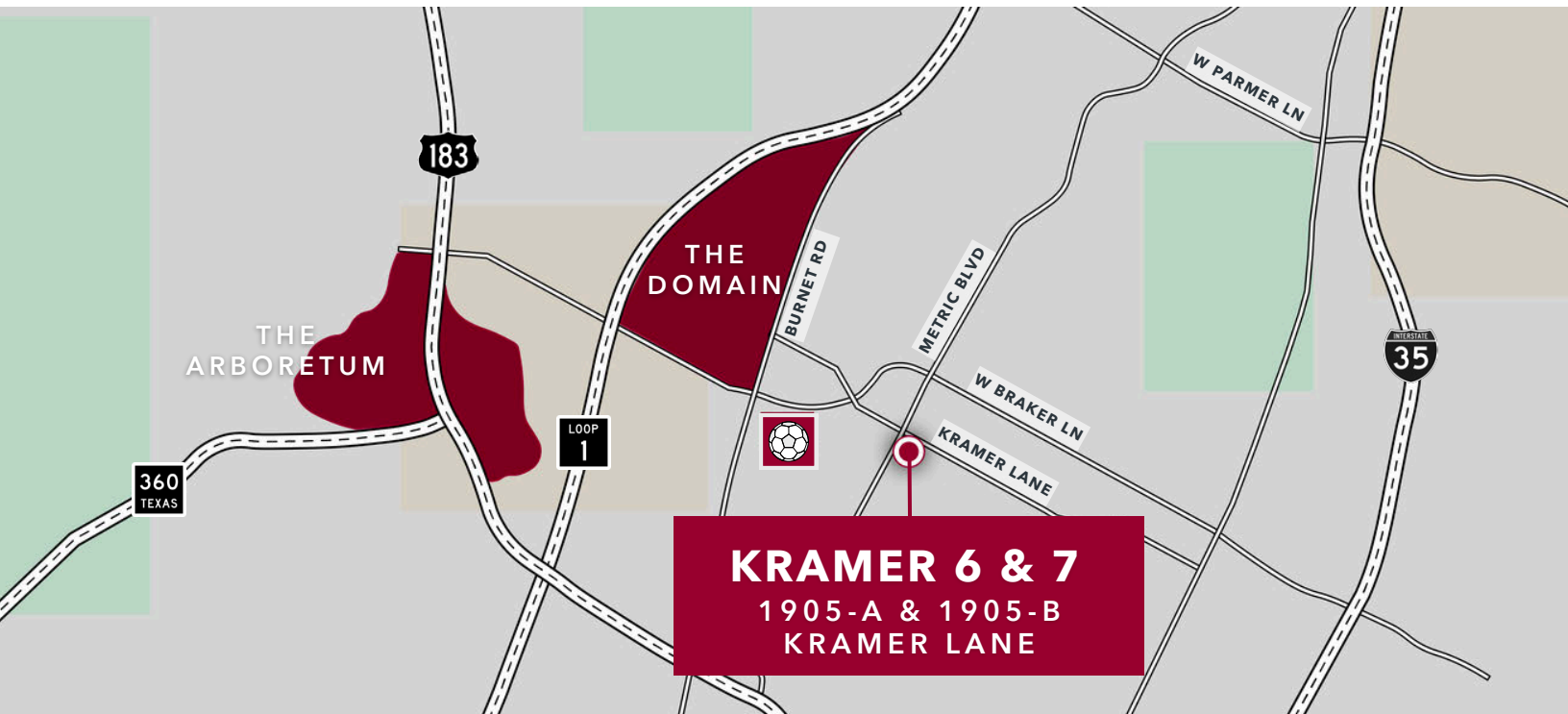


2 MIN
THE DOMAIN

5 MIN
ARBORETUM

15 MIN
AUSTIN CBD

20 MIN
AIRPORT



KRAMER 6 & 7
1905-A & 1905-B
KRAMER LANE

200+
RESTAURANTS & BARS

- OSKAR BLUES BREWERY
- ALBERTS BREWERY
- AUSTIN BEERWORKS
- ROARING FORK
- STARBUCKS
- TACODELI
- NEWK'S EATERY
- MODERN MARKET
- SUMMERMOON COFFEE BAR
- JIMMY JOHN'S
- FREEBIRDS
- 4TH TAP BREWING
- BURGER KING
- PANERA BREAD
- FIRE BOWL CAFE
- TEXADELPHIA
- LA MADELINE
- SUSHI ZUSHI
- MAGGIANO'S

- ROARING FORK
- GOLDEN LAKE
- RYU OF JAPAN
- MADRA'S PAVILLION
- MCDONALD'S
- TACO BELL
- CULVER'S
- TRUDY'S NORTH STAR
- LUPE TORTILLA
- MASALA WOK
- MIGHTY FINE BURGERS
- CHIPOTLE
- FIREHOUSE SUBS
- FREEBIRD'S
- NORTH BY NORTHWEST
- IRON CACTUS
- SHAKE SHACK
- FLOWER CHILD
- & MORE**

100+
RETAIL DESTINATIONS

- MICROSOFT
- DICK'S SPORTING GOODS
- MASSAGE ENVY
- PURE PILATES AUSTIN
- COSTCO WHOLESALE
- THE HOME DEPOT
- WHOLE FOODS MARKET
- NEIMAN MARCUS
- TIFFANY & CO.
- RALPH LAUREN
- TORY BURCH
- BEVELLO
- ATHLETICA
- COACH
- COLE HAAN
- BAILEY BANKS & BIDDLE
- LOUIS VUITTON
- MICHAEL KORS
- LULULEMON

- MADEWELL
- LUXE APOTHEIQUE
- LOFT
- J.CREW
- TOMMY BAHAMA
- TUMI
- SUNGLASS HUT
- THE STEEPING ROOM
- BANANA REPUBLIC
- APPLE
- ANTHROPOLOGIE
- ALTAR'D STATE
- CLARK'S
- FREE PEOPLE
- HATBOX
- H & M
- MACY'S
- ARHAUS
- & MORE**



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FOR MORE INFORMATION, CONTACT:

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