

WESTERN TRAILS

2204 WESTERN TRAILS BLVD., AUSTIN, TX 78745

*1 Month Free
with 13 month lease!*

FOR LEASE / 2,054 SF



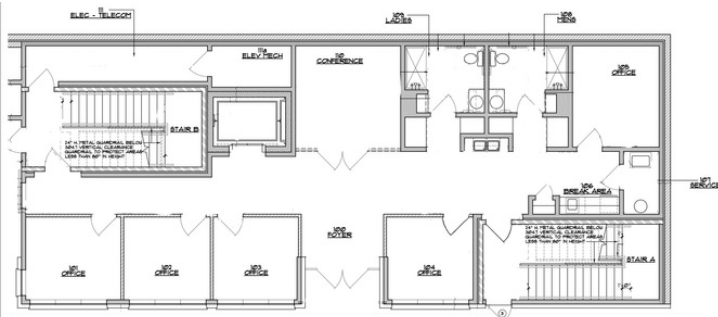
[VIDEO TOUR LINK - CLICK HERE](#)



- FIRST FLOOR SUITE
- SUITE SIZE : 2,054 SF
- BASE RATE : \$34
- YEARLY INCREASES : \$1.00
- NNN : \$11.00
- OTHER EXPENSES : ELECTRICAL + JANITORIAL
- PREFERRED TERM : 3-5 YEARS

MARTIN BURGESS // 512-731-3790 MOBILE
MARTIN@AUSTINOFFICESPACE.COM

CHAD JEWELL // 512-633-7703 MOBILE
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- NEW CONSTRUCTION
- FIRST FLOOR WITH 11-FOOT TALL CEILINGS
- GLASS CONFERENCE ROOM FURNISHED WITH TV
- 5 OFFICES WITH WOOD FLOORING
- LARGE PICTURE WINDOWS WITH ROLLER SHADES
- 2 RESTROOMS, EACH WITH SHOWER & STORAGE LOCKERS
- WETBAR WITH REFRIGERATOR & MICROWAVE INCLUDED
- POLISHED CONCRETE HALLWAYS
- 5 DESIGNATED PARKING SPACES WITH FREE STREET PARKING
- FULLY WIRED
- SECURITY CAMERAS
- INDIVIDUAL HVAC CONTROL

AOS **AUSTIN**
OFFICE SPACE

 axis global tenant representation

[VIDEO TOUR HERE](#)