



FOR SUBLEASE

±100,500 SF AVAILABLE

2300 Grand Ave Pkwy, Austin, TX 78728



PROPERTY FEATURES

- ±100,500 SF available in January 2025
 - Can be subdivided into ±78,400 SF and ±22,100 SF spaces.
- Located in the North Austin submarket within Vista Park
- Convenient access to IH-35, Mopac and SH-45
- Master lease expires on 12/31/2027
- Approximately 2,000 SF office space in Suite 101
- Approximately 5,000 SF office space in Suite 103/104
- ESFR automatic fire sprinkler system
- 24' clear height
- Twenty-one (21) dock high doors
- Three (3) drive-in doors

FOR MORE INFORMATION OR TO SCHEDULE A TOUR,
PLEASE CONTACT:

ANDY SWANSON • mobile: (512) 777 9916
• email: swanson@centric-re.com

RUSSELL TODD • mobile: (512) 917 9753
• email: todd@centric-re.com



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The information contained herein was obtained from sources deemed reliable. Centric Commercial, however, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

www.centric-re.com

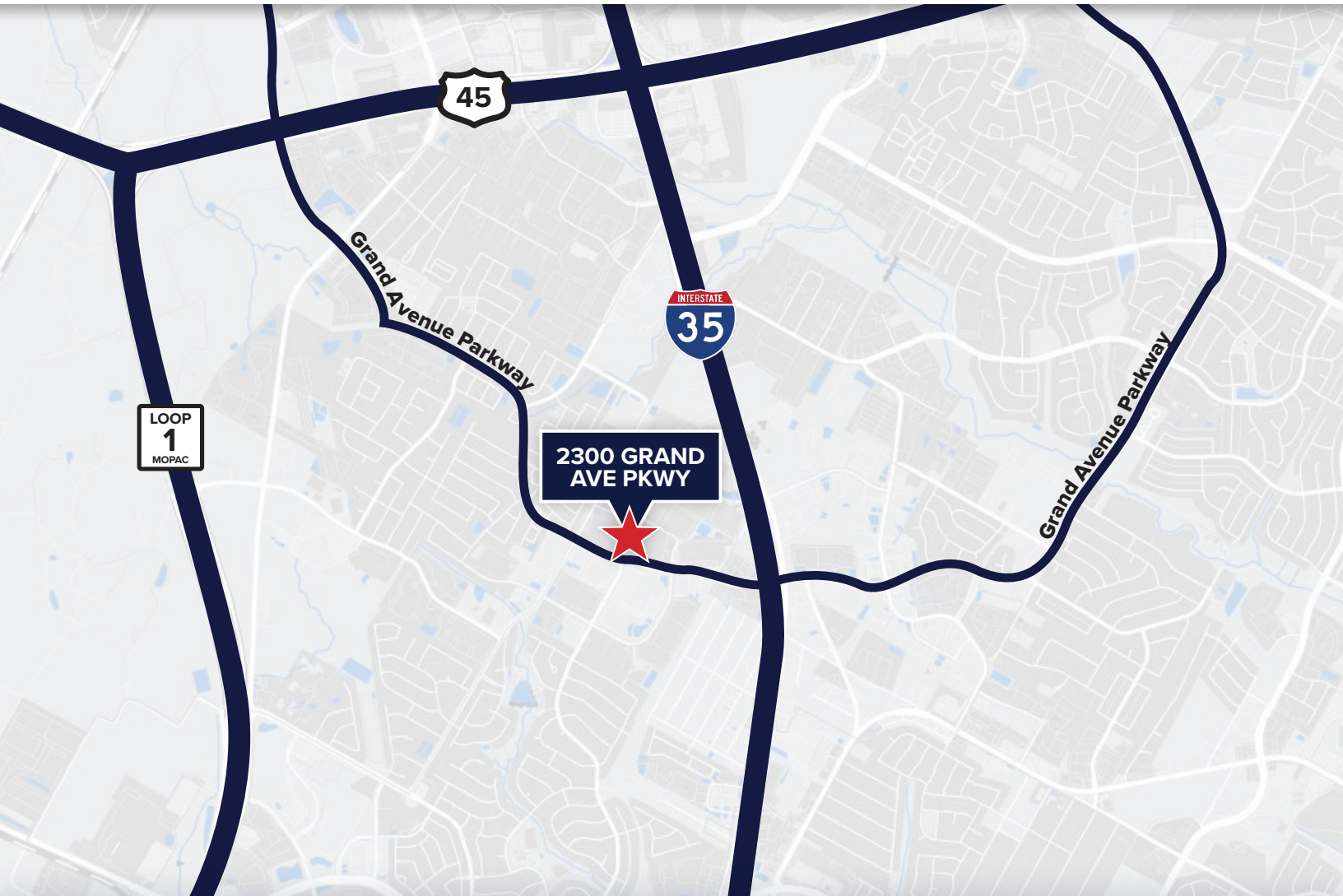


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AREA MAP



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SITE PLAN



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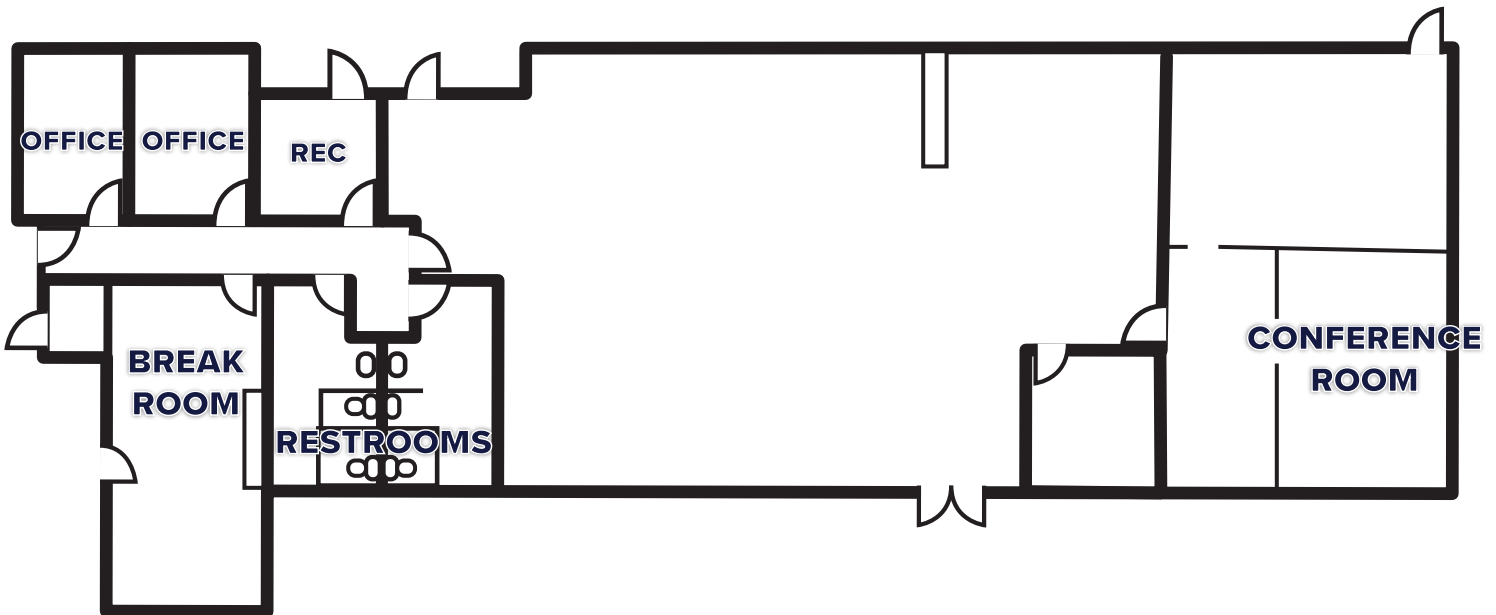
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OFFICE PLAN

SUITES 103/104

±5,000 SF



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