

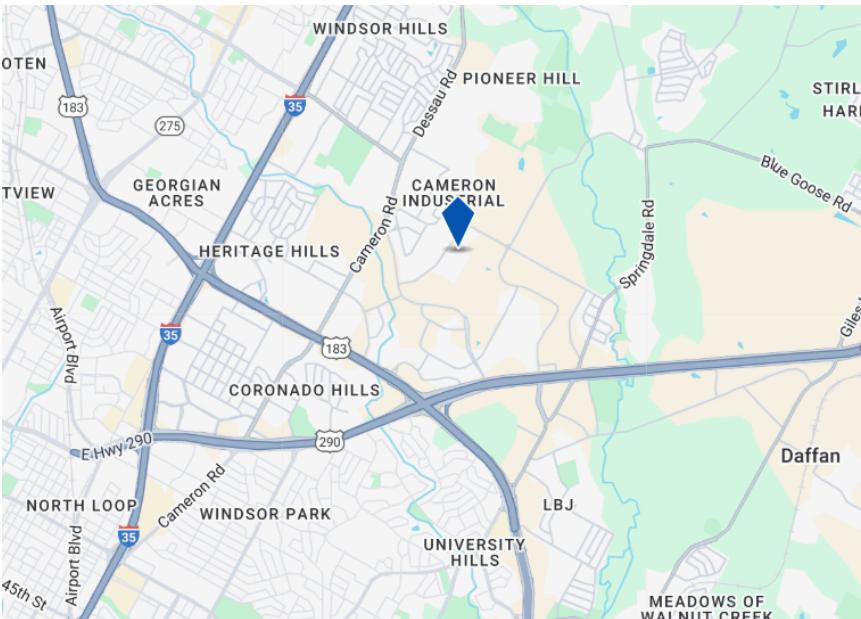


PROLOGIS WALNUT CREEK 4

9101 WALL STREET, AUSTIN, TEXAS 78754



FOR SUBLEASE



- SUITE : BUILDING 4 - SUITE 420
- SIZE : 10,670 SF
- BASE RATE : \$14.04 SF / NEGOTIABLE
- 2025 NNN ESTIMATE : \$5.50
- EXPIRATION DATE : 1/31/2027

MATT WATSON // 512-699-2104 MOBILE
MATT@AUSTINOFFICESPACE.COM



- FRONT LOADING OFFICE WAREHOUSE SPACE IN PRIME LOCATION IN NORTH AUSTIN
- SPACE HAS 2 DOCK HIGH LOADING DOORS & DRIVE IN RAMP
- 1,597 SF OFFICE SPACE & 9,273 SF WAREHOUSE SPACE
- MOVE IN READY SUITE WITH SHORT TERM SUBLICENSE FLEXIBILITY OR LONG TERM OPTION
- 19' WAREHOUSE CLEAR HEIGHT
- 40' X 40' TYPICAL BAY SPACING
- FULLY SPRINKLERED
- LOCATED IN WALNUT CREEK BUSINESS DISTRICT PARK ONE OF AUSTIN LARGEST MIXED USED INDUSTRIAL PARKS
- LOCATED NEAR HWY 183 AND HWY 290 AND JUST EAST OF IH-35
- CONVENIENT TO MAJOR THE AUSTIN AIRPORT, UT, DOMAIN AND DOWNTOWN AUSTIN

