

PROPERTY

FOR LEASE

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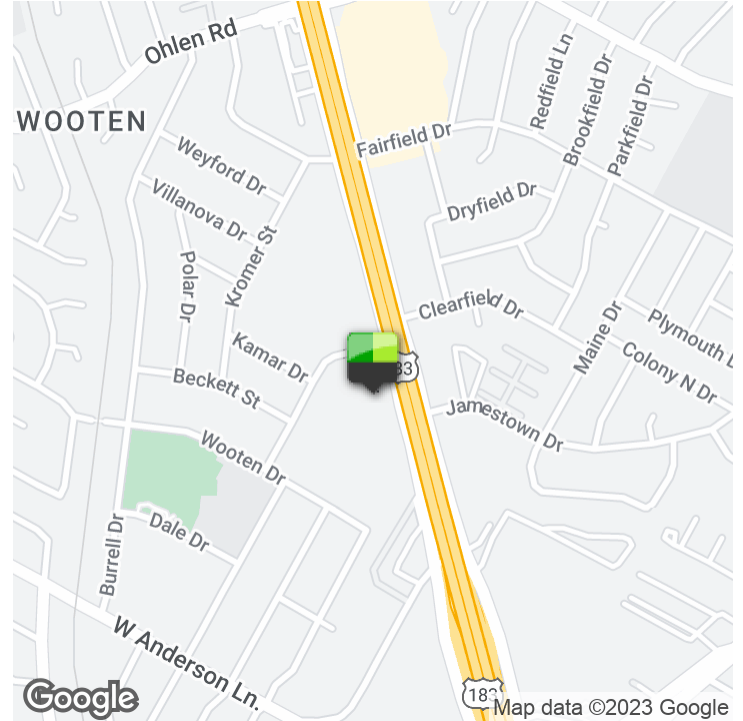
8300 RESEARCH BLVD,
AUSTIN, TX 78750

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (11.63; NNN \$11.63/SF)
Building Size:	4,892 SF
Available SF:	1,817 - 1,958 SF
Renovated:	2023

PROPERTY OVERVIEW

Great office/retail location that is easy to find with excellent visibility.

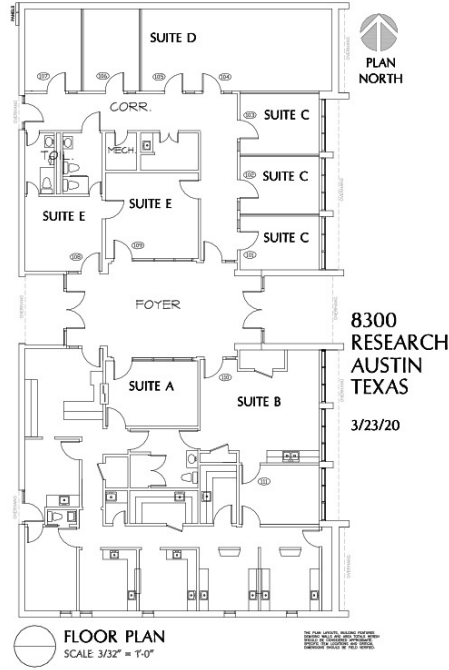
PROPERTY HIGHLIGHTS

- Opportunity for Pylon Street Signage
- Other Tenants: Diamond Jeweler, Foot Solutions
- 4.5/1000 Parking Ratio - Great Parking!!
- Excellent location for any office/retail/medical office users.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	11.63; NNN \$11.63/SF	Lease Term:	Negotiable
Total Space:	1,817 - 1,958 SF	Lease Rate:	\$26.00 SF/yr

AVAILABLE SPACES

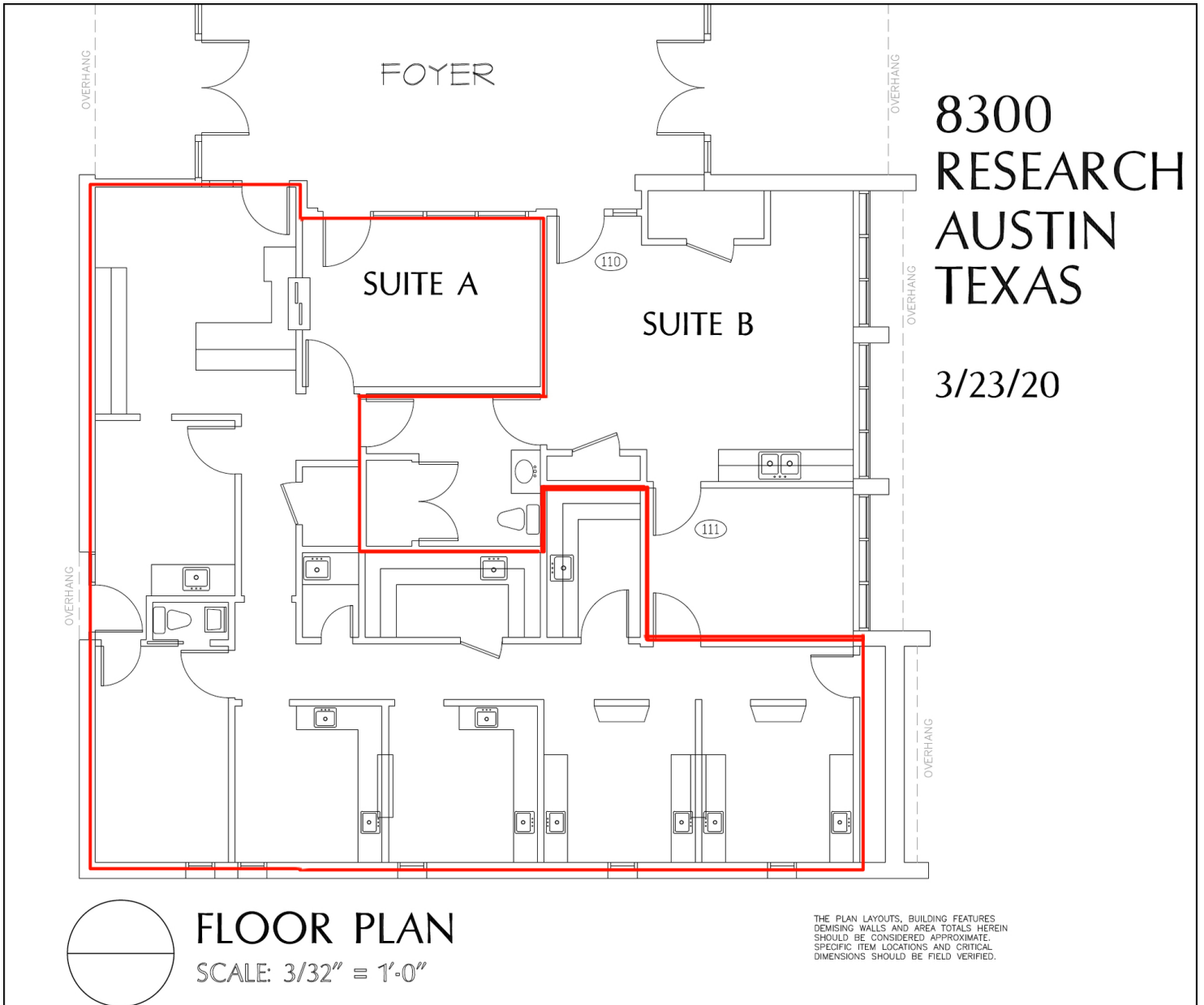
SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,817 SF	11.63	\$26.00 SF/yr	Fully Built out 2nd Generation Dentist Office Available - 4 patient chair rooms w/ sink, one office, lab/storage room, break/kitchen, receptionist office with window to a reception room, private restroom. A great option for salon as individual stylist rooms with sinks!
Suite C/D	Available	1,958 SF	NNN \$11.63/SF	\$26.00 SF/yr	Second Generation Office Space - 6 offices, 1 conference room, small storage room and private restroom.

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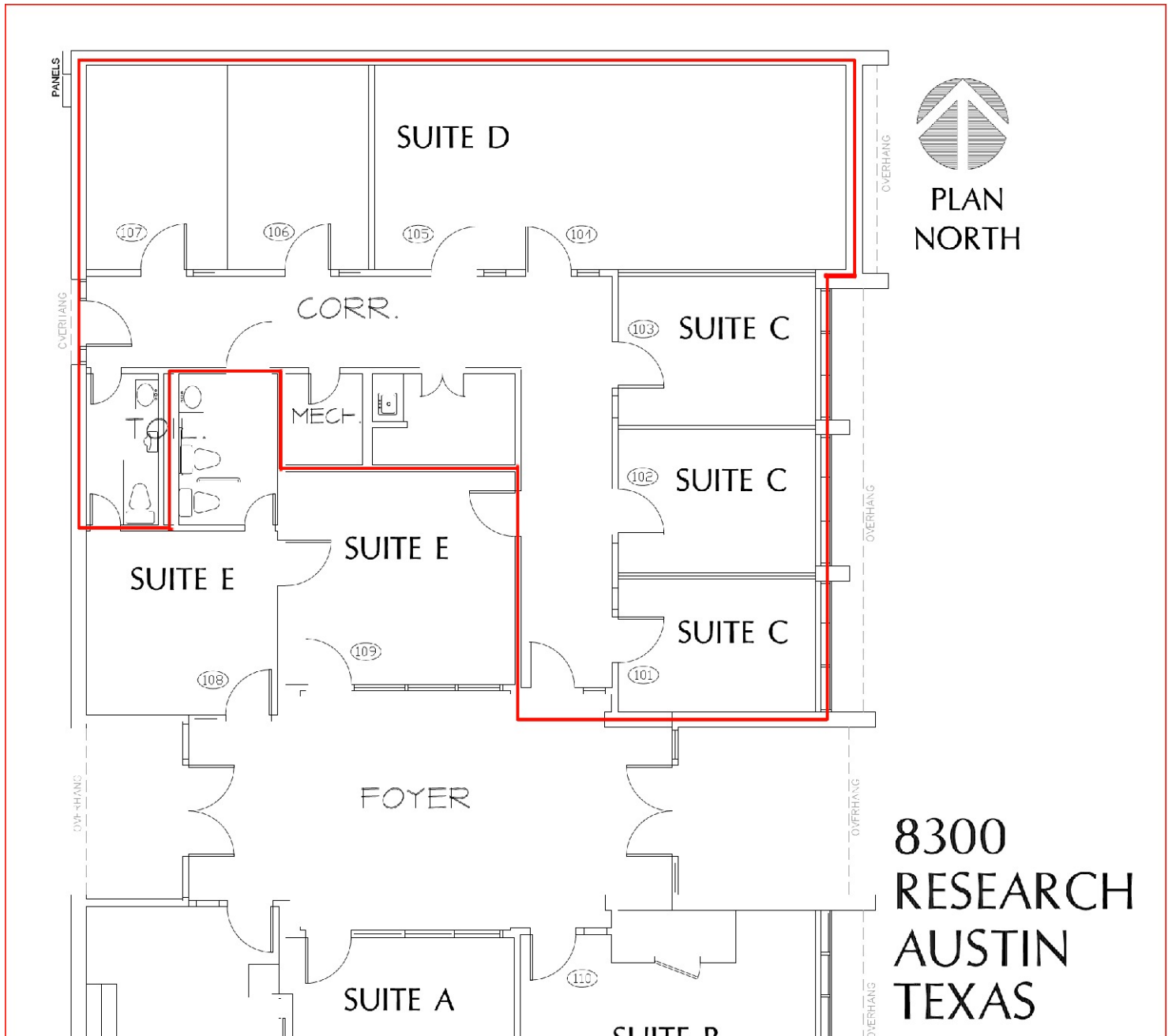
FLOOR PLANS



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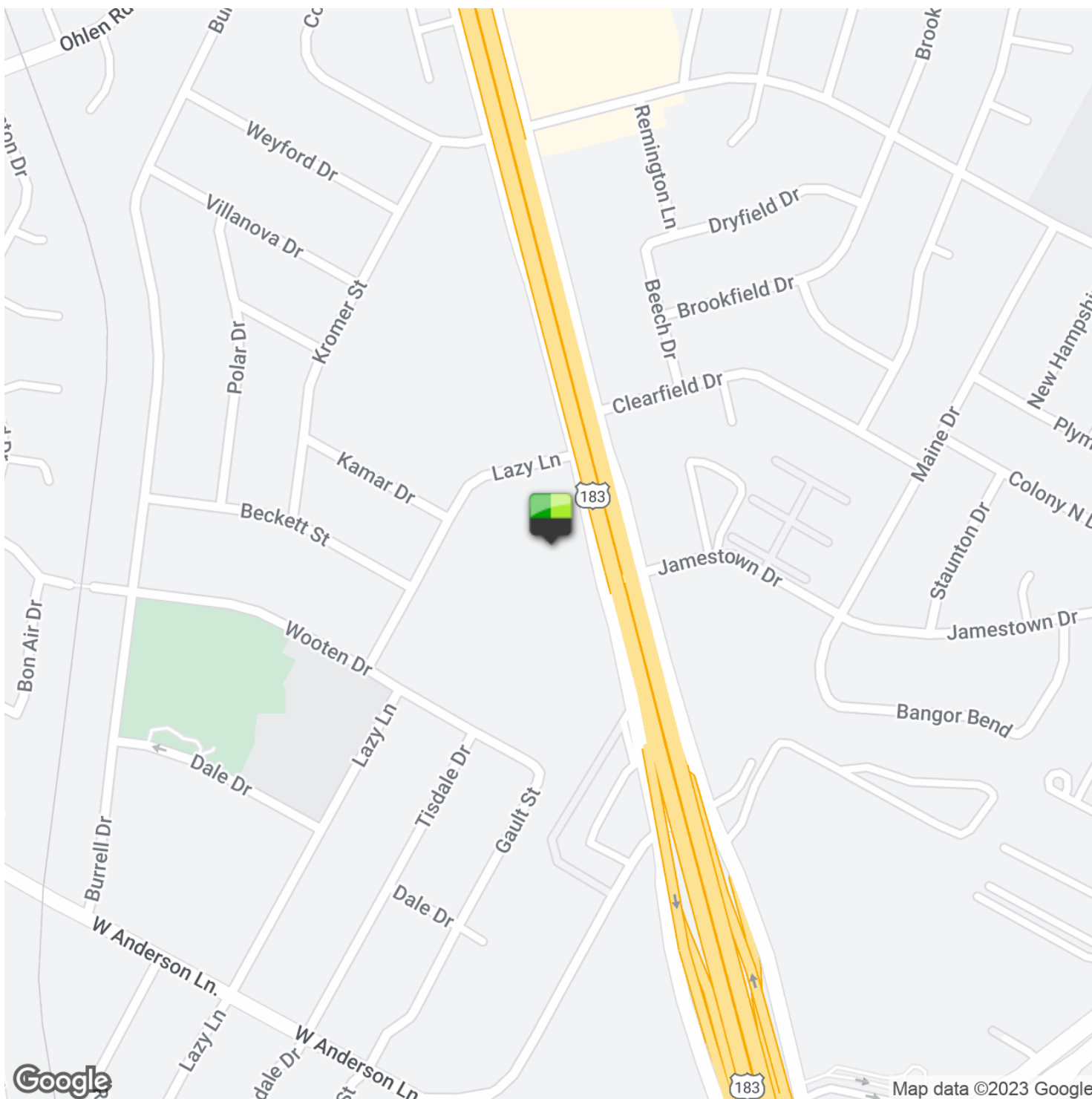
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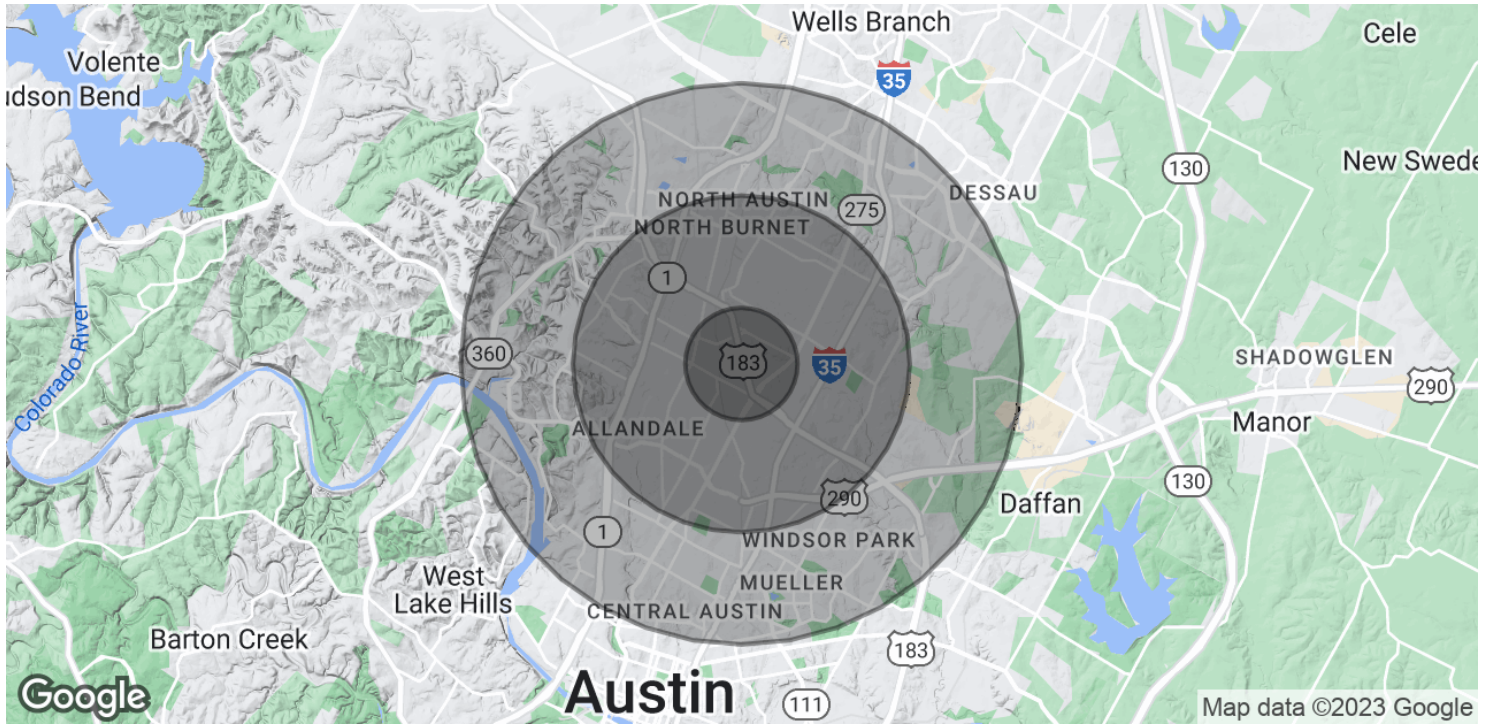
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,581	149,119	313,544
Average Age	30.2	31.1	32.0
Average Age (Male)	29.6	30.6	31.6
Average Age (Female)	31.5	32.0	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,104	62,691	133,636
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$49,402	\$54,902	\$65,600
Average House Value	\$196,783	\$207,364	\$264,824

* Demographic data derived from 2020 ACS - US Census