

**OFFICE  
SPACE**  
— FOR —  
**SUB-LEASE**

1905A



LEADCOMMERCIAL

**1905A KRAMER LANE**

SUITE 100 | AUSTIN, TX 78758

1905A KRAMER LN.

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# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

This 8,978 SF office sublease opportunity is located in the heart of North Central Austin, just east of Metric Blvd. within the Braker Center IV office/industrial park. Minutes from the Domain, this desirable location provides easy access to Mopac Expy, Hwy 183, and IH-35. The well maintained property offers spacious floor plans, attractive landscaping, and ample parking to accommodate a variety of users.

## SUMMARY

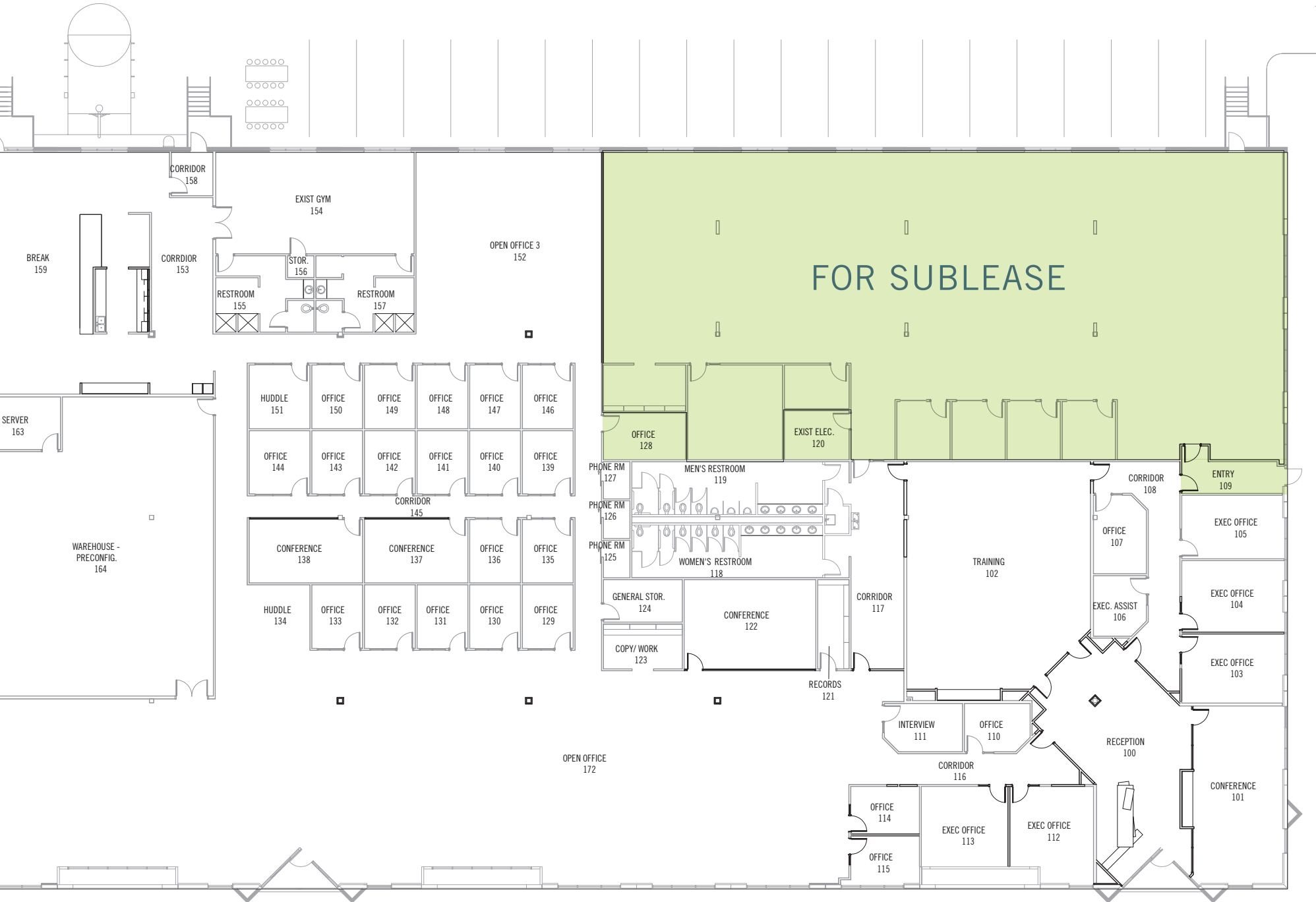
<b>RENTAL RATE</b>	Contact Broker
<b>OPEX</b>	\$5.50/SF
<b>AVAILABLE</b>	August 15, 2023
<b>LEASE TERM</b>	Lease Expiration: November 30, 2026
<b>RENTABLE SF</b>	8,978 SF
<b>SUBMARKET</b>	N Central Austin
<b>TYPE</b>	Office
<b>PARKING RATIO</b>	3.6/1,000

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# PHOTOS

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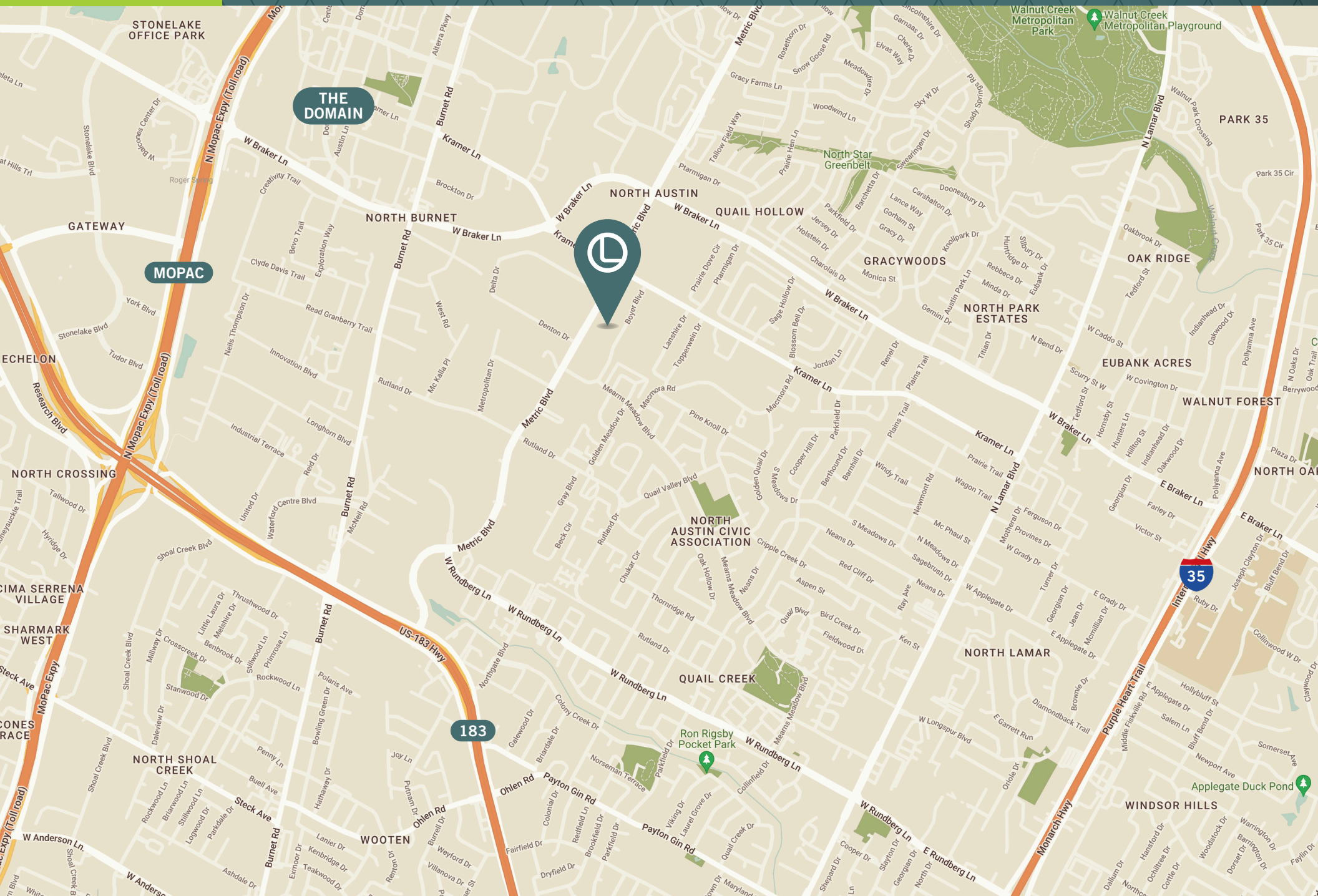




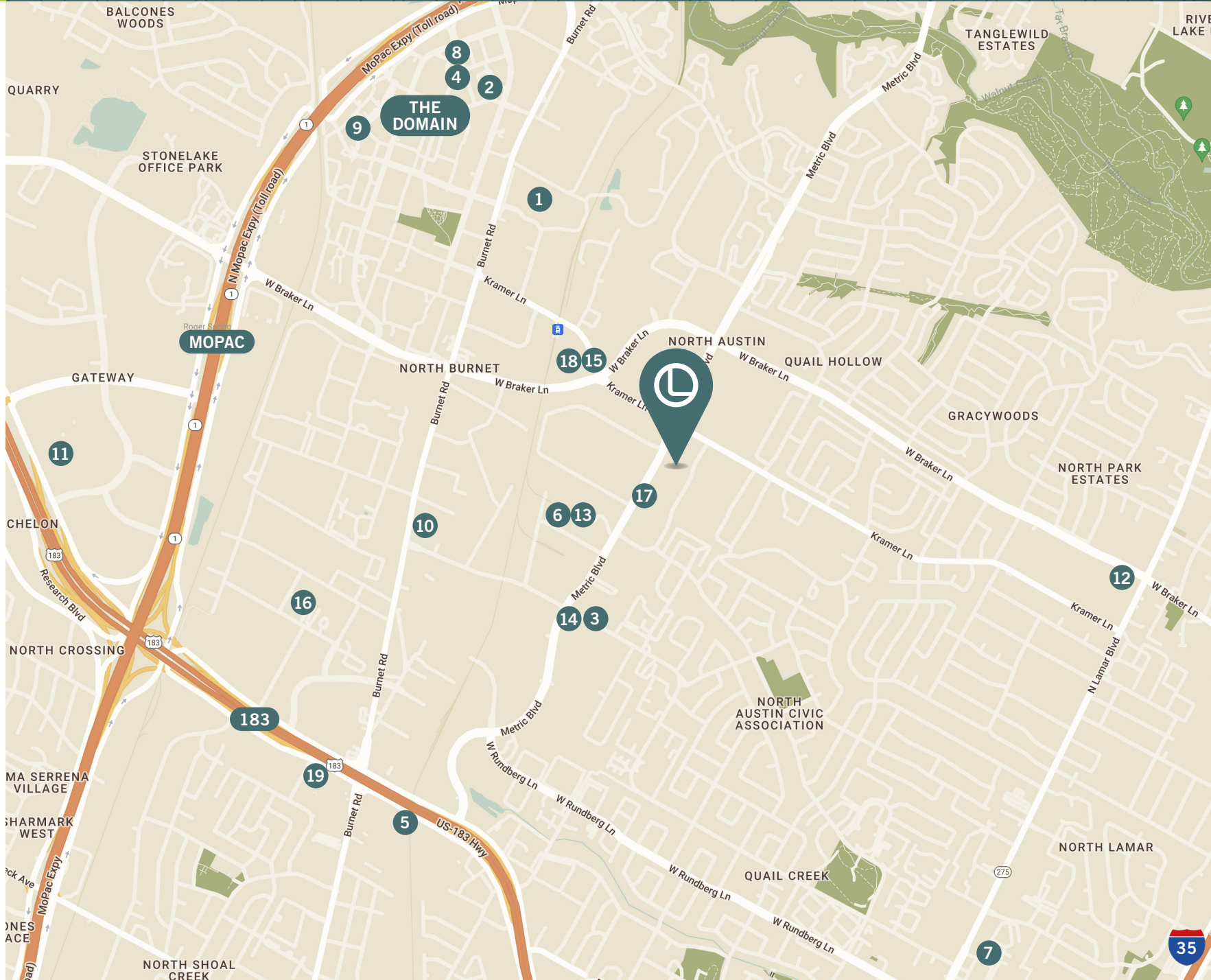
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# LOCATION MAP

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1. Topgolf
2. Doc B's Reestaurant + Bar
3. BackDraft Pizzeria
4. Culinary Dropout
5. SLAB BBQ & Beer
6. Daygos San Diego Taco Shop
7. Seoulju
8. Yard House
9. Plank Seafood Provisions
10. Turnstile Coffee Shop Bar and Restaurant
11. IchiUmi Sushi
12. Peace Bakery and Deli
13. Oskar Blues Brewery
14. Celis Brewery
15. Hopsquad Brewing
16. Austin Beerworks
17. Fairweather Cider
18. Circle Brewing Company
19. The Bon Aire





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