

BEATRICE COVE | BUILDING 16

2400 W BRAKER LANE, AUSTIN, TX 78758

±16,200 SF AVAILABLE FOR SUBLEASE

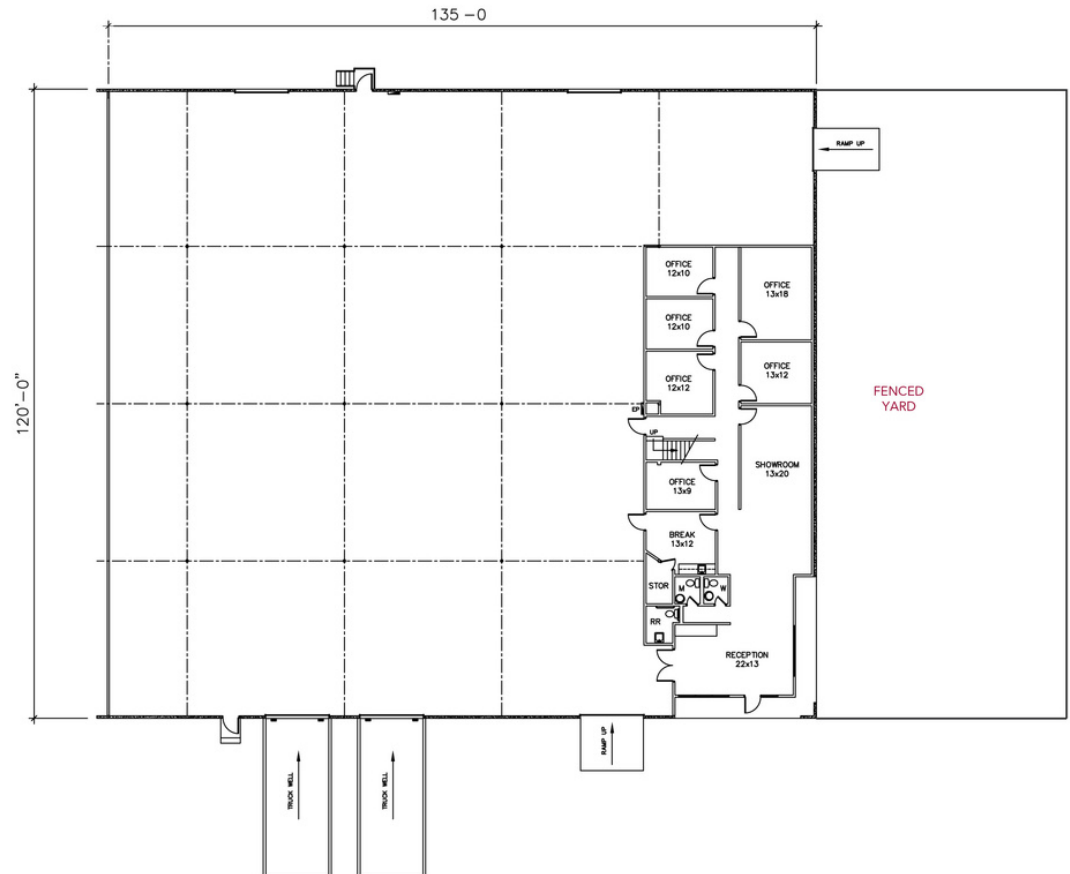


BUILDING 16 | SUITE D

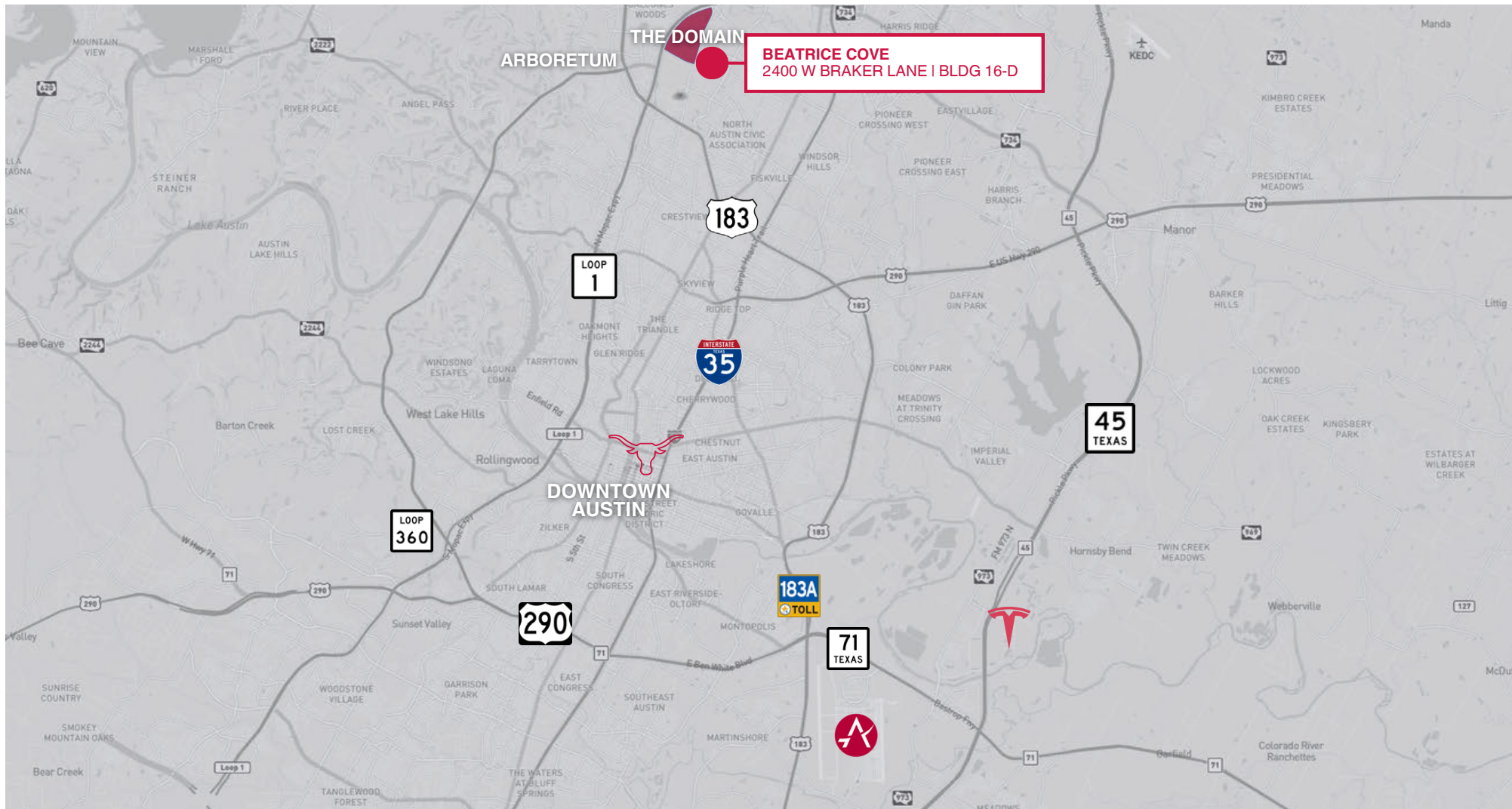
Available in 30 days | *Sublease through July 31, 2027*

SUITE HIGHLIGHTS

TOTAL SIZE	16,200 SF
OFFICE	±2,430 SF (15%)
WAREHOUSE	±13,770 SF (85%)
CLEAR HEIGHT	±18'
LOADING	DOCK HIGH & GRADE LEVEL
YARD SPACE	±4,000 SF



BEATRICE COVE | BUILDING 16



3 Minutes
to The Domain



15 Minutes
to Downtown Austin



20 Minutes
to Austin-Bergstrom
Int'l Airport



1.5 Hours
to San Antonio



3 Hours
to Houston



3 Hours
to Dallas

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