FOR LEASE

KRAMER 6 & 7

1905-A & 1905-B KRAMER LANE · AUSTIN, TX

DWS



±7,982 - 69,216 SF

FLEX / OFFICE · AMPLE PARKING · DEDICATED TRUCK COURT

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VERSATILE SPACE.
PRIME LOCATION.

Located in the heart of North Central Austin, Kramer 6 and 7 provide easy access and excellent visibility. Efficient floor plans, ample 3.37 : 1,000 SF cumulative parking ratio, and a dedicated truck court support a wide range of users, while the buildings are well maintained with modern design and landscaping that create a strong first impression for employees and visitors.

KRAMER 6

ADDRESS	**1905-A Kramer Lane Austin, TX 78758**
SUBMARKET	**North Austin**
BUILDING SIZE	**± 76,626 SF**
AVAILABILE	**± 7,982 - 69,216 SF**

KRAMER 7

ADDRESS	**1905-B Kramer Lane Austin, TX 78758**
SUBMARKET	**North Austin**
BUILDING SIZE	**± 45,510 SF**
AVAILABILE	**100% Leased**

DWS

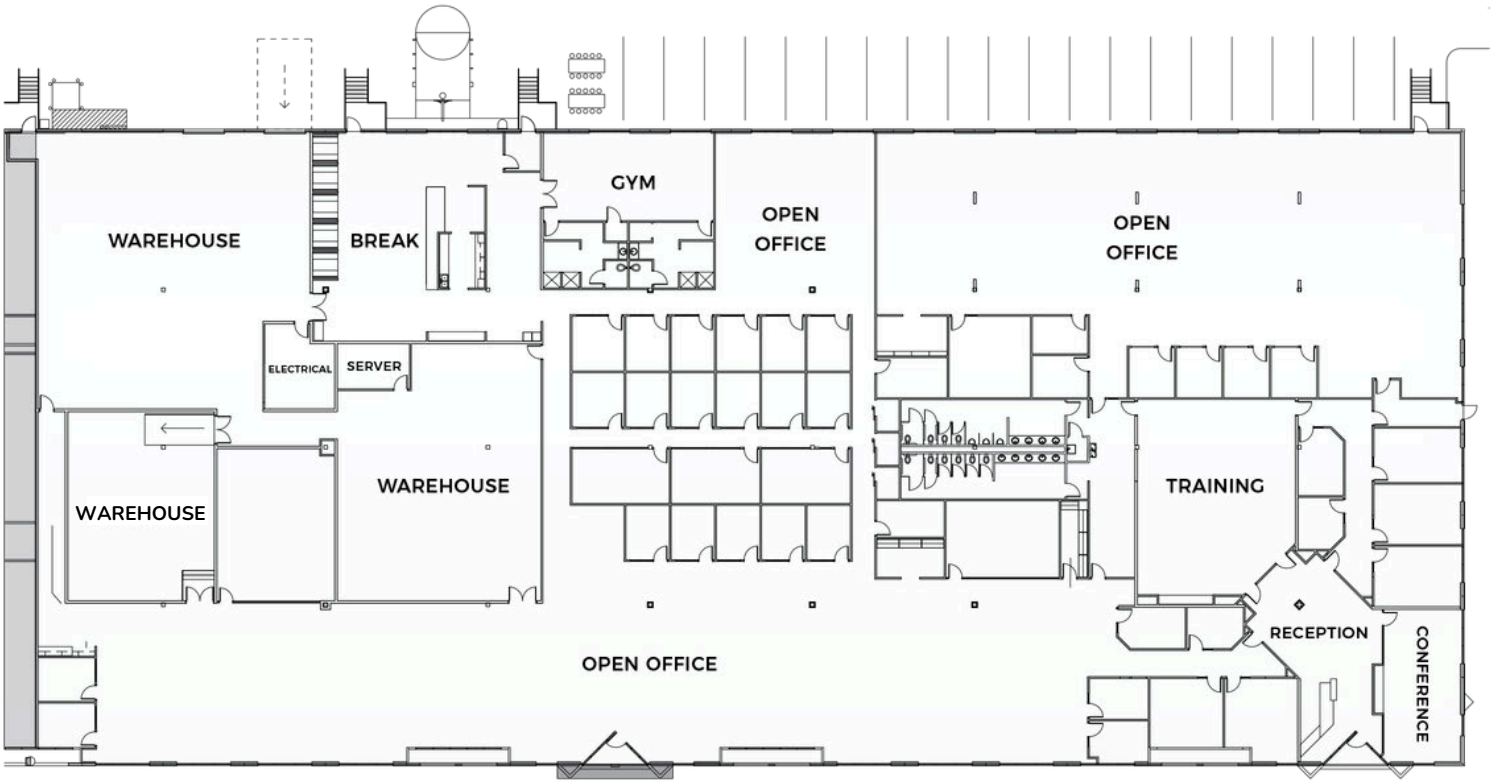
AVAILABLE

SUITE 100*

*Can be combined with Suites 200 & 300

43,978

SQUARE FEET



OFFICE	± 36,062 SF	HVAC	100%
WAREHOUSE	± 7,916 SF	SPRINKLERED	Yes
LOADING	1 Dock-High* 1 Ramp	POWER	1600 amps 480V 3-phase

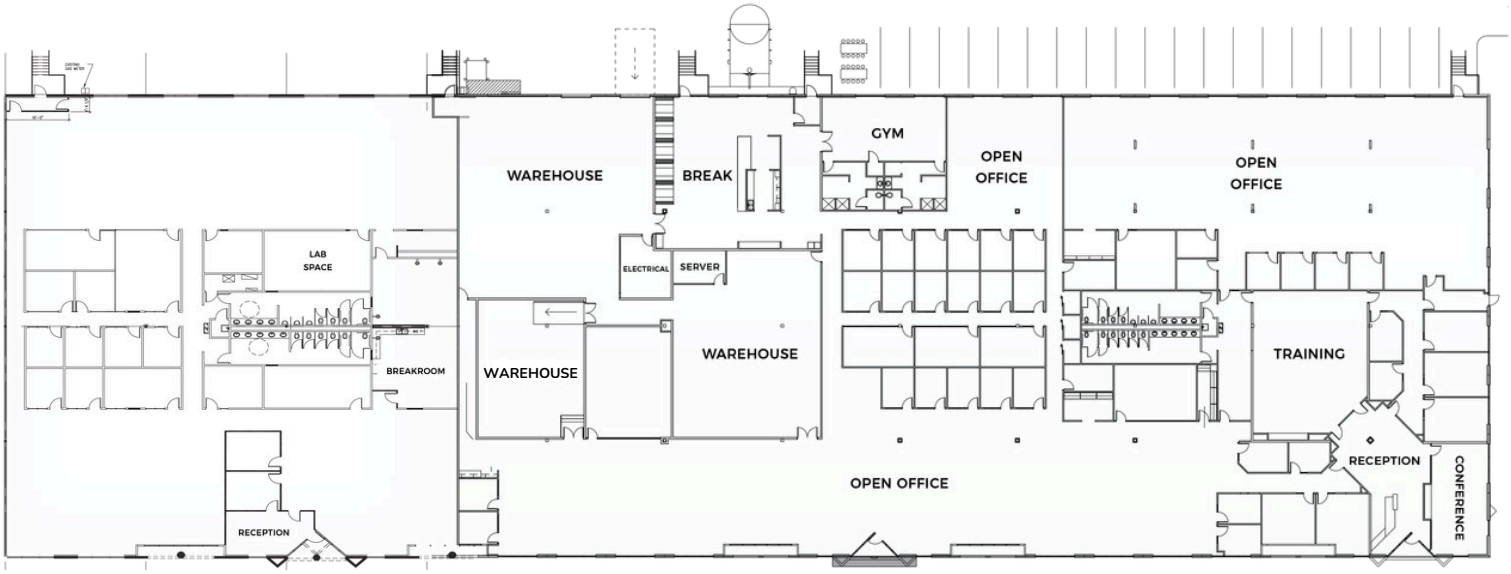
*Ability to add up to 10 additional Dock-High Doors

360 Tour Coming Soon

AVAILABLE

SUITES 100 & 200

61,234
SQUARE FEET



OFFICE	± 53,318 SF	HVAC	100%
WAREHOUSE	± 7,916 SF*	SPRINKLERED	Yes

*Opportunity for additional warehouse conversion

LOADING	1 Dock-High* 1 Ramp	POWER	2000 amps 480V 3-phase

*Ability to add up to 14 additional Dock-High Doors

DWS

AVAILABLE

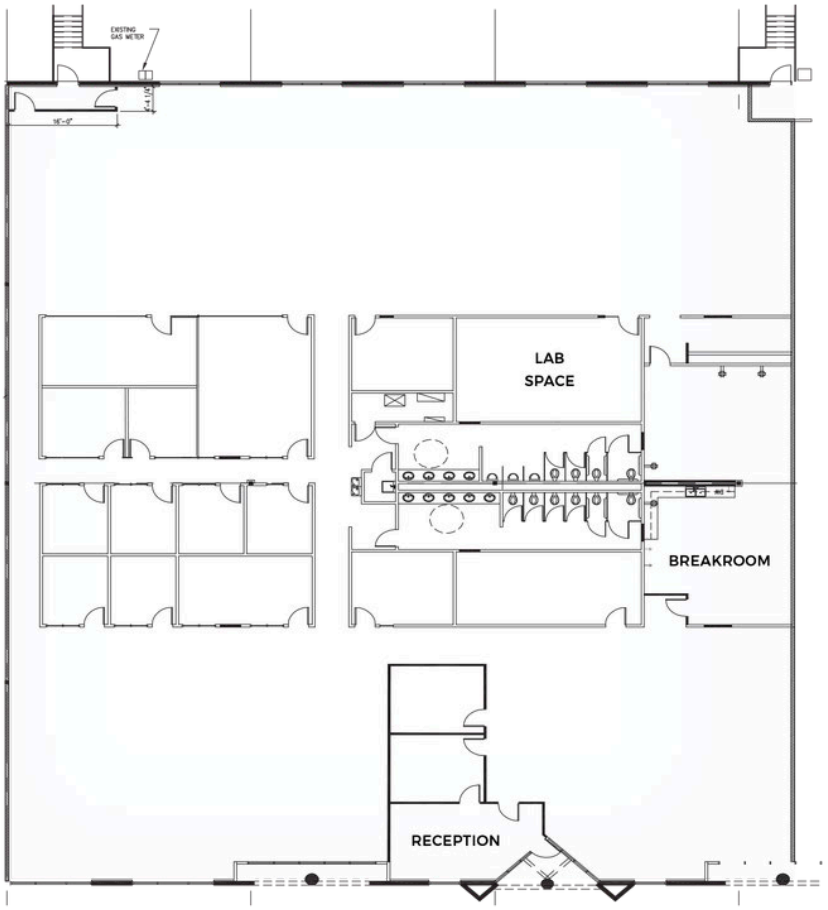
SUITE 200*

*Can be combined with Suites 100 & 300

17,256

SQUARE FEET

OFFICE	**± 17,256 SF***
*Opportunity for warehouse conversion | 24' Clear Height	
LOADING	**1 Dock-High***
*Ability to add up to 4 additional Dock-High Doors	
HVAC	**100%**
SPRINKLERED	**Yes**
POWER	**400 amps** **480V** **3-phase**



Click or Scan for 360 Tour

DWS

AVAILABLE

SUITES 200 & 300

25,238

SQUARE FEET



OFFICE	± 24,838 SF
WAREHOUSE	± 400 SF*
LOADING	2 Dock-High*
HVAC	100%
SPRINKLERED	Yes
POWER	600 amps 480V 3-phase

*Opportunity for additional warehouse conversion

*Ability to add up to 4 additional Dock-High Doors

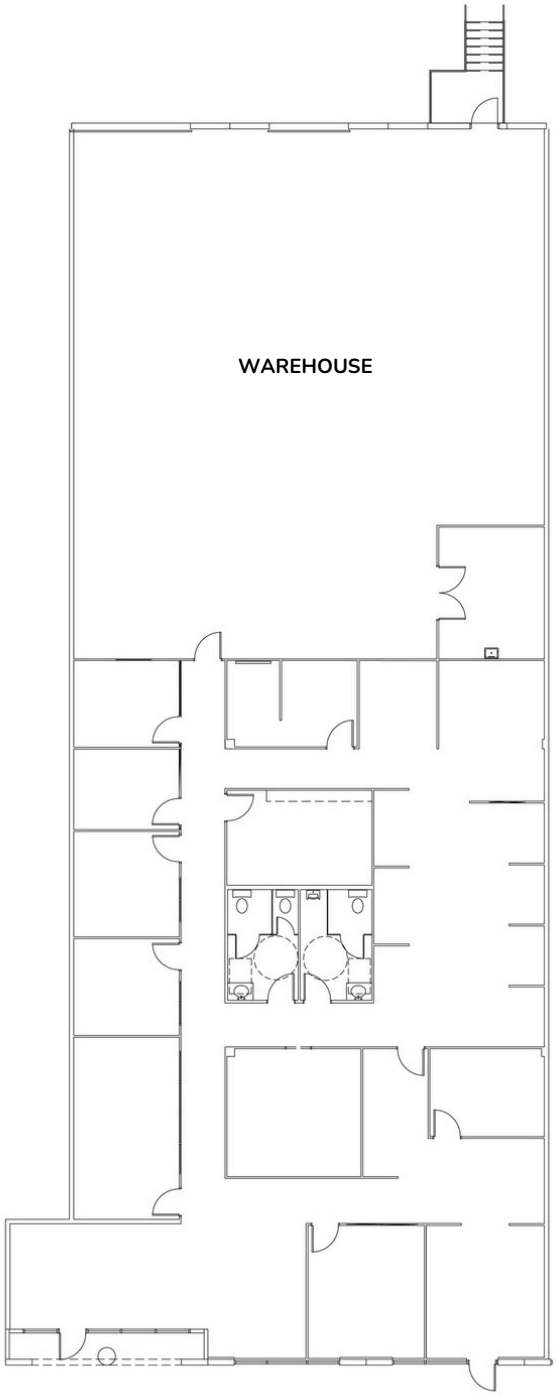
AVAILABLE

SUITE 300*

*Can be combined with Suites 100 & 200

7,982
SQUARE FEET

OFFICE	± 7,582 SF
WAREHOUSE	± 400 SF
LOADING	2 Dock-High
SPRINKLERED	Yes
POWER	200 amps 480V 3-phase



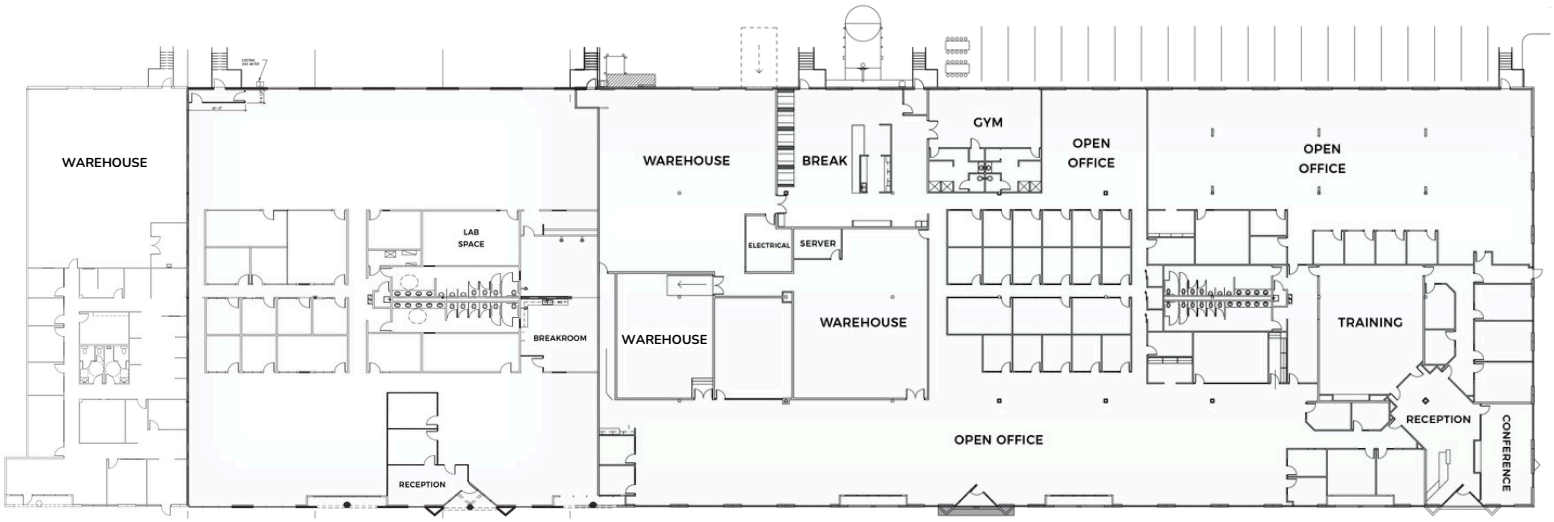
Click or Scan for 360 Tour

DWS

AVAILABLE

SUITES 100, 200 & 300

69,216 SQUARE FEET



OFFICE	**± 60,900 SF**	**HVAC**	**100%**
WAREHOUSE	**± 8,316 SF***	**SPRINKLERED**	**Yes**

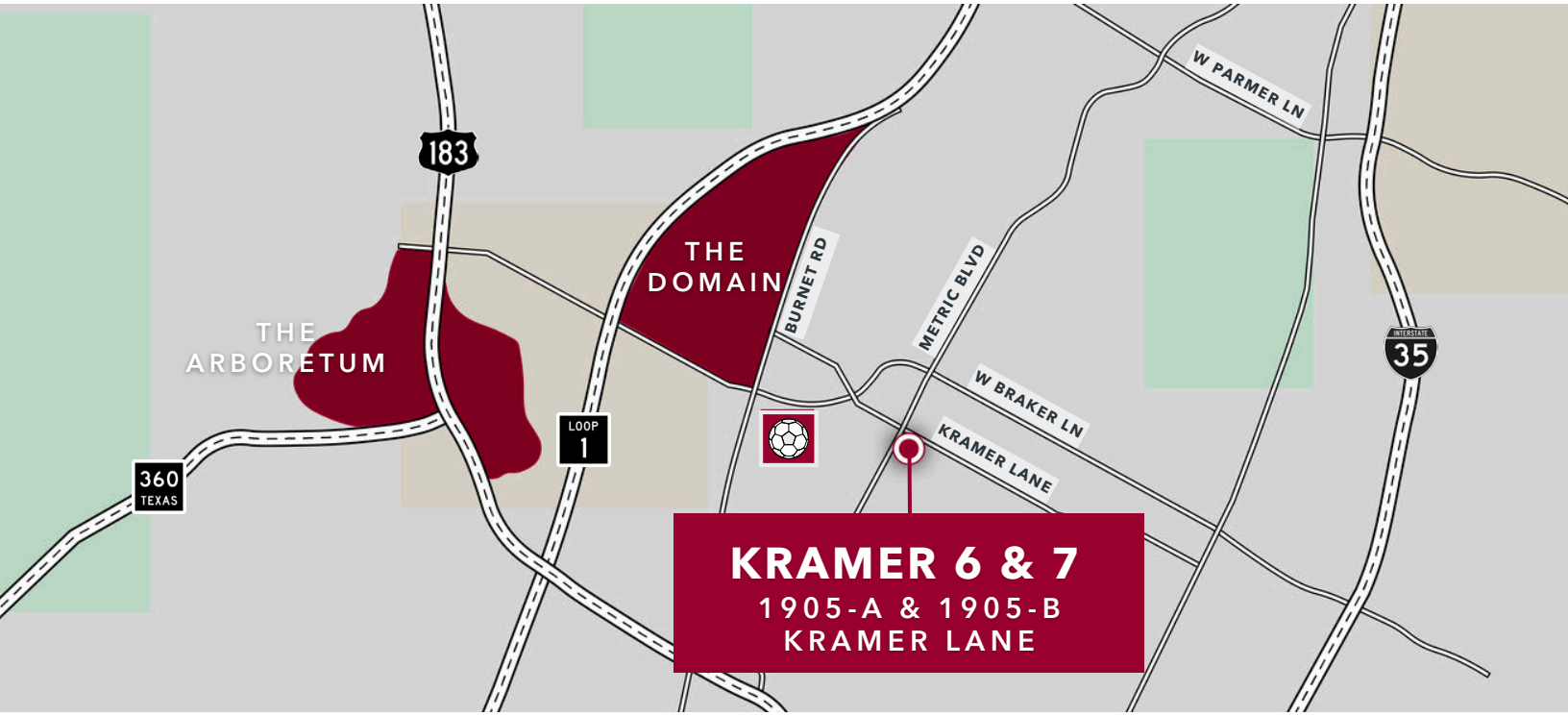
*Opportunity for additional warehouse conversion

LOADING	**3 Dock-High*** **1 Ramp**	**POWER**	**2200 amps** **480V** **3-phase**

*Ability to add up to 14 additional Dock-High Doors

DWS

2 MIN	5 MIN	15 MIN	20 MIN
THE DOMAIN	ARBORETUM	AUSTIN CBD	AIRPORT



200+
RESTAURANTS & BARS

OSKAR BLUES BREWERY
ALBERTS BREWERY
AUSTIN BEERWORKS
ROARING FORK
STARBUCKS
TACODELI
NEWK'S EATERY
MODERN MARKET
SUMMERMOON COFFEE BAR
JIMMY JOHN'S
FREEBIRDS
4TH TAP BREWING
BURGER KING
PANERA BREAD
FIRE BOWL CAFE
TEXADELPHIA
LA MADELINE
SUSHI ZUSHI
MAGGIANO'S
ROARING FORK
GOLDEN LAKE
RYU OF JAPAN
MADRA'S PAVILLION
MCDONALD'S
TACO BELL
CULVER'S
TRUDY'S NORTH STAR
LUPE TORTILLA
MASALA WOK
MIGHTY FINE BURGERS
CHIPOTLE
FIREHOUSE SUBS
FREEBIRD'S
NORTH BY NORTHWEST
IRON CACTUS
SHAKE SHACK
FLOWER CHILD
& MORE

100+
RETAIL DESTINATIONS

MICROSOFT
DICK'S SPORTING GOODS
MASSAGE ENVY
PURE PILATES AUSTIN
COSTCO WHOLESALE
THE HOME DEPOT
WHOLE FOODS MARKET
NEIMAN MARCUS
TIFFANY & CO.
RALPH LAUREN
TORY BURCH
BEVELLO
ATHLETICA
COACH
COLE HAAN
BAILEY BANKS & BIDDLE
LOUIS VUITTON
MICHAEL KORS
LULULEMON
MADEWELL
LUXE APOTHETIQUE
LOFT
J.CREW
TOMMY BAHAMA
TUMI
SUNGLASS HUT
THE STEEPING ROOM
BANANA REPUBLIC
APPLE
ANTHROPOLOGIE
ALTAR'D STATE
CLARK'S
FREE PEOPLE
HATBOX
H & M
MACY'S
ARHAUS
& MORE



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