

# 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, 2028*

## SUITE HIGHLIGHTS

**TOTAL SIZE** 16,200 SF

**OFFICE** ±2,430 SF (15%)

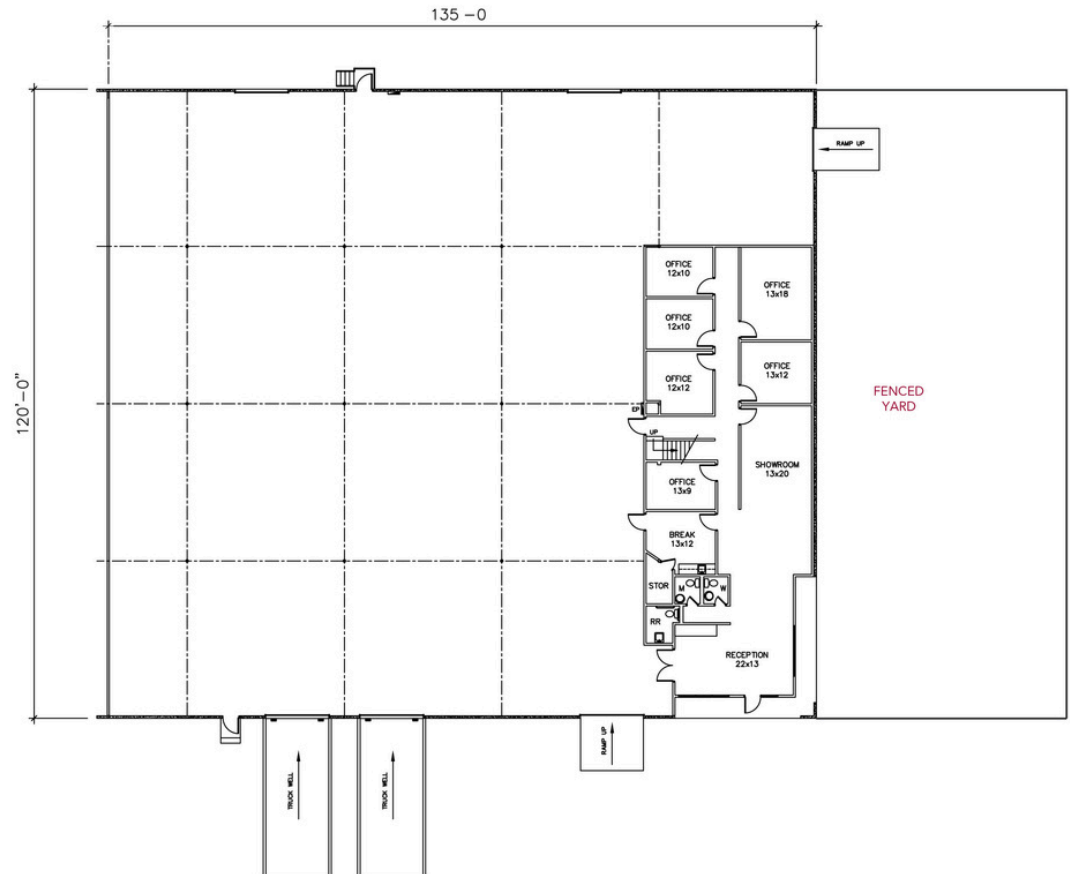
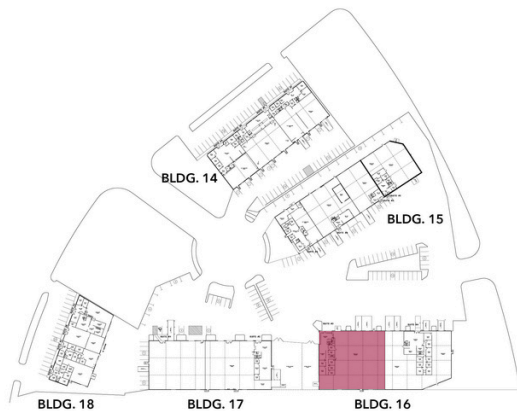
**WAREHOUSE** ±13,770 SF (85%)

**CLEAR HEIGHT** ±18'

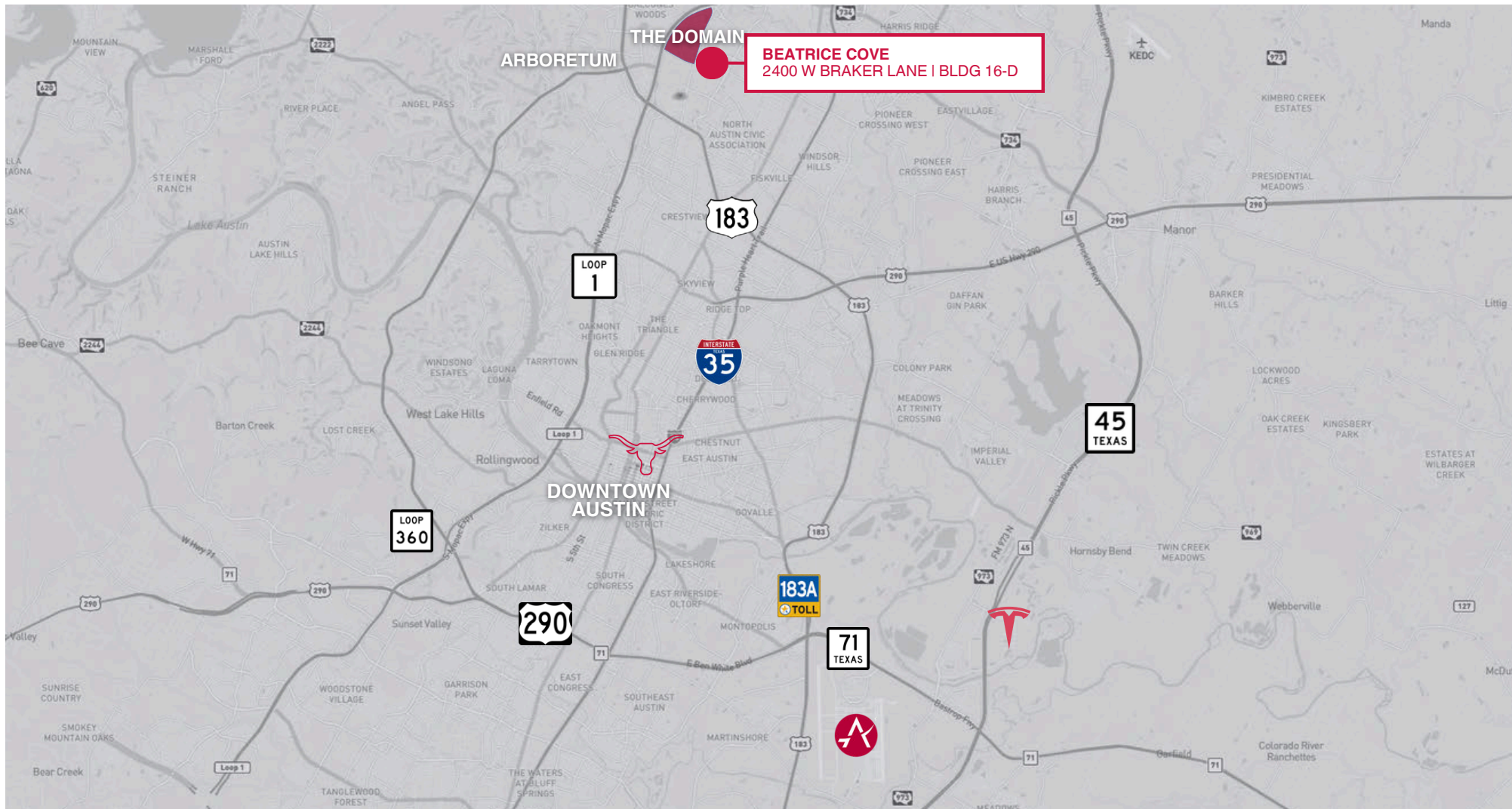
**LOADING** DOCK HIGH & GRADE LEVEL

**YARD SPACE** ±4,000 SF


**ASKING RATE** \$11 + \$5 NNN (EST)




# 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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