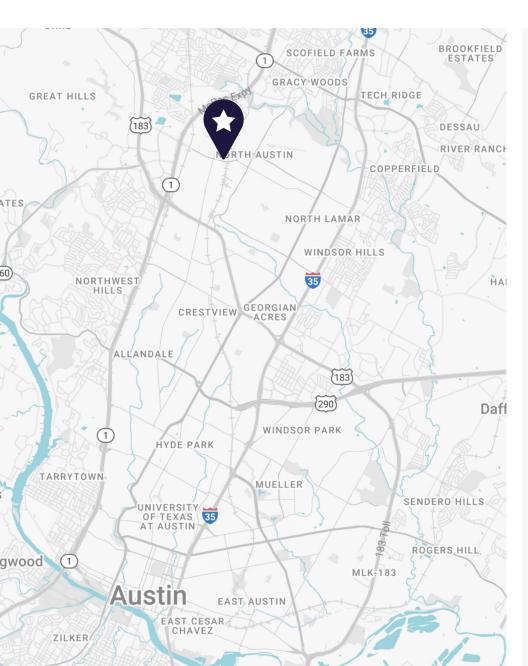


PROPERTY FEATURES

2525 Brockton Drive Austin, TX 78758



Space Available: Suite 290 - 11,226 RSF

Consisting of warehouse space (estimated at approximately 3,010 RSF) with 9' drop ceiling and office space (approximate-ly 6,215 RSF)"

Available upon completion Timing:

of Landlord consent

Sublease Term: Through October 31, 2027

Furniture: Negotiable

Asking Rate: Contact Listing Agents

Operating Estimated 2024 **Expense:** OpEx \$8.64

Parking: 37 parking spaces

Loading: Dock-high door with lift

Offer: As-is, where-is

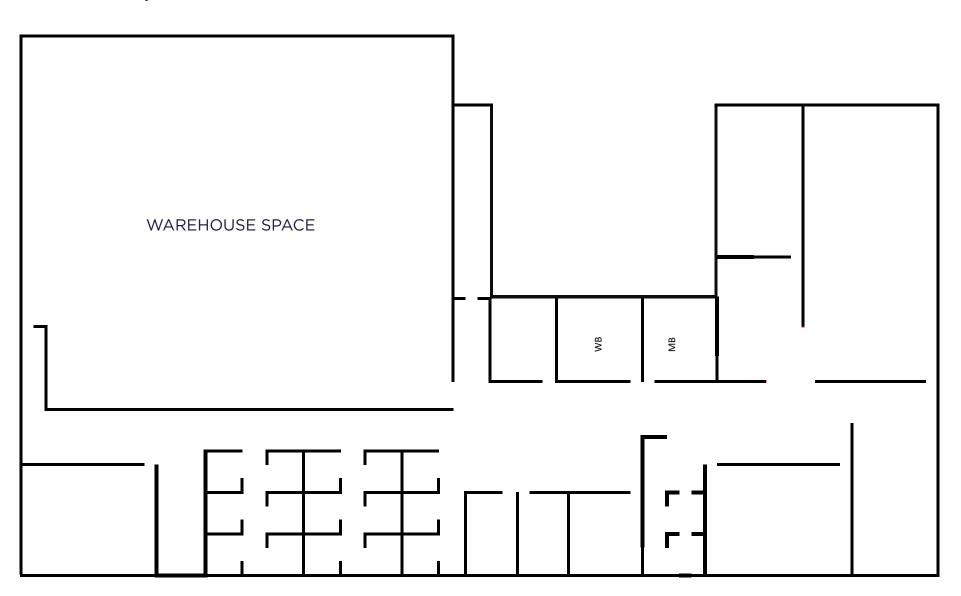
AERIAL



FLOOR PLAN

2525 Brockton Drive Austin, TX 78758

Suite 290 - 11,226 RSF



SUBLEASE PHOTOS



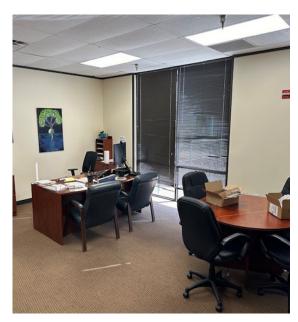






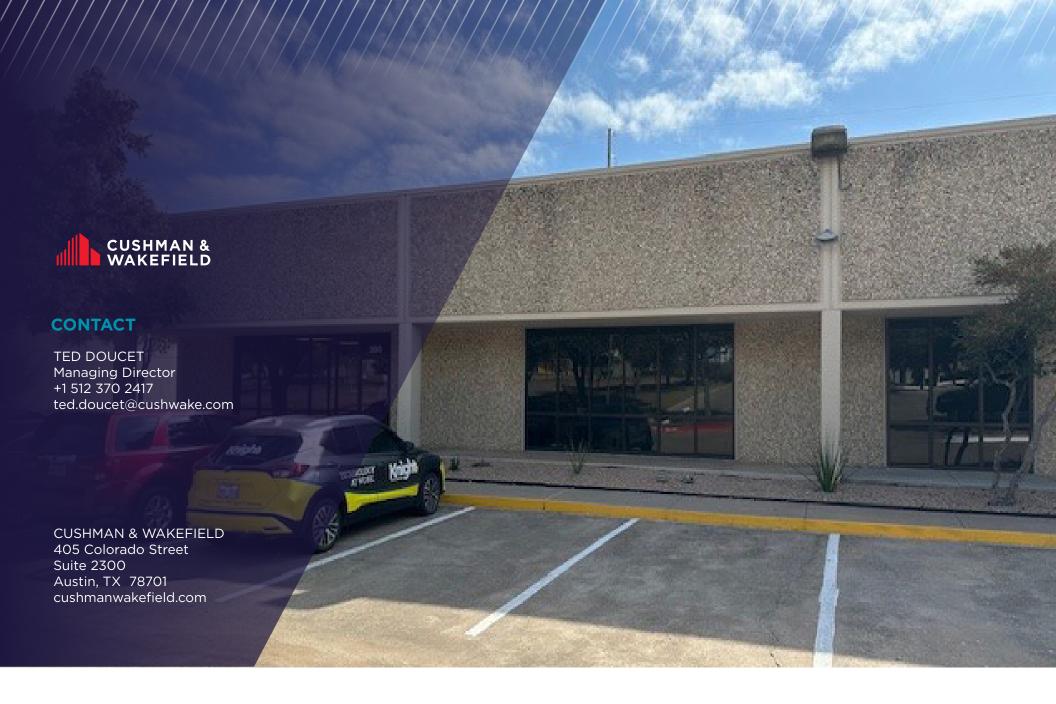












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