

Available Now!

1315 Grand Ave Pkwy, Pflugerville, TX 78660

Listing ID: 10576387
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Free-Standing Building
Rental Rate: \$17.50 - 18 PSF (Annual)
Monthly Rent: \$1,404.38 - 6,184.50
Lease Types: NNN
Contiguous Space: 963 - 4,123 SF
Total Available: 2,198 SF



Property Overview

Great visibility on hard corner of Grand Ave and Edgemere. Located on a high traffic four-lane boulevard connecting IH-35 and SH-45 Toll. Quality construction with Texas Hill Country stone exterior. Ideal for professional office, medical or retail uses. Four shell spaces available ranging from 962 sf to 4,123 sf. Units delivered white box.

More Information Online

<http://www.texascie.com/listing/10576387>

QR Code

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Property Details

General Information

Listing Name:	Available Now!	Gross Building Area:	4,123 SF
Retail-Commercial Type:	Free-Standing Building	Building Size (RSF):	4,123 SF
Zoning:	Retail		

Available Space

Suite/Unit Number:	101	Lease Term (Months):	36 Months
Space Available SF:	1,235 SF	Lease Type:	NNN
Minimum Divisible SF:	1,235 SF	Space Type:	New
Maximum Contiguous SF:	4,123 SF	Parking Spaces:	8
Space Subcategory 1:	Strip Center	Real Estate Taxes (PSF):	\$4
Space Subcategory 2:	Office Building	CAM Expenses (PSF):	\$1.50
Space Description:	Corner suite with drive-thru window	Rent Escalators:	Step-Up Lease
Lease Rate:	\$18 PSF (Annual)	Rent Escalators Description:	3% annual base rent escalations
Date Available:	05/03/2011		

Available Space

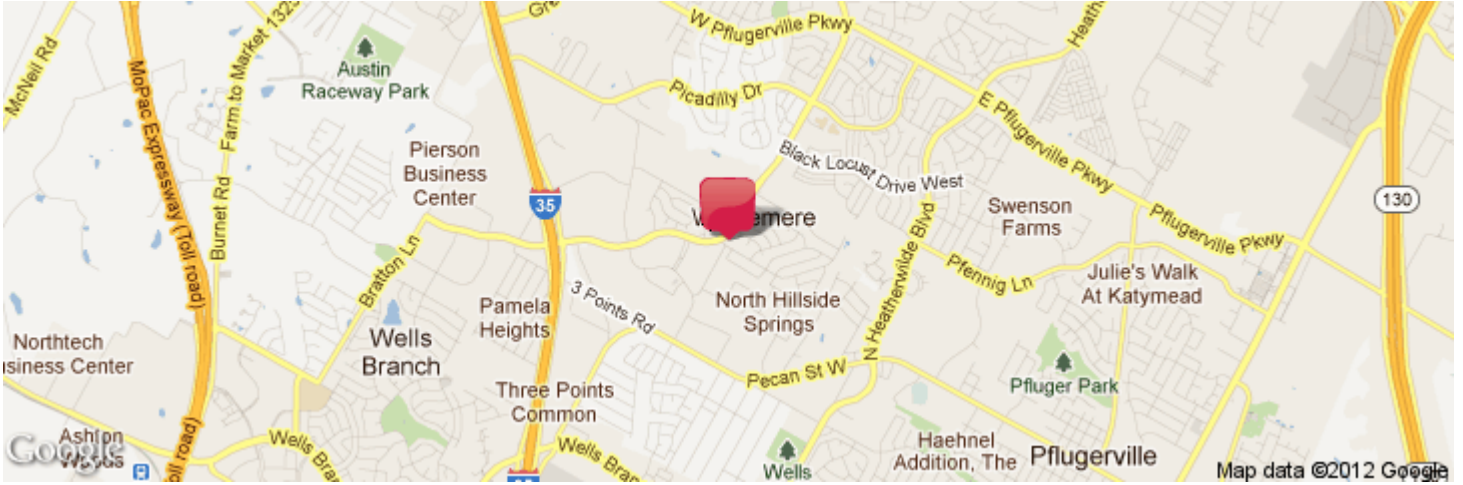
Suite/Unit Number:	104	Space Description:	Corner unit
Space Available SF:	963 SF	Lease Rate:	\$17.50 PSF (Annual)
Minimum Divisible SF:	963 SF	Date Available:	05/03/2011
Maximum Contiguous SF:	4,123 SF	Lease Term (Months):	36 Months
Space Subcategory 1:	Office Building	Lease Type:	NNN
Space Subcategory 2:	Neighborhood Center	Space Type:	New

Real Estate Taxes (PSF): \$4
Operating Expenses (PSF): \$1.50
CAM Expenses (PSF): \$0.50

Rent Escalators: Step-Up Lease
Rent Escalators Description: 3% annually

Location

Address: 1315 Grand Ave Pkwy Pflugerville, TX 78660 County: Travis
MSA: Austin-Round Rock-San Marcos



Property Contacts



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