

FOR LEASE

1900 E. Howard Lane
Pflugerville, TX 78660



Architectural Rendering of 6,000 SF Brewpub. Construction currently underway.



Architectural Rendering of Building A



Architectural Rendering of Building F

PROJECT HIGHLIGHTS

Minutes to Austin tech corridor and home to a sprawling new brewpub

- Spaces fully customizable for tenants needs
- NNN \$5/RSF/YR (est.)
- 3.29:1000 parking ratio
- Flexible lease terms available
- Located in an Opportunity Zone
- Surrounded by substantial new & future residential development

Improvements Underway:

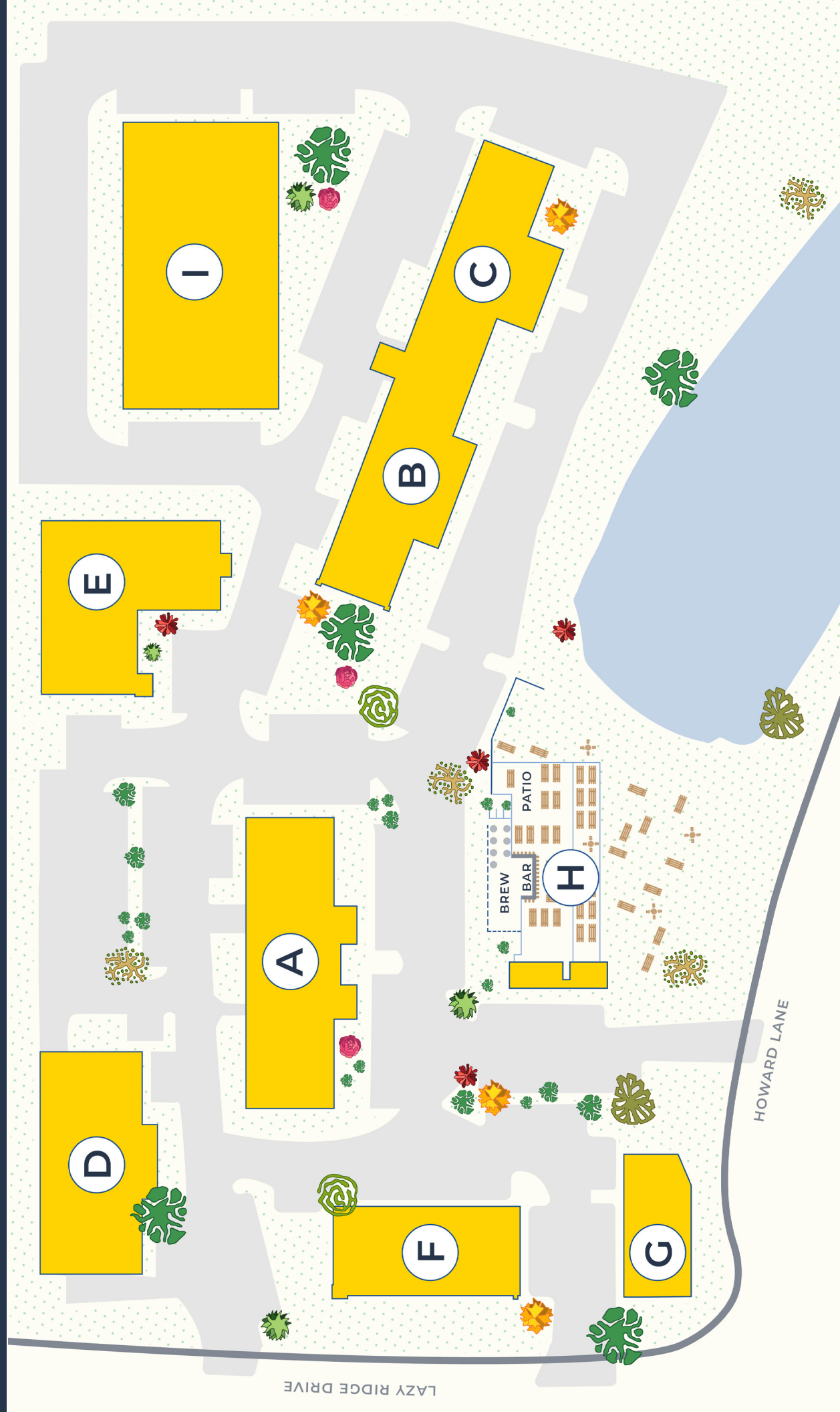
- Site will include a 6,000 SF Brewpub
- Re-skin of all building facades
- Complete landscape overhaul
- 23,000 SF of new flex space to be added (2023 delivery)
- 4,325 RSF Retail Pad Site to be added (2023 delivery)

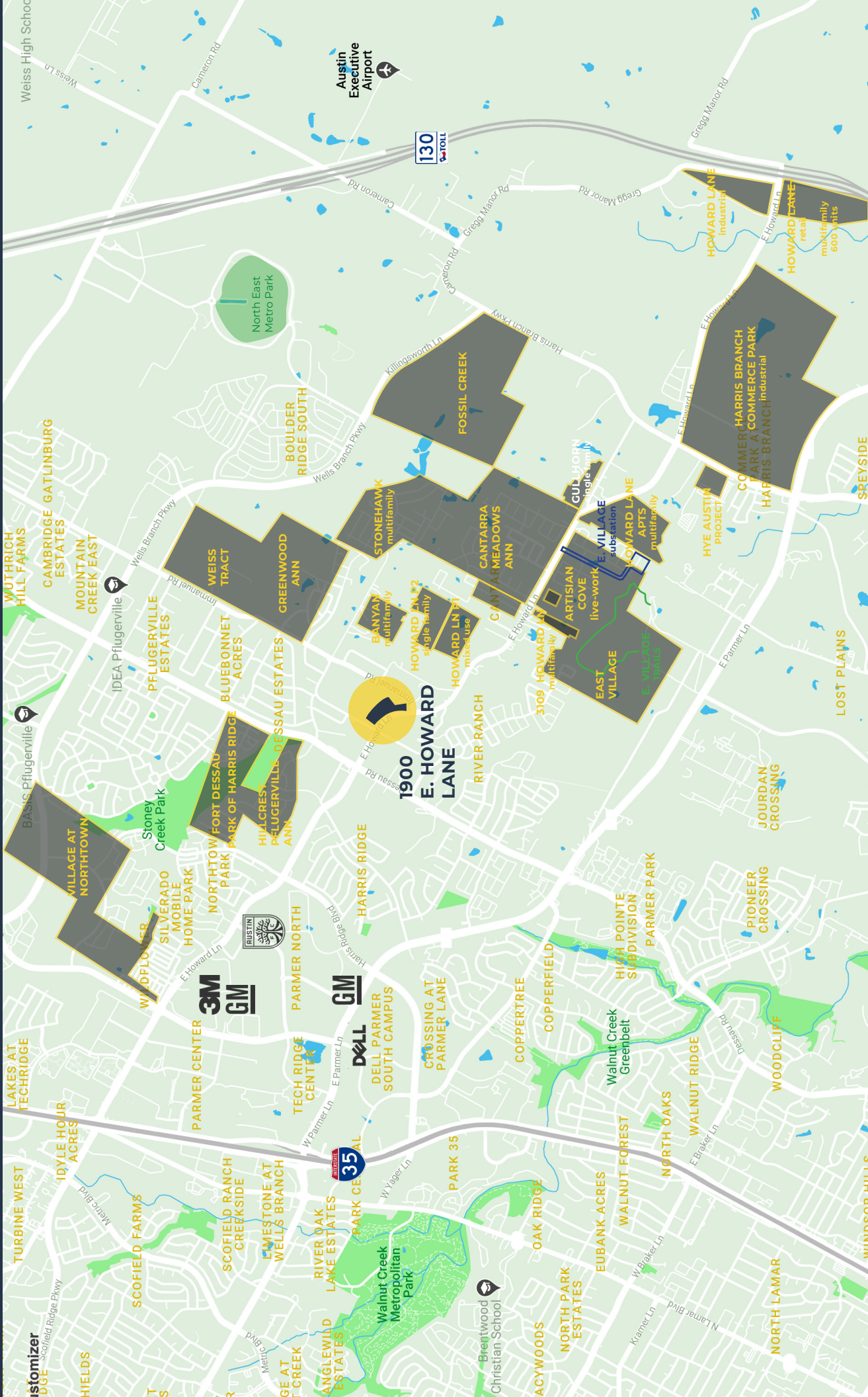
THE TEAM

1900 E Howard Lane is brought to you by **TOPO**, the same development team behind the East Austin creative meccas, Springdale General and Canopy and designed by the award-winning **Michael Hsu Office of Architecture**.

CONTACT

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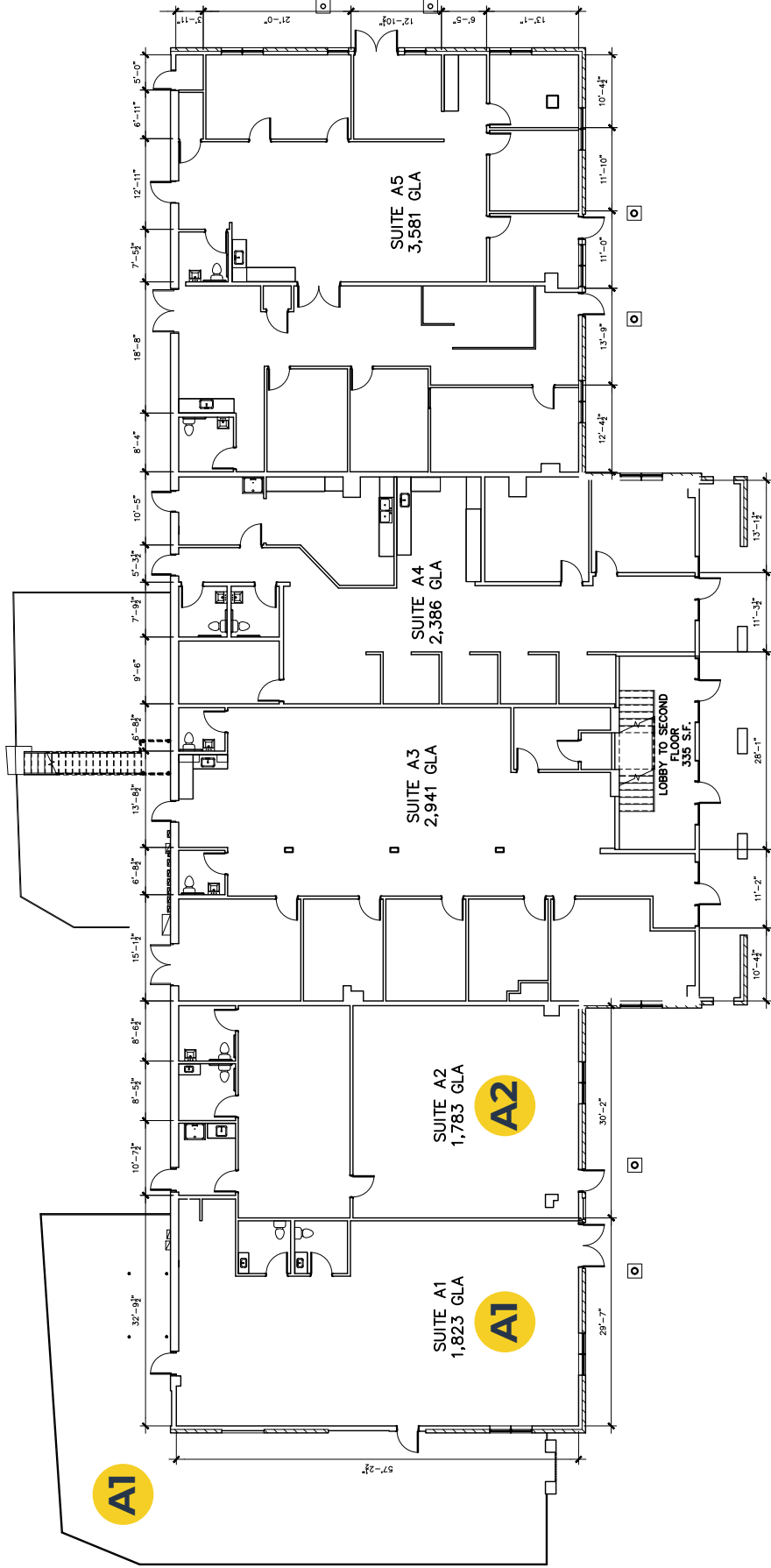


SURROUNDING DEVELOPMENTS

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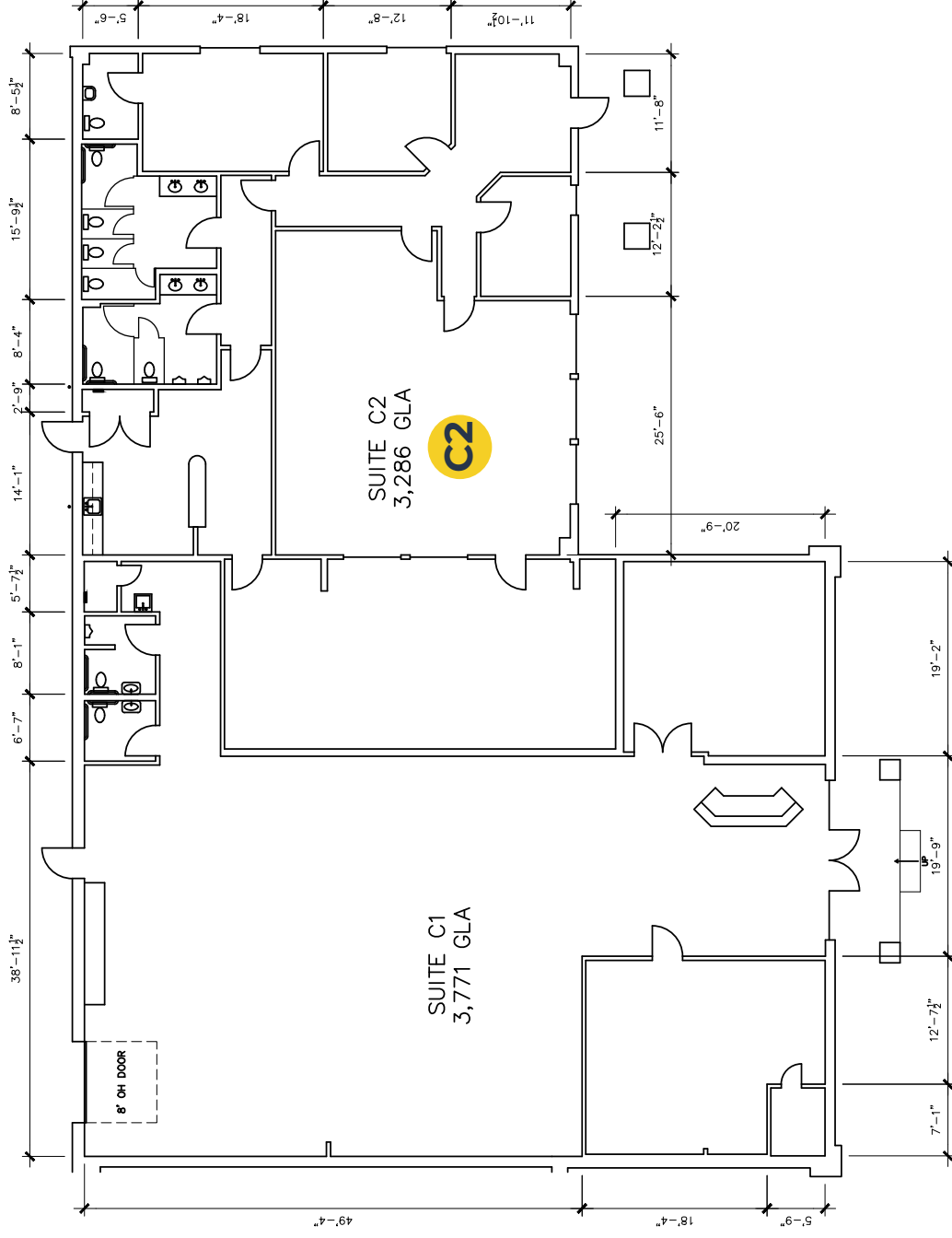


AVAILABLE NOW			
SPACE	SIZE	\$/RSF/YR	NOTES
A1	1,823 RSF	\$24	Retail or Office
A2	1,783 RSF	\$20	Retail or Office

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BUILDING A



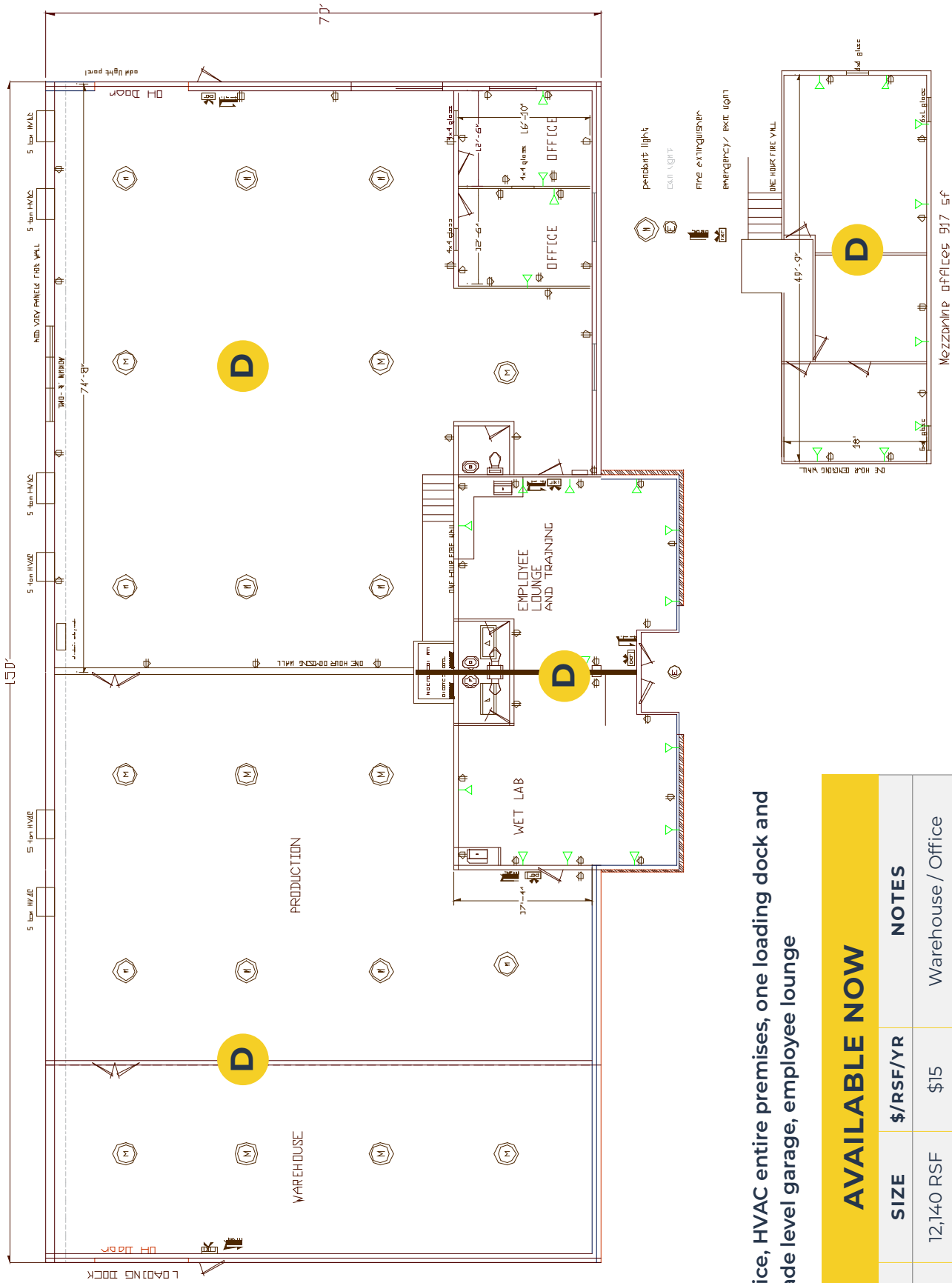
AVAILABLE MARCH 2023

SPACE	SIZE	\$/RSF/YR	NOTES
C2	3,286 RSF	\$21.50	Available October 2023

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BUILDING C



* 10% office, HVAC entire premises, one loading dock and one grade level garage, employee lounge

AVAILABLE NOW			
SPACE	SIZE	\$/RSF/YR	NOTES
Bldg D	12,140 RSF	\$15	Warehouse / Office

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BUILDING D



G



I



BUILDINGS G & I

- Construction starts April 2023, with Fall 2023 with delivery Fall 2024
- Both buildings G & I are fully demisable
- Great visibility along Howard Lane
- Extensive multifamily and single family development slated for surrounding area towards 130
- 2 miles from Tech Ridge/Austin FC Practice Field

NEW CONSTRUCTION AVAILABLE 2023!

SPACE	SIZE	\$/RSF/YR	NOTES
G	2,100 RSF Restaurant Space with 400 SF covered patio	\$37.50 + NNN	Cold Dark Shell Delivery with TI allowance
G	2,225 RSF Retail Space	\$32 + NNN	Cold Dark Shell Delivery with TI allowance
I	20,000 SF Flex Building with 3,000 SF mezzanine	\$16.50-\$20 +NNN	Cold Dark Shell Delivery with TI allowance Grade level loading docks available

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BUILDINGS G & I

