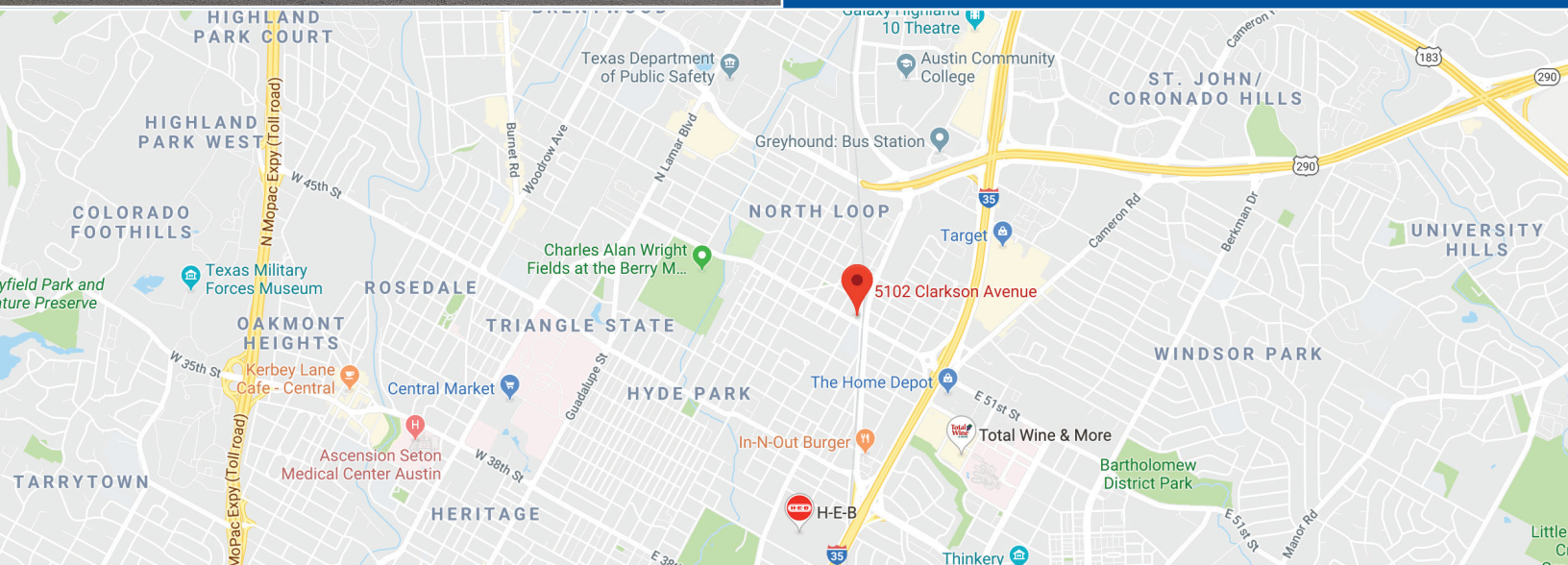


CENTRAL AUSTIN RETAIL/OFFICE SPACE FOR LEASE



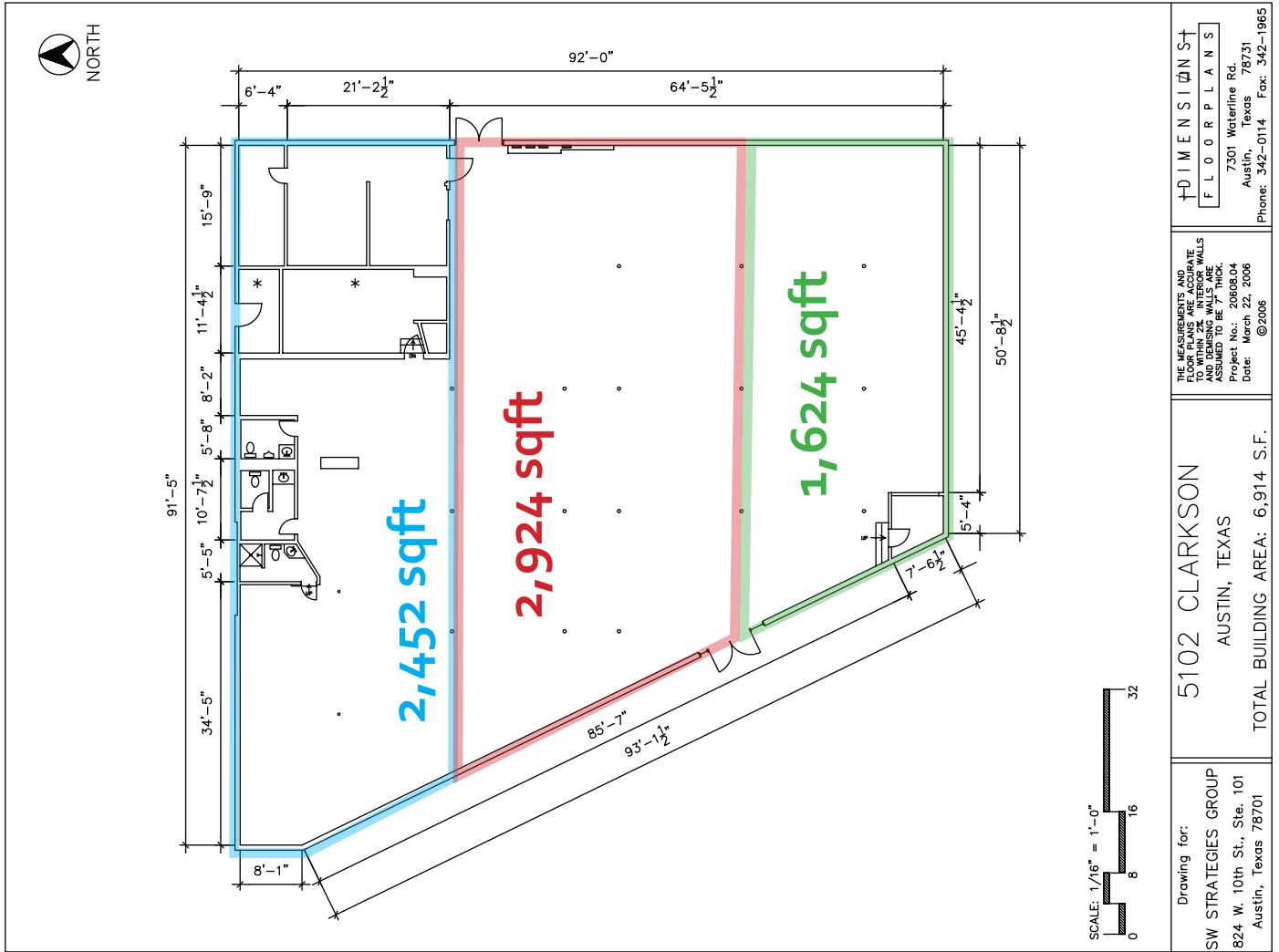
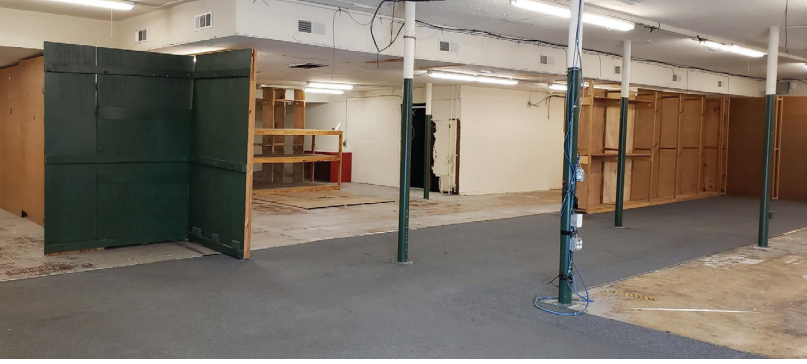
5102 Clarkson | Austin, TX 78751

- Good visibility to 51st Street and Airport Blvd.
- Can lease entire 7,000 ft. building or can be divided as follows: 1,624 ft, 2,452 ft, 2,924 ft, 4,548 ft, or 7,000 ft
- Excellent for creative office or retail use
- 20 parking spaces with free street parking
- Asking \$16.50/ft./yr. NNN
- NNN's currently \$1.83/ft./yr. plus E and J
- Available now!



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