

12625 N. IH35

FORMER OFFICE MAX

Austin, TX 78753

FOR
LEASE



LOCATION: 12625 N. IH 35 at the NE corner of IH 35 and Parmer Lane between the Sears Superstore and the Shops at Tech Ridge. The Dell Computer HQ is behind the site on Parmer and Samsung Semiconductor Chip plant which is in a \$3.6 billion expansion to house 2,000 employees is within 4 miles to the east.

ACCESS: Shared curb cut with Sears on the IH35 Northbound service road and on Parmer Lane with cross access agreements through the Sears and Shops at Tech Ridge Centers on both sides. Parmer (734) connects the Cities of Manor and Leander looping through north Austin as a major thoroughfare.

DESCRIPTION: 175' 3" width x 108' 5" depth

Free standing single story retail building of steel and masonry construction completed in 2007 with 99 parking spots for the Retail building and quick service restaurant to be built on the adjacent pad. A cross parking Agreement with Sears provides Overflow parking around the Building.

SIZE: 17,655 SF Retail Space that is divisible for multi-tenants as small as 4,000 sf.

TRAFFIC COUNTS: 142,560 VPD on N. IH 35
51,650 VPD on Parmer Lane

SIGNAGE: IH 35 pylon & bldg. façade

RATE: \$19 NNN (\$6..00) White box TI

POPULATION Avg. HH Income

1 mile - 5,174	\$74,000
3 mile - 121,653	\$68,385
5 mile - 273,246	\$67,970

PARKING TABLE

Required Parking		Building SF	Parking Req.
RETAIL	1 to 275	17,655	65.0
RESTAURANT (LIMITED)	1 to 100	2,000	20.0
TOTAL			85.0
Proposed Parking	Reg. Spc.	9.0' X 18.50'	91
	H.C. Spc.	18.5' X 8.0'	4
TOTAL =			95

Bicycle Parking:

Greater of 5% of required parking or 5 spaces 5

Proposed Parking 5



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