



PROMONTORY POINT

2621 RIDGEPPOINT DRIVE, AUSTIN, TX 78754

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FOR LEASE | PROMONTORY POINT

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OFFERING SUMMARY

Available SF: 4,300 SF

Lease Rate: 11.50 psf NNN

Lot Size: 3.64 Acres

Building Size: 48,669

Market: Austin

PROPERTY OVERVIEW

Grade level loading
Fully HVAC'd
20% Office 80% HVAC'd warehouse

PROPERTY HIGHLIGHTS

- Located off 183 and 290 with convenient access to I-35
- Plenty of available parking

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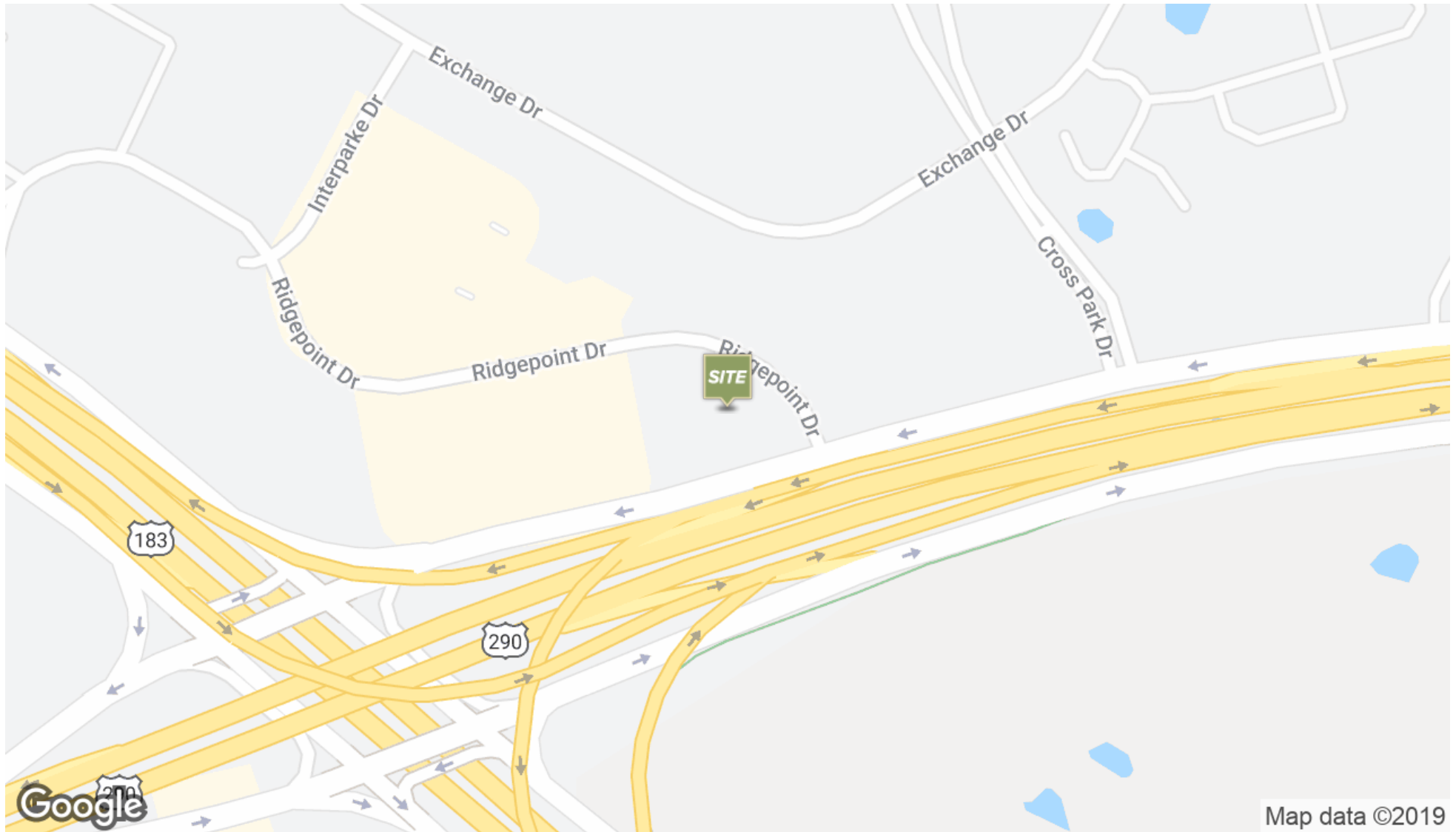
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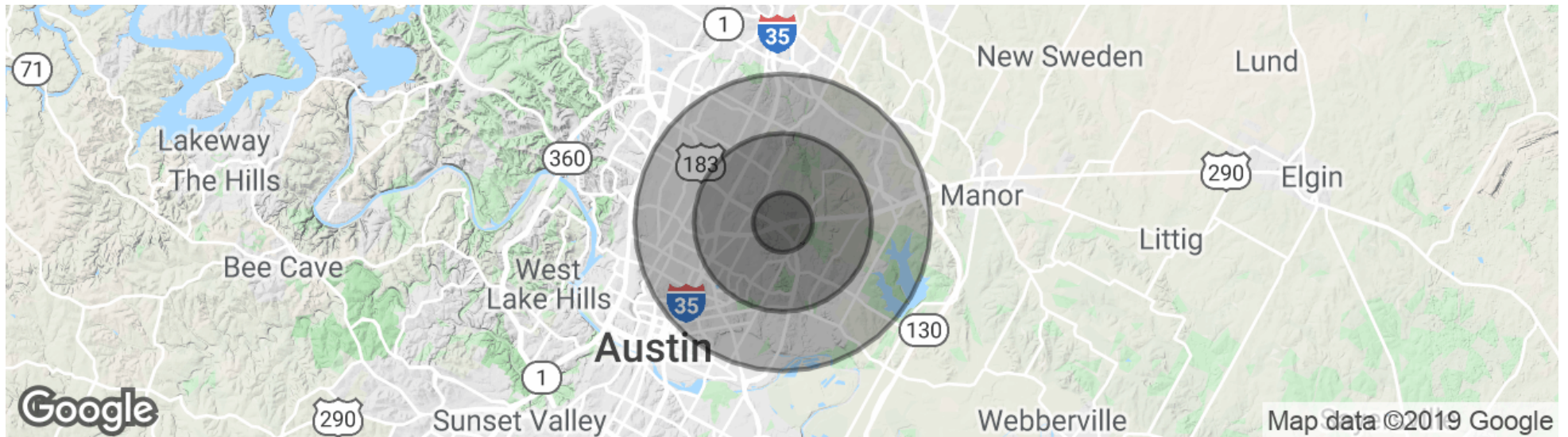
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POPULATION

Total population
Median age
Median age (Male)
Median age (Female)

	1 MILE	3 MILES	5 MILES
Total population	7,401	89,116	236,042
Median age	32.8	29.2	30.0
Median age (Male)	30.8	28.1	29.6
Median age (Female)	36.0	31.1	30.9

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average house value

	1 MILE	3 MILES	5 MILES
Total households	2,838	32,779	92,325
# of persons per HH	2.6	2.7	2.6
Average HH income	\$57,619	\$47,477	\$50,797
Average house value	\$153,232	\$150,733	\$185,602

* Demographic data derived from 2010 US Census

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