

8701 FM 969





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## 8701 FM 969

### FLEX | OFFICE FOR LEASE

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8701 FM 969 embodies a versatile workspace in East Austin, tailored for creative individuals. Positioned along FM 969 and Decker Lane, this flexible structure features exposed brick walls and expansive open ceilings, emanating an industrial ambiance complemented by abundant natural light.

### HIGHLIGHTS

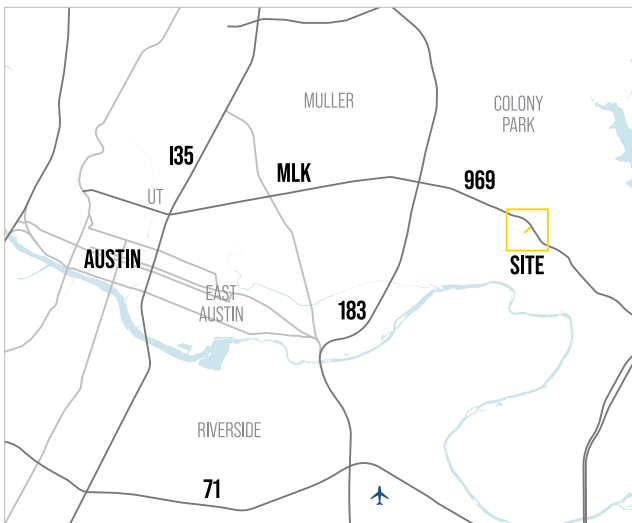
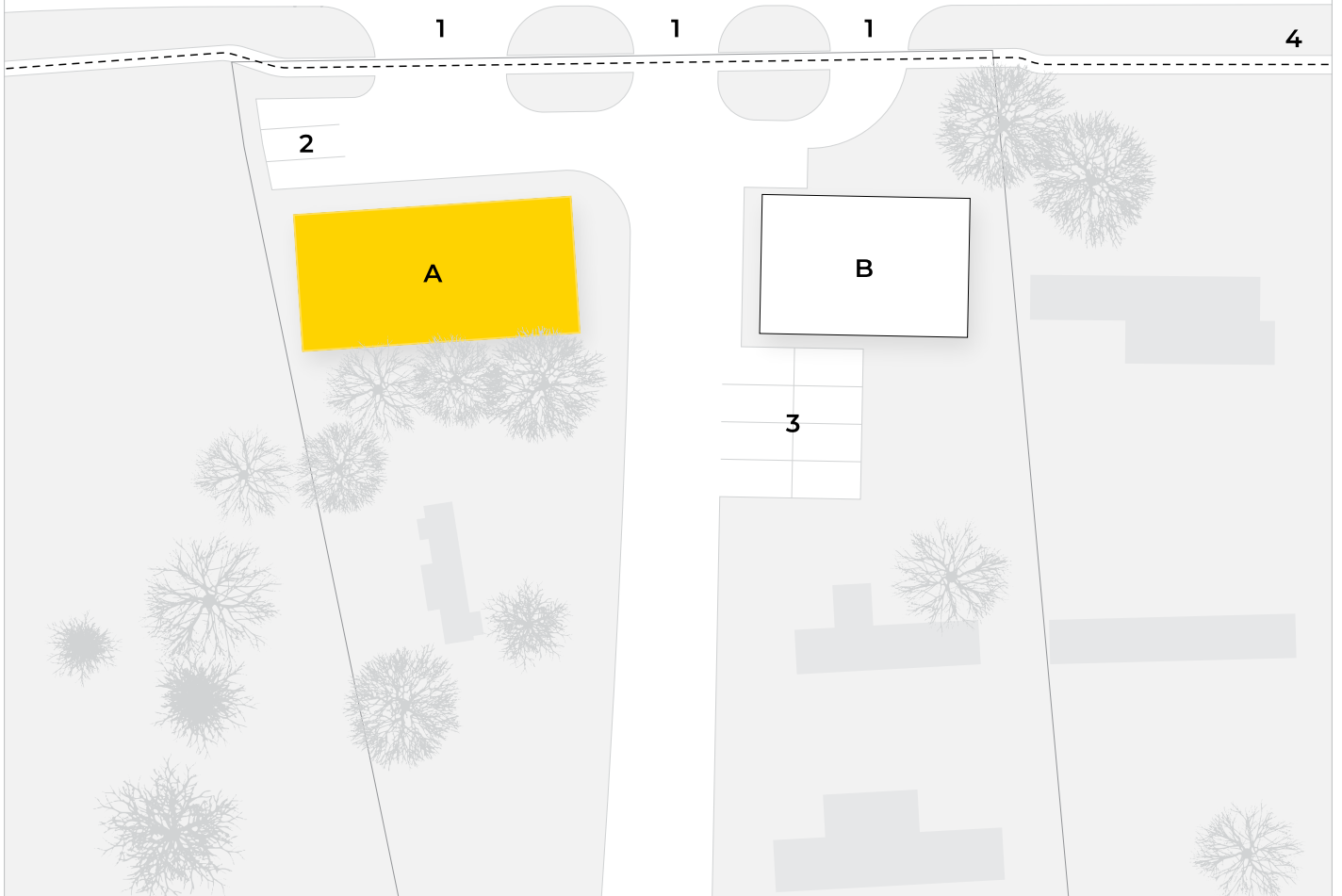
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- Average 25,224 vehicles per day
- Corner of FM 969 and Decker Ln
- Large neighboring tenants:
  - NXP Semiconductor
  - Tesla
  - Rodeo Austin

# SITE PLAN



FM 969

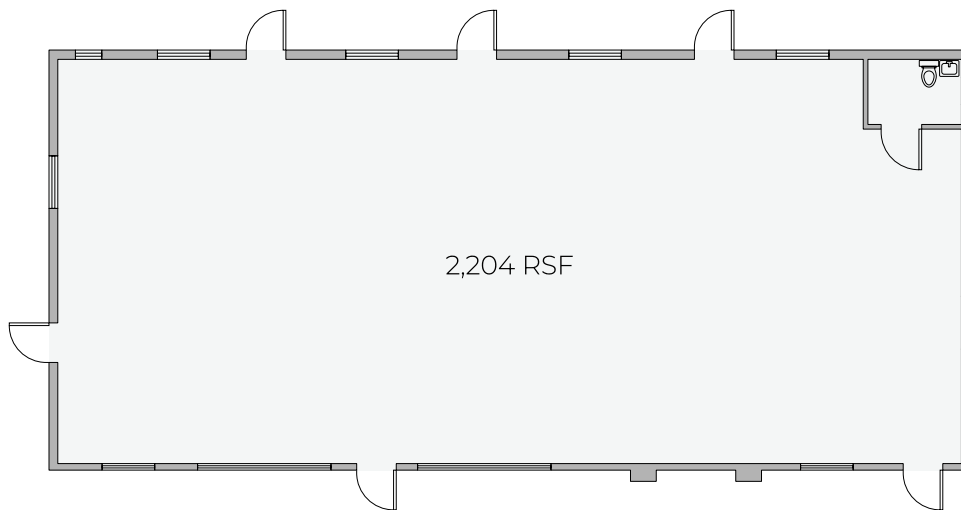


## LEGEND

- A** 8701
- B** 8703
- 1** Entrance
- 2** Parking
- 3** Shared Parking
- 4** Pedestrian Path

## DRIVE TIMES

Austin Central Business District	20 min	9 mi
Austin-Bergstrom Intl. Airport	13 min	7 mi
University of Texas	17 min	8 mi



## SPECIFICATIONS

Use	Flex   Office
Size	2,204 RSF
Base Rent	\$3,800
Operating Expenses	\$900
Total	\$4,700

## DETAILS

- Open floorplan, customizable
- Exposed brick walls and rafters
- HVAC
- One private restroom
- 6 Parking Spaces



## ABOUT TOPO

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TOPO brings a unique perspective to real estate drawing from our experiences founding and operating hospitality businesses. We create uncommon spaces where thoughtful design produces meaningful impacts for our tenants, partners, and community - while having fun along the way.

Our fully integrated team finds innovative real estate solutions for businesses seeking dynamic, attainable workspaces. We build relationships with best-in-class partners who share our passion for activating destinations and helping them thrive. We are proud of what we have accomplished and excited for the opportunities ahead.

## CONTACT

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