

# HOWARD POST

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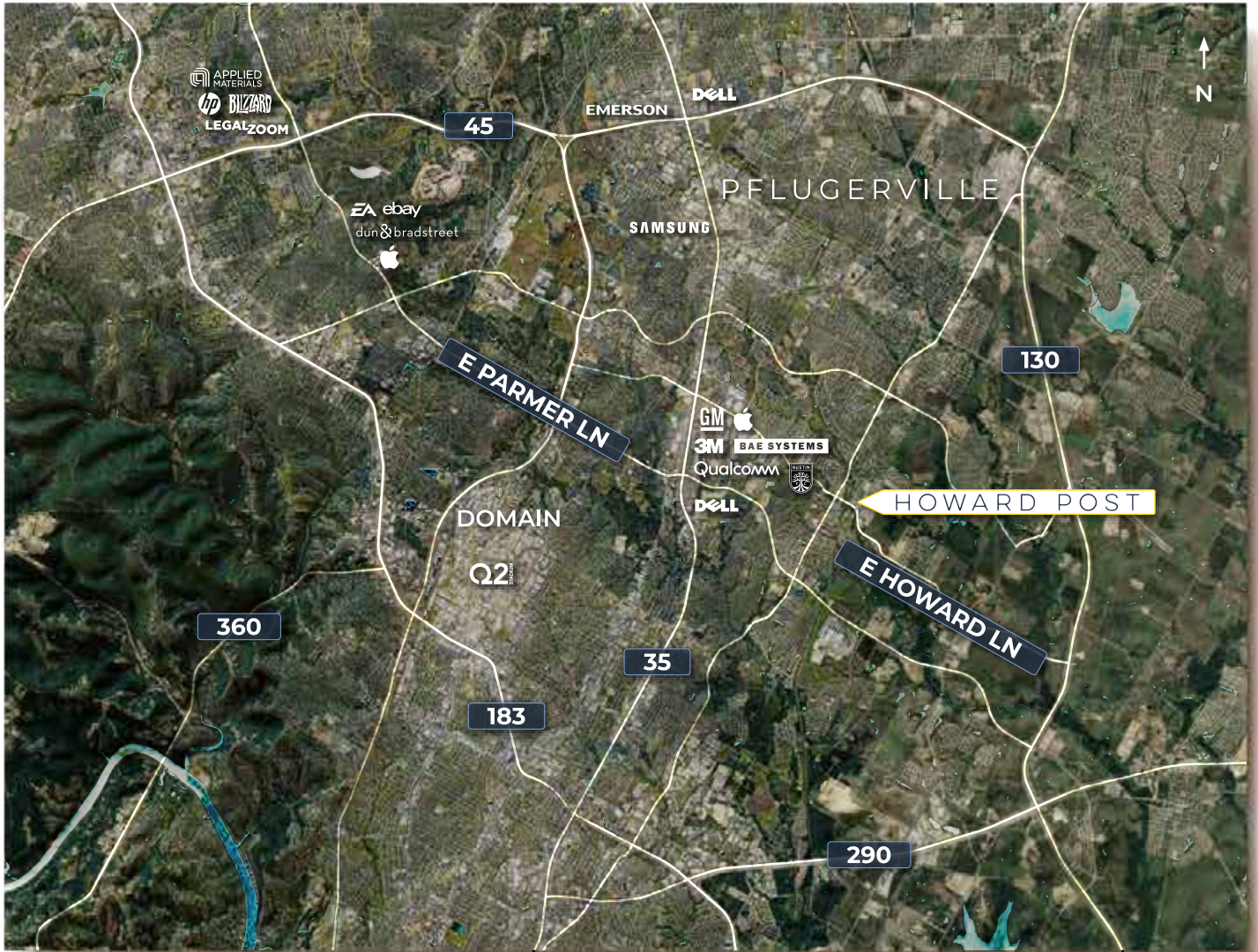
# HOWARD POST

1900 E HOWARD LN, PFLUGERVILLE

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

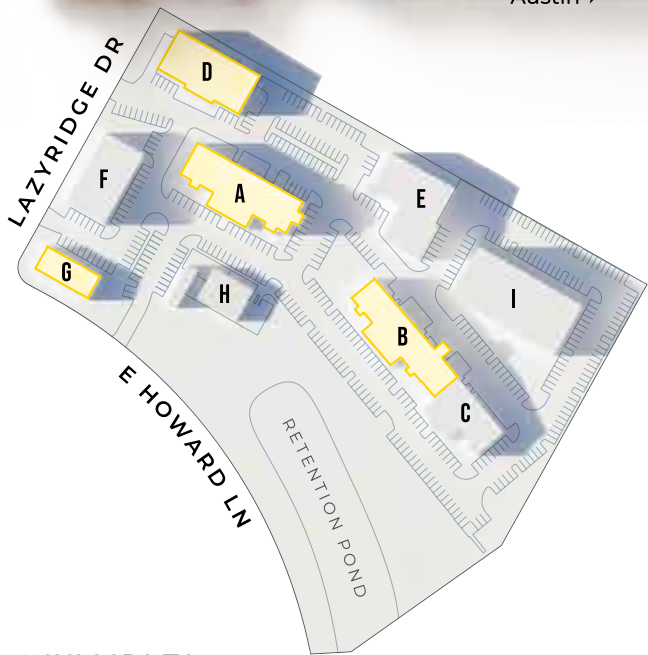
## HIGHLIGHTS

- Spaces fully customizable for tenants needs
- NNN \$7.50/RSF/YR (est.)
- 3.29:1000 parking ratio
- Located in an Opportunity Zone near Tech Ridge surrounded by substantial new & future residential development
- A new 6,000 SF Brewpub (Old Gregg Brew Co.)  
Designed by Michael Hsu Office of Architecture
- Re-skin of new building facades
- Complete landscape overhaul
- New 4,325 RSF Retail Pad Site



Austin

Austin Bergstrom Int. Airport



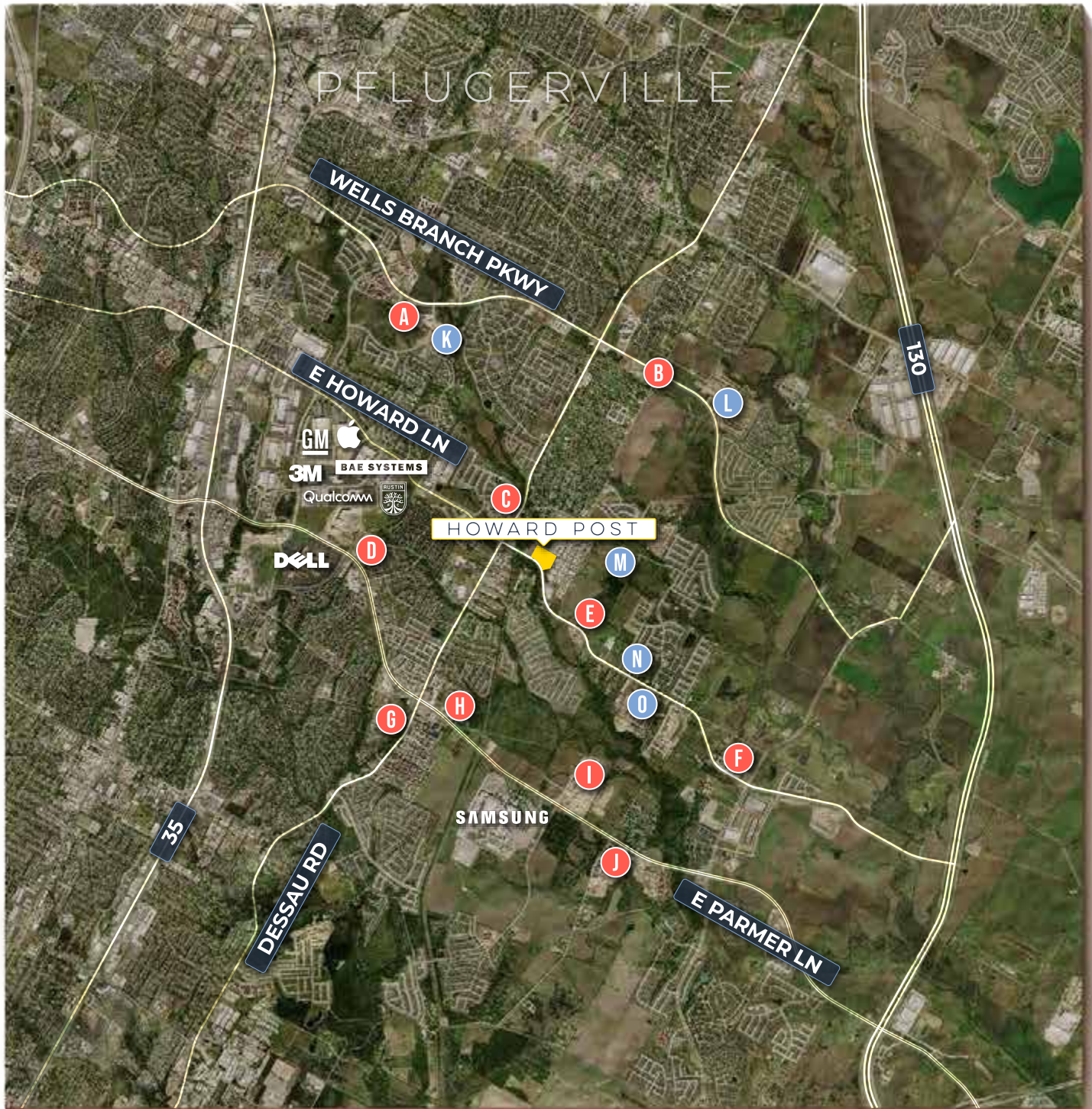
○ AVAILABILITY

**LEGEND**

- A Office | Retail
- B Office | Restaurant
- C Retail
- D Industrial | Flex
- E Industrial
- F Retail
- G Retail | Restaurant
- H Brewpub
- I Industrial | Flex

**DRIVE TIMES**

Austin	25 min	13 mi
Austin-Bergstrom Int. Airport	19 min	24 mi
Austin FC Q2 Stadium	16 min	7 mi
Capitol	20 min	13 mi
Domain	15 min	16 mi
Pflugerville	10 min	5 mi



<b>A</b> Edenbrook Ridge	UC	336 Units	<b>I</b> The Vaughan	P	154 Units
<b>B</b> The Wylde	P	192	<b>J</b> Camber Ranch	C	483
<b>C</b> Bridge at Tech Crossing	C	288			
<b>D</b> Parmer Village	UC	292	<b>K</b> Village at Northtown	UC	98 C   22 P
<b>E</b> The Merle	UC	444	<b>L</b> Lisso	UC	217 C   78 P
<b>F</b> The Element	C	300	<b>M</b> Banyan	UC	234 P
<b>G</b> Progress at Tech Ridge	UC	460	<b>N</b> Cantarra Meadows	UC	93 UC
<b>H</b> 1900 Parmer	UC	365	<b>O</b> East Village	UC	422 C   38 P

● Multi-family      P Proposed      UC Under Construction  
● Single Family      C Complete





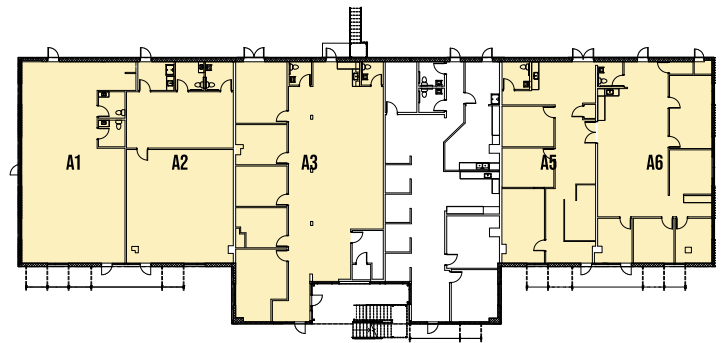
# BUILDING A

## DETAILS

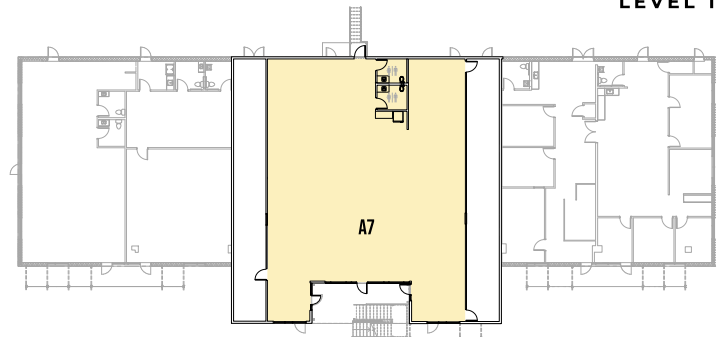
- Open concept, end cap for office or retail
- High ceilings
- Exterior renovation including new doors and windows, completed early 2024
- Abundant natural light and open concept
- Level 2 | Stair access only
- Level 2 | Fully customizable and devisable into two tenants

## SPECIFICATIONS

<b>A1</b>	1,823 RSF	\$24	Office   Retail
<b>A2</b>	1,783 RSF	\$21	Office   Retail
<b>A3</b>	2,941 RSF	\$21	Office
<b>A5</b>	1,579 RSF	\$21	Office
<b>A6</b>	1,986 RSF	\$24	Office   Retail
<b>A7</b>	4,439 RSF	\$21	Office   Retail



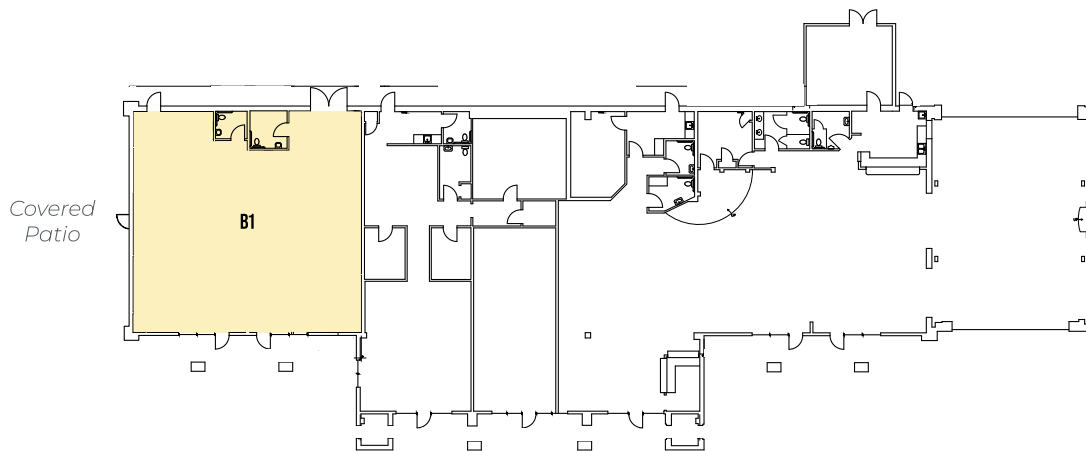
LEVEL 1



LEVEL 2



## BUILDING B



### SPECIFICATIONS

**B1\*** 2,562 RSF     \$34-38     Restaurant

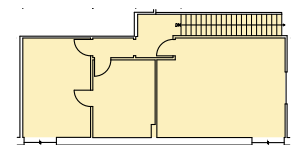
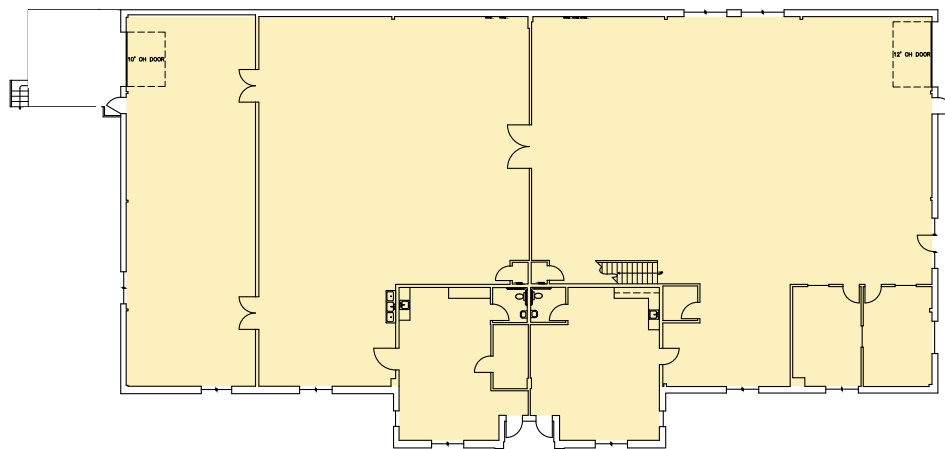
\*Cold dark shell delivery with TI allowance

### DETAILS

- Fully customizable
- Adjacent to brewpub
- Large outdoor patio



## BUILDING D



MEZZANINE

### SPECIFICATIONS

12,140 RSF    \$16.50/rsf/yr base rent    Industrial | Flex

### DETAILS

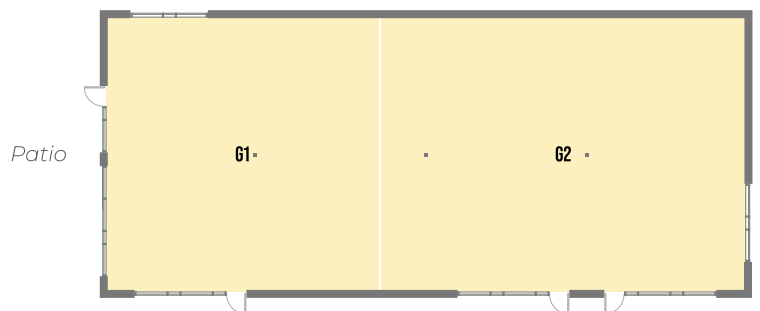
- Available May 2025
- Fully customizable and devisable into two tenants
- One high loading dock
- One grade level loading dock



# BUILDING G

## DETAILS

- Fully demisable
- Great visibility along Howard Lane
- 14' Clear
- Fully Sprinklered
- 12' storefront
- 4" Sanitary Main
- 2" Domestic Water Service
- 4" Grease line for 1200 Gallon grease Trap
- 800 Amp Electrical Service 120/208 3Phase



## SPECIFICATIONS

<b>G1*</b>	2,100 RSF	\$37.50 + NNN	Restaurant space with 400 sf covered patio
<b>G2*</b>	2,225 RSF	\$32 + NNN	Retail

\*Cold dark shell delivery with TI allowance





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## ABOUT TOPO

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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