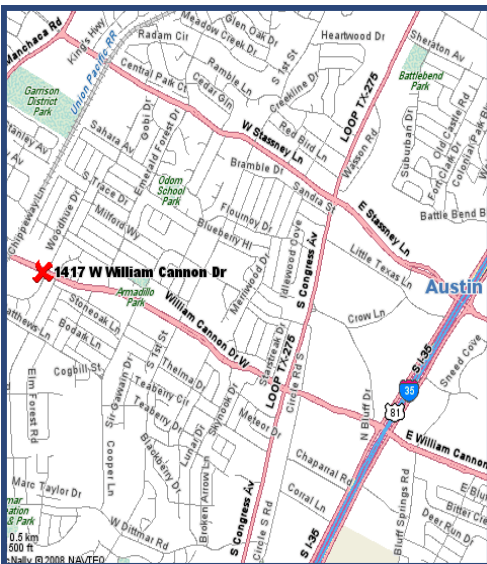


FOR LEASE



1417 William Cannon Drive Austin | Texas | 78745

- Located 0.16 mile east of Manchaca Rd. an 1.8 miles west of IH-35.
- 2,400 SF Retail/Flex space.
- 1 grade level door; 1 drive-in door.
- The building is shared with Brake Specialists.
- Specific Use: Retail/Service; auto accessories, tire & wheel, office, etc.
- Tenant pays utilities, phone, and electric.
- Rate: \$1.25 PSF + NNN (\$15.00 PSF annual).

1000 N. IH-35, Suite A | Round Rock | TX | 78681
Phone 512.255.3000 www.DonQuick.com

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