

**REAL ESTATE**  
*Since 1918*

**Harrison-Pearson**

# For Lease

## 1138 Airport Blvd. Austin, Texas

**3,900 +/- sq.ft. Retail**

**Location:** 1138 Airport is prominently located in central East Austin, on the west side of Airport Boulevard, between the arterials of Springdale Road and Oak Springs Drive.

**Access:** The Premises has frontage on both Airport Boulevard & Bengston Street. A private driveway (on South side of Building) provides vehicular access between Airport & Bengston.

**Building:** The "L-shaped", free-standing, masonry Building contains approximately 3,900 rentable square feet, which consists of two large rooms, two offices, two restrooms, and two medium size rooms. The interior is heated and cooled by two HVAC Units.

**Land:** The Land area is also "L-shaped" and contains approximately 15,750 square feet or .3616 acre. Approximately 5,000 sq. ft. of the Land is paved.

**Parking:** Five customer parking spaces are located along the Airport frontage. Large vehicle or truck & trailer parking is available south of the Building. Ten plus parking space at rear of Building.

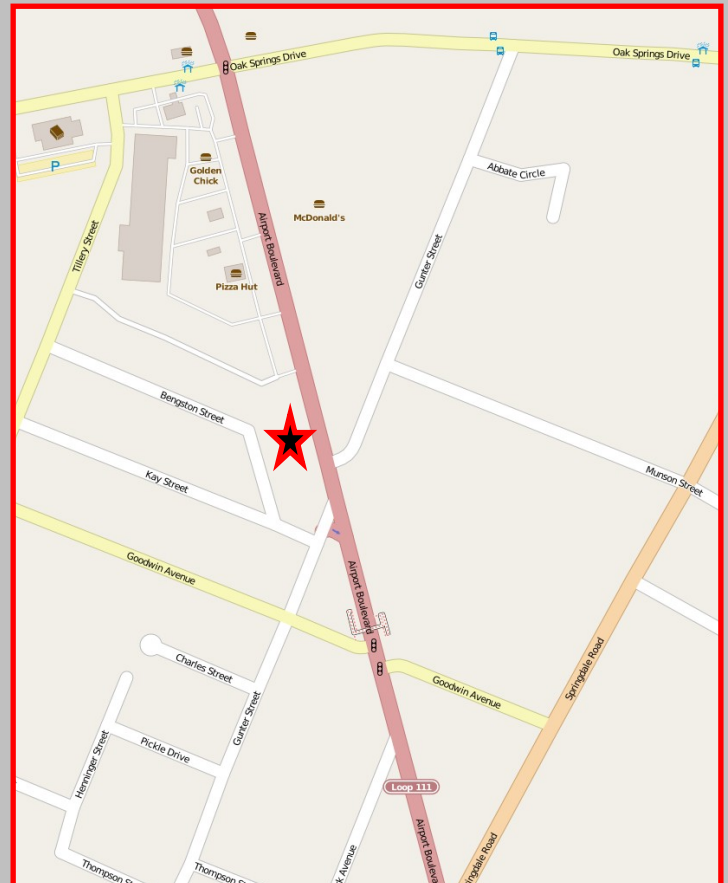
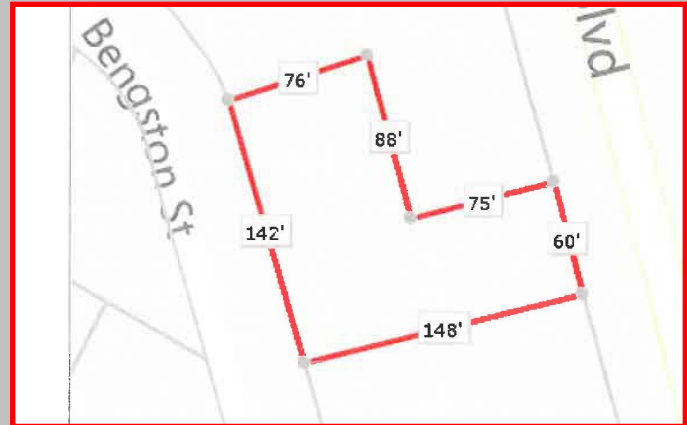
**Zoning:** CS-CO-NP or "Commercial Services", which accommodates most retail uses.

**Utilities:** Electric, Gas & Water are available. To be contracted & paid by Occupant.

**Base Rent:** \$8,125.00/month or \$25.00 p.s.f. per annum

**Additional Rent:** \$2,170.00 per month or \$6.68 p.s.f. per annum for Tax and Insurance.

**Availability:** The premises will be available August 1, 2026



For further information, please contact

**Joe Calliham**

**Harrison-Pearson Associates, Inc., Broker**

4014 Medical Parkway, #100

Austin, Texas 78756

(512) 472-6201 | (512) 799-8800

e-mail: [joe@hpaoffice.com](mailto:joe@hpaoffice.com)

All information contained in this offering, while based on information furnished by the owner and is believed to be reliable, is subject to verification and Harrison-Pearson makes no representation, express or implied, as to its accuracy. Said information is subject to errors, omissions or changes and is subject to change of price or terms, or withdrawal without notice.



