



For Lease

2401 East Highway 71
Austin, Texas 78617

1,250 +/- sq.ft. Retail/Restaurant

Location: This former Montop Studio location is located due north of Austin Bergstrom International Airport. 2401 East Highway 71 (“the Premises”) is located on the west bound service road of Highway 71, approximately one block west of Presidential Blvd, which is the main entrance into Austin Bergstrom International Airport. The Premises is located in the westernmost 1,250 sq.ft. of the building (“Building”) that houses the Henry’s BBQ. All airport traffic, that exits through the main gate of Austin Bergstrom International Airport heading west travels directly in front of the Premises.

Description: The Premises contains 1250+/- sq.ft. of gross leasable retail/office space, which consists of two offices, large front room, two restrooms. The Premises has central heat and air. The front parking area contains 15-20 surface parking spaces. The fenced rear parking area contains 10-15 parking spaces. All parking spaces are shared between 2401 and 2403 East Highway 71. A twenty-foot tall electrified pole sign provides adequate signage.

Lease Term: 5 years preferably, with the possibility of Options

Base Rent: For the first year of the Lease Term, the Base Rent is payable in installments of \$2,000.00/month or \$19.20/sq.ft./annum.

Additional Rent: The estimated Additional Rent (which is comprised of pro rata taxes & insurance) for the 2026 calendar year is payable in installments of \$720.00 (rounded) per month or \$6.91/sq.ft./annum.

Utilities: Both Electric and Gas are metered, while water is commonly metered with Henry’s Barbeque. The occupant will be responsible for paying all utilities consumed within the premises.

Zoning: Commercial Services (“CS-CO”), which is adequate for most retail uses.

Availability: The Premises is currently available.

Joe Calliham

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2401 East Highway 71

* All measurements are approximate



