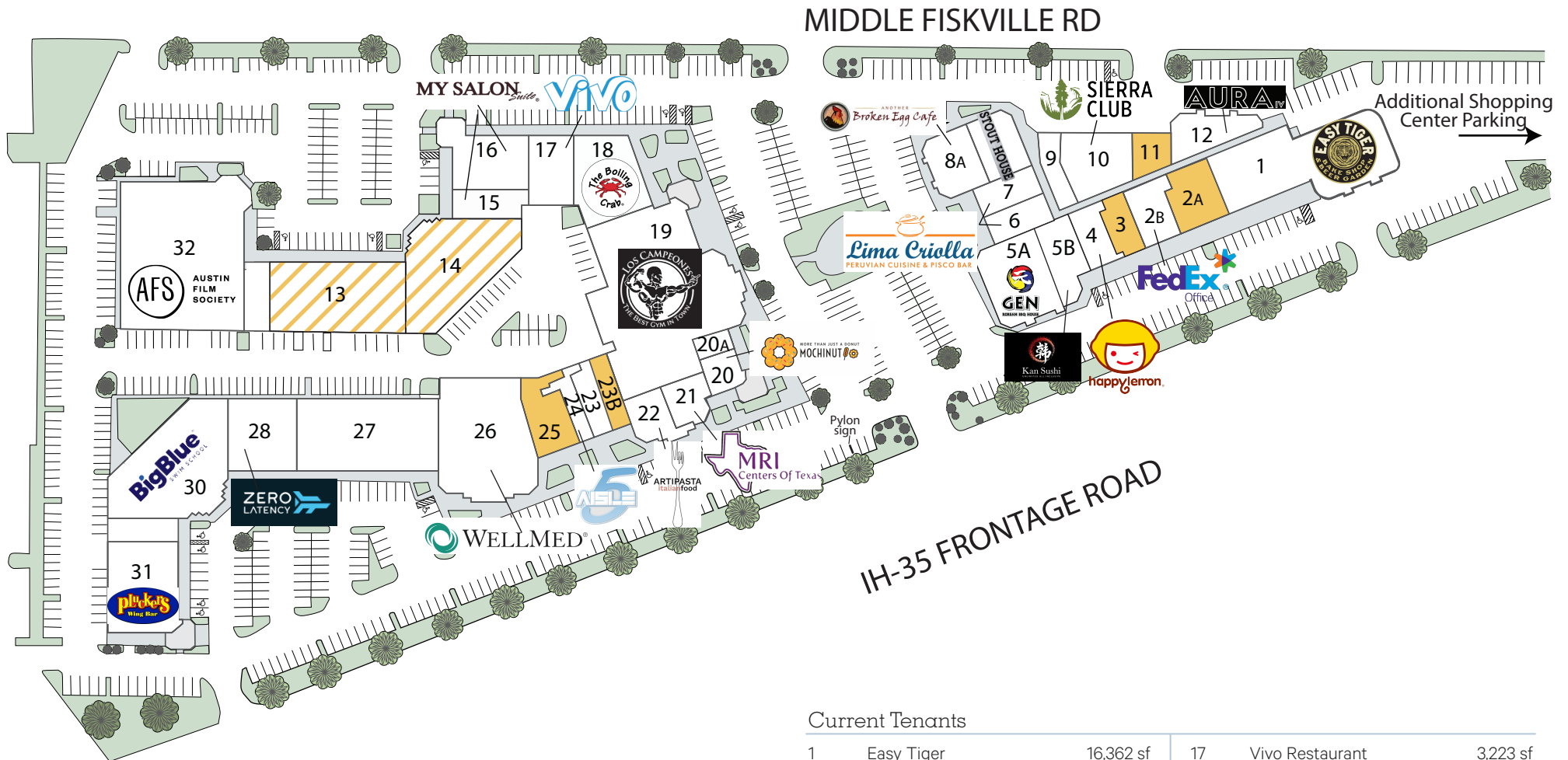


THE LINC

6406 N IH-35 FRONTAGE RD, AUSTIN, TX 78752



Available Space	
100	1,000 sf
2A	2,963 sf
3	1,692 sf
11	1,508 sf
23B	1,852 sf
25	2,328 sf

Occupied but Available		
13	Tech Office	12,000 sf
14	Tech Office	8,076 sf

** Available Spring 2024

Current Tenants

1	Easy Tiger	16,362 sf	17	Vivo Restaurant	3,223 sf
2B	FedEx Office	2,442 sf	18	The Boiling Crab	5,876 sf
4	Happy Lemon	1,802 sf	19	Los Campeones	20,923 sf
5A	Gen BBQ	6,000 sf	20A	Los Campeones	1,432 sf
5B	Kan Sushi	2,356 sf	20	Mochinut	1,432 sf
6	Lima Criolla Restaurant	1,892 sf	21	MRI Centers of Texas	2,049 sf
7	Lima Criolla Restaurant	1,857 sf	22	Artipasta	1,482 sf
CS-1	Stout House	2,321 sf	23	Huntington Learning Center	1,476 sf
8A	Another Broken Egg	3,798 sf	24	Aisle 5	1,263 sf
9	Slick Syles & Cuts	1,601 sf	26	Wellmed	10,080 sf
10	Sierra Club	4,082 sf	27	Wig & Beauty Shop	10,200 sf
12	Aura IV Tattoo	2,817 sf	28	Zero Latency	4,690 sf
13	Tech Office	12,000 sf	30	Big Blue Swim School	10,124 sf
14	Tech Office	8,076 sf	31	Pluckers Wing Bar	8,200 sf
15	My Salon Suites	2,143 sf	32	Austin Film Society	17,878 sf
16	My Salon Suites	4,193 sf			

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