

SUITE 100 FOR SUBLEASE

8,797 SF AVAILABLE NOW

MOVE-IN READY SUBLEASE OPPORTUNITY



4009 MARATHON

4009 MARATHON BLVD

MICHAEL WATERS | (972) 672-1551 | mwaters@hpitx.com

CASE MCCOY | (512) 538-0068 | cmccoy@hpitx.com

HPI
TENANT ADVISORS

SUITE 100 HIGHLIGHTS



Size: 8,797 SF



Base Rent: Contact Broker
Operating Expenses: \$16.95/SF



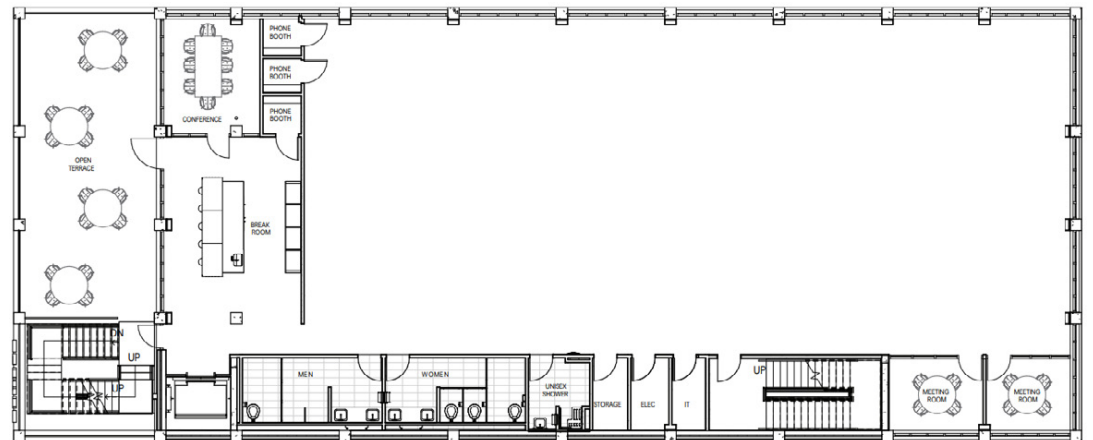
Suite 100 Expiration: Sept. 30, 2027



Available **Immediately**



Parking: 2/1,000 SF



GREAT OFFICE DESIGN

FEATURES:

- 8,797 SF move-in ready sublease available now
- Majority open office space with a break room, conference rooms and multiple meeting/phone rooms
- Private outdoor balcony on each floor
- Private covered parking as well as ample street parking available nearby
- Short walking distance to countless restaurants, bars, and retail

 TAKE A VIRTUAL TOUR



PRIVATE BALCONY



KITCHEN/BREAKROOM



VERSATILE OFFICE SPACE



SUBLEASE LOCATION



4009 MARATHON



MICHAEL WATERS | (972) 672-1551 | mwaters@hpitx.com

CASE MCCOY | (512) 538-0068 | cmccoy@hpitx.com

■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■