



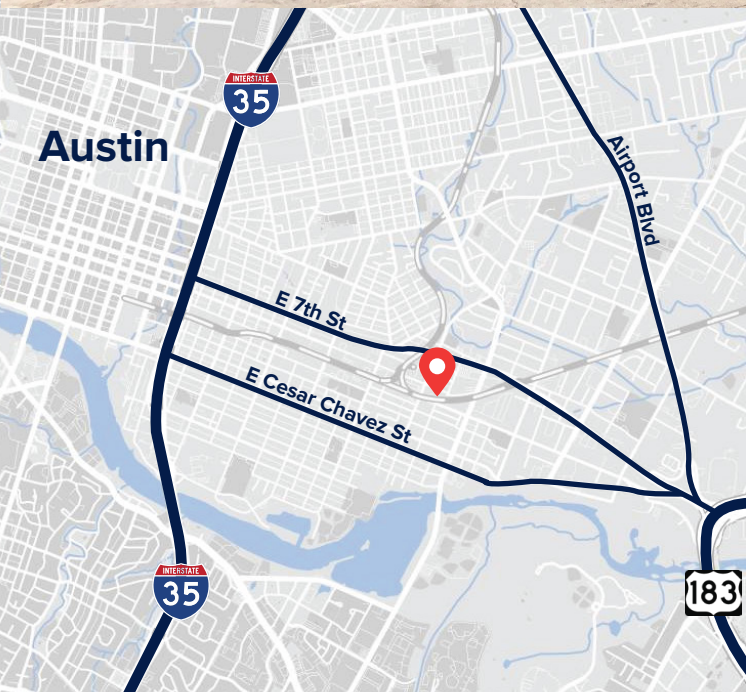
FOR SUBLEASE

±1,350 RSF CREATIVE OFFICE SPACE

501 Pedernales, Building 1-B, Austin, TX 78613



[CLICK HERE FOR VIRTUAL TOUR](#)



PROPERTY HIGHLIGHTS

- **SF Available:** ±1,350 RSF
- **Term:** Through **12/31/2022** (shorter or longer term available)
- **Rate:** \$30.00/RSF Gross (2020 base year)
- **Furniture:** Plug & Play
- **Commencement:** Immediate
- **Parking:** 4 onsite parking spaces + free street parking
- **Layout:** Creative office; open layout with wet bar, conference and 2 phone rooms

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

KENT MCCOY • mobile: (469) 955 5368
• email: mccoy@centric-re.com

CRAIG COUCH • mobile: (512) 785 7617
• email: couch@centric-re.com



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INTERIOR PHOTOS



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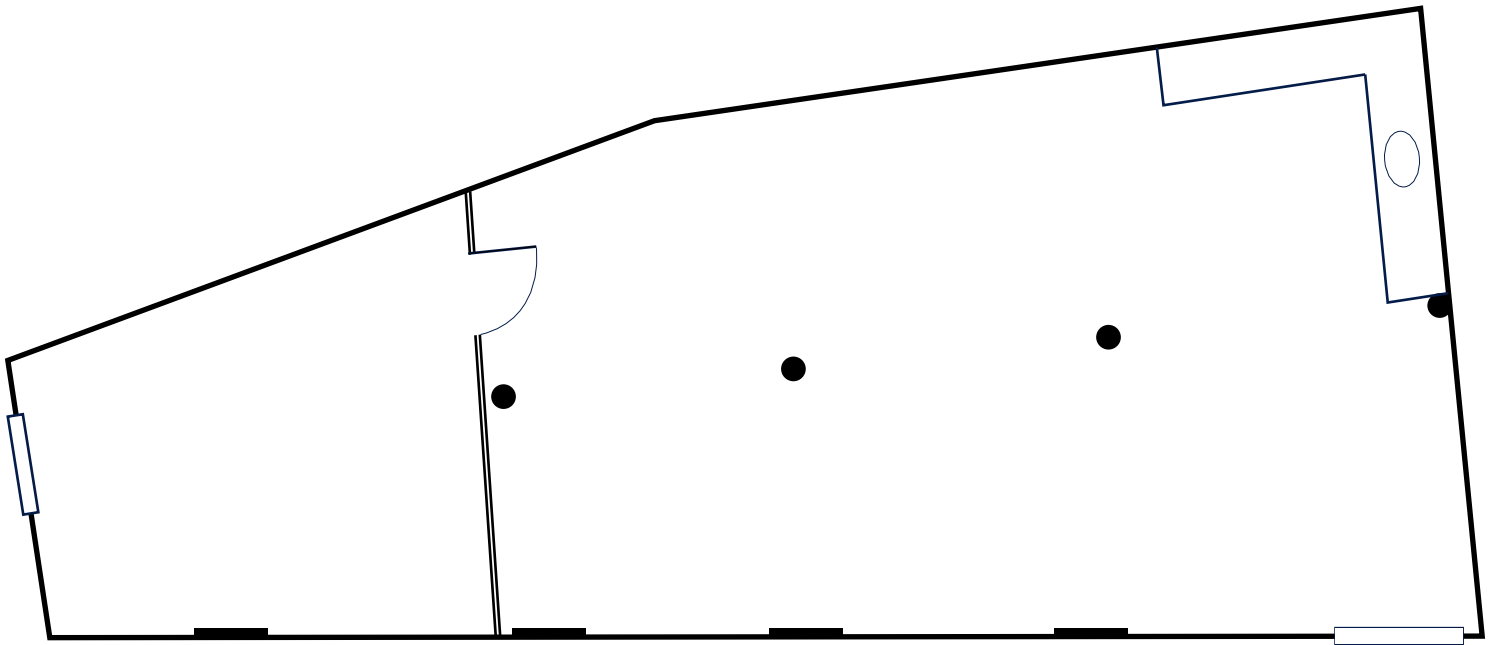
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FLOOR PLAN

±1,350 RSF



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