

2010 SOUTH LAMAR

MOVE-IN-READY PLUG AND PLAY SUBLEASE

TERM THROUGH **FEBRUARY 2030**



9,876-43,655 SF
AVAILABLE

CBRE

Opportunity Details

BUILDING FEATURES

- Brand New Class A+ Finishes
- Abundant natural light
- Downtown Views
- On-Site Security
- Located in the Heart of South Lamar - 40+ Restaurants within a 5 minute drive

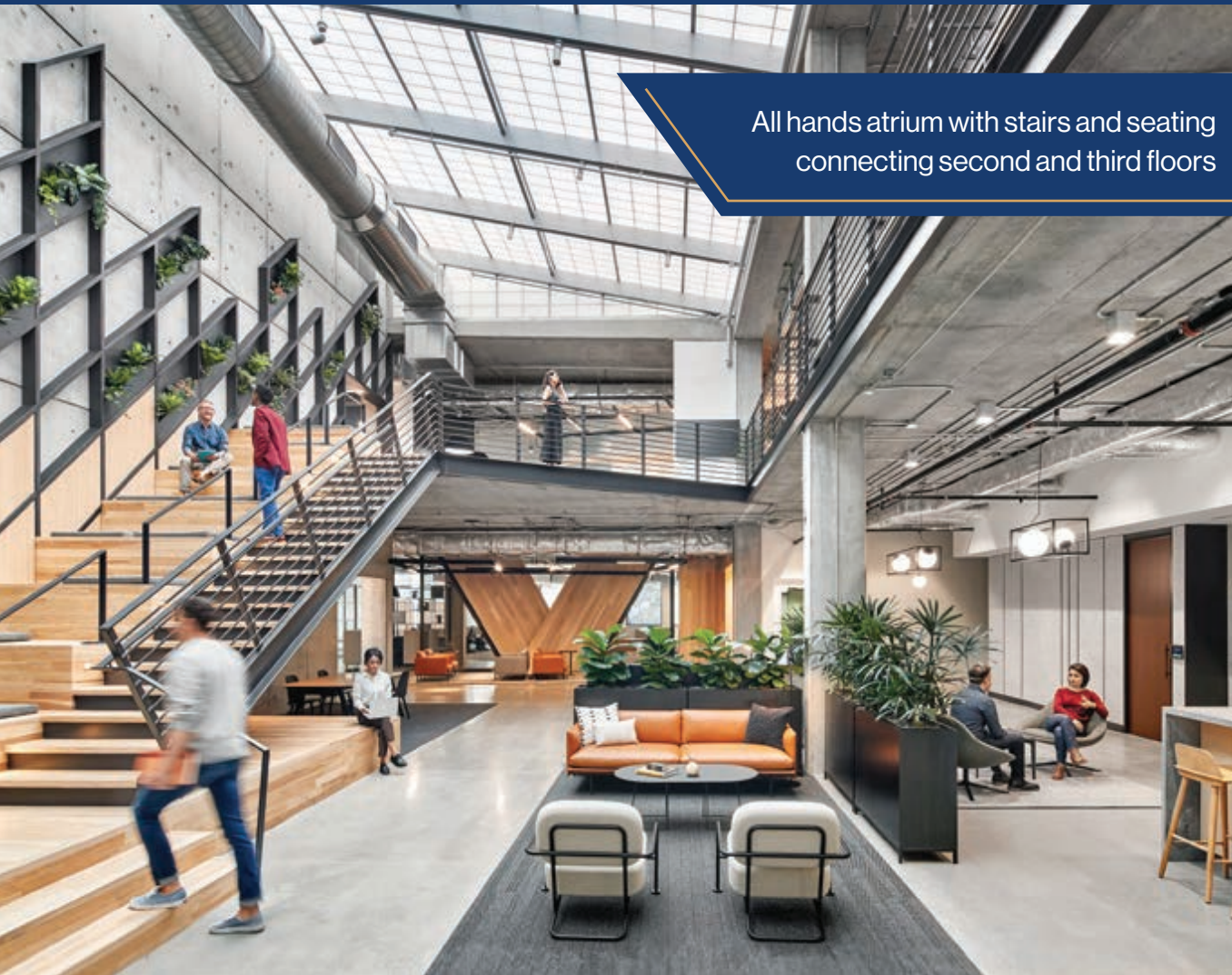
SUBLEASE TERMS

- Term: Through February 2030
- Rental Rate: \$39.50/SF NNN
- Opex: \$20.00/SF
- Parking: 2.6/1,000 (underground garage)
- Fully Furnished

Award Winning Interiors



All hands atrium with stairs and seating
connecting second and third floors



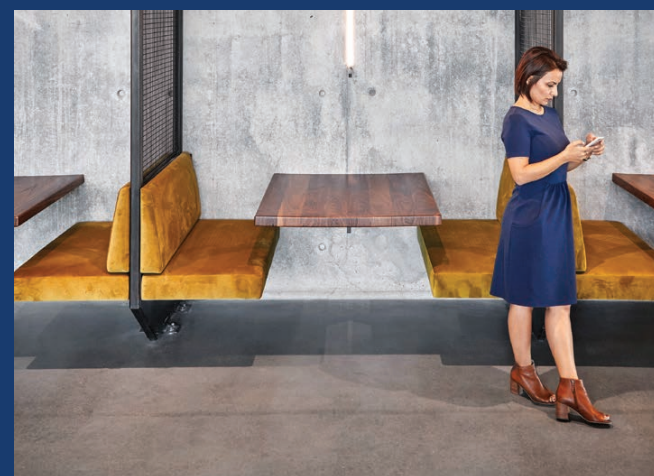
- IDF rooms on each floor
- Upgraded HVAC in all hands atrium for assembly use
- WiFi throughout building, including signal boosters on all garage levels and elevator shafts
- Security system with cameras and key fob readers on all entry points



Downtown Views



Views from second and third floors



Garage on first, L1 and L2 floors with 206 parking spaces, vehicle approaching system

Amenities

WITHIN A 5-10 MIN WALK
OR 5 MIN DRIVE



Juliet ITALIAN KITCHEN
Austin EASTCIDERS
BABYAS
Chuy's
JuiceLand
Holla! MODE
SKI SHORES Cafe

SHAKE SHACK
TLC
MAUDIE'S TEX-MEX
SOTO
Merit COFFEE CO.
ODD DUCK
RAMEN TATSUYA
ALAMO

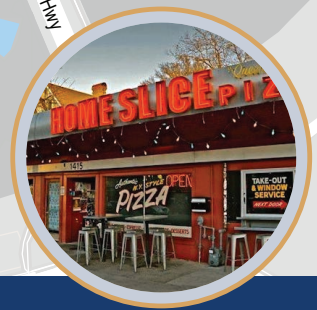
LORO ASIAN SMOKEHOUSE & BAR
Maha
Lodge
Matt's RANCHO
SINCE 1932
CHIPOTLE MEXICAN GRILL

2010 SOUTH LAMAR

CHI'LANTRO
Starbucks

Snooze
PICNIK
BOULDER ACRES
MEDICI
The GOLDEN GOOSE

hopdoddy
Guero's
Joann's FINE FOODS
aba
Perla's
JO'S COFFEE
jenie's
Prim and Proper
June's
sweetgreen
TORCHY'S TACOS
ENOTECA



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FOR ADDITIONAL INFORMATION, PLEASE CONTACT :

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