



BRIDGEPOINT SQUARE 3

6300 BRIDGEPOINT PARKWAY, AUSTIN, TX 78730

FOR SUBLEASE

VIDEO TOUR LINK - CLICK HERE

DIVISIBLE TO ~
1,500 SF
1,750 SF
3,310 SF
5,000 SF
7,000 SF
8,500 SF



- SIZE : 10,301 SF / DIVISIBLE
- BASE RENT : \$20.00 WITH 3% INCREASES
- \$8 BELOW LANDLORDS RATE!
- 2025 NNN : \$15.45
- TERM : SUBLEASE THROUGH 5/31/28
- AVAILABILITY : IMMEDIATELY



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AOS



SUITE DETAILS :

- PRIVATE OFFICE LAYOUT WITH CLASS A FINISHES
- BEAUTIFULLY DECORATED AND FULLY FURNISHED
- SUITE ACCESS FROM ELEVATOR LOBBY
- VIEWS OF THE 360 BRIDGE AND DOWNTOWN
- MULTIPLE WAYS TO DIVIDE THE SPACE FOR USERS OF DIFFERENT SIZES
- SUBLEASE FOR ALL OR A PORTION OF THE SUITE ENTERTAINED
- POTENTIAL TO LEASE THE ENTIRE 3RD FLOOR FOR A TOTAL OF 15,756 SF

Landlord Vacancy 5,455 SF
+ Suite #300 10,301 SF sublease = 15,756 SF

Entire 3rd floor

A ~ 1,500 SF

B ~ 1,810 SF

C ~ 1,625 SF

Suite #300 Total = 10,301 SF

E ~ 1,750 SF

D ~ 3,613 SF

PROPERTY DETAILS

- FIVE-BUILDING CAMPUS
- FITNESS CENTER W/ SHOWERS, LOCKERS & TOWEL SERVICE IN BUILDING 4
- TENANT LOUNGE WITH FOOD SERVICE
- VOLLEYBALL AND BASKETBALL COURTS
- FREE COVERED PARKING AT 3.51:1000

A+B = 3,310 SF
A+B+C = 4,935 SF
A+B+C+D = 8,548 SF
D+E = 5,363 SF
C+D+E = 6,988 SF
ENTIRE SUITE = 10,301 SF
3RD FLOOR = 15,756 SF

****SIZE CALCULATIONS AND DEMISING POINTS ARE ESTIMATED AND NEED TO BE VERIFIED WITH AN ARCHITECT***

