



# BRIDGEPOINT SQUARE 3

6300 BRIDGEPOINT PARKWAY, AUSTIN, TX 78730

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

# ***FOR SUBLEASE***

[VIDEO TOUR LINK - CLICK HERE](#)

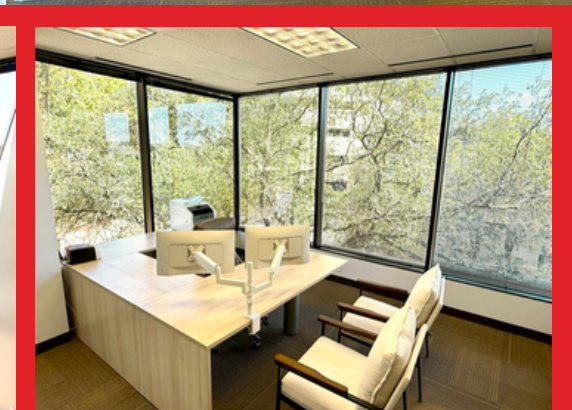


- SIZE : 10,301 SF / DIVISIBLE
- BASE RENT : \$20.00 WITH 3% INCREASES
- \$8 BELOW LANDLORDS RATE!
- 2025 NNN : \$15.45
- TERM : SUBLEASE THROUGH 5/31/28
- AVAILABILITY : IMMEDIATELY



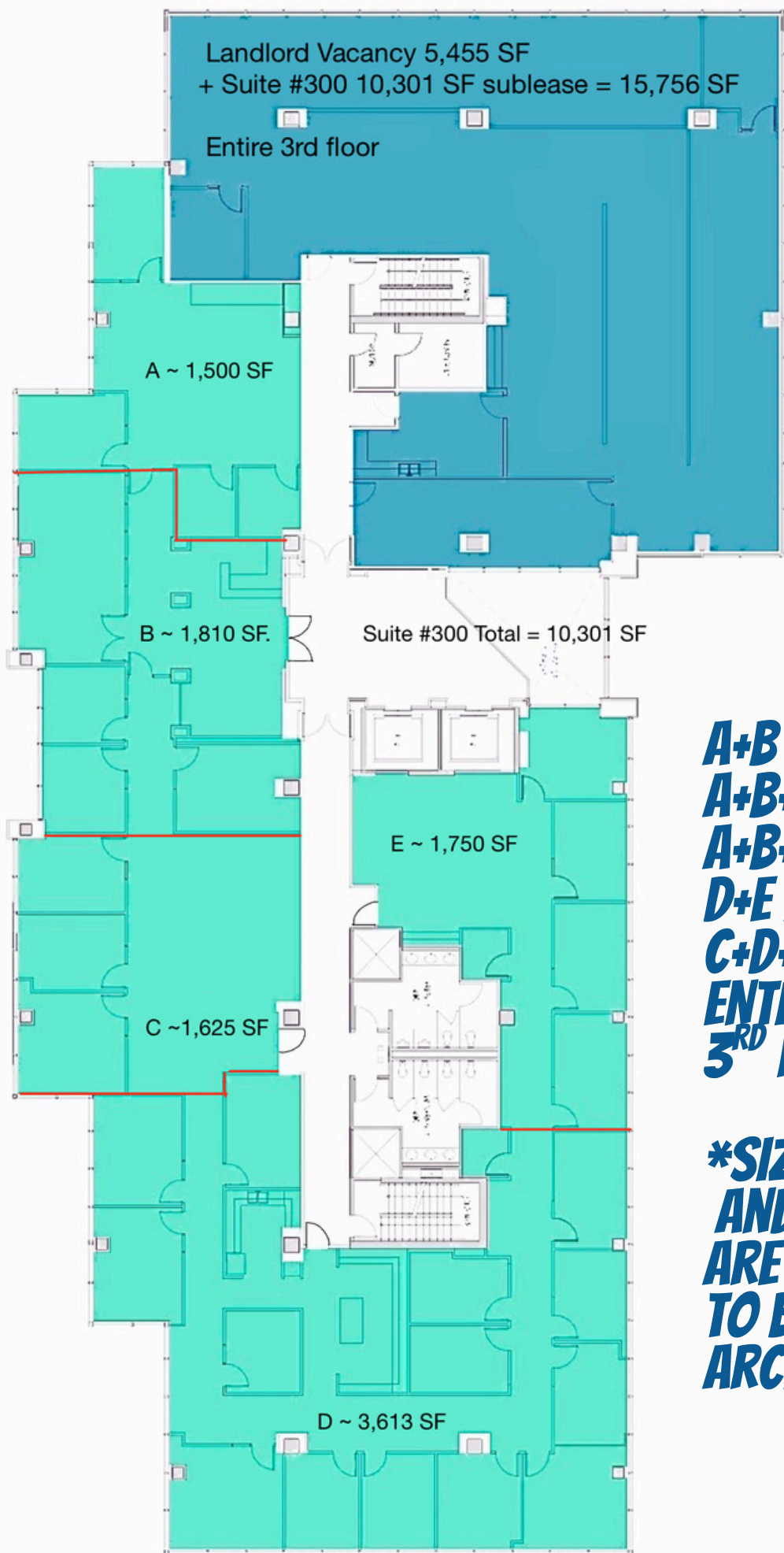
CHAD JEWELL // 512-633-7703 MOBILE  
[CHAD@AUSTINOFFICESPACE.COM](mailto:CHAD@AUSTINOFFICESPACE.COM)





## 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



## 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**  
**3<sup>RD</sup> FLOOR : 15,756 SF**

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

