

FOR LEASE

# 401 WEST 15TH STREET

AUSTIN, TEXAS 78701



**MARK GREINER**

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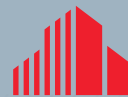
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**CUSHMAN &  
WAKEFIELD**



## PROPERTY HIGHLIGHTS

### LEASE TERMS

Space Available	
Suite 513	1,708 RSF
Suite 500	3,479 RSF
Suite 660	1,266 RSF
Suite 670	1,440 RSF
Suite 800	1,879 RSF
Suite 810	2,358 RSF
Suite 870	2,866 RSF
Suite 900	10,508 RSF
Suite 975	1,198 RSF
Net Rental Rate	Call Brokers for Rate Info
Operating Expenses	\$17.20/SF/YR
Tenant Improvement Allowance	Negotiable
Parking	2:1,000 SF \$75/mo (Unreserved) \$135/mo (Reserved)

### BUILDING FEATURES

- Newly Renovated State-of-the-Art Fitness Center and Modern Locker Rooms
- Brand New Auditorium with 200+ Seats featuring an adjacent catering kitchen
- 5 Shared Conference Rooms
- Spacious Tenant Lounge
- Owner Occupied & Managed
- Excellent Central Austin Location
- 2 Blocks from the Capitol & New Travis County Courthouse
- Direct Access to IH 35 & Mopac Expy.
- Easy Ingress/Egress



# LOCATION MAP

## LOCATION HIGHLIGHTS

**2 Blocks**

West of the  
State Capitol & South of  
County Courthouse

**1 Mile**

from UT and Dell  
Medical School

**401 WEST 15TH  
STREET**

1 mile to IH 35

1.2 miles to Mopac

DOWNTOWN  
AUSTIN

UNIVERSITY  
OF TEXAS

NEW COUNTY  
COURTHOUSE

401 W  
15th St

DELL MEDICAL  
SCHOOL

EXISTING COUNTY  
COURTHOUSE

TEXAS STATE  
CAPITOL

AIRPORT





# AMENITY MAP



## NEARBY AMENITIES



# FLOOR PLANS

## FIFTH FLOOR

SUITE 513: 1,708 RSF

SUITE 500: 3,479 RSF





# FLOOR PLANS

## SIXTH FLOOR

SUITE 660: 1,266 RSF

SUITE 670: 1,440 RSF



# FLOOR PLANS

## EIGHTH FLOOR

SUITE 800: 1,879 RSF

SUITE 810: 2,358 RSF

SUITE 870: 2,866 RSF

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*\*TOTAL CONTIGUOUS - 7,103 RSF*

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# FLOOR PLANS

## NINTH FLOOR

SUITE 900: 10,508 RSF

SUITE 975: 1,198 RSF

*\*TOTAL CONTIGUOUS - 11,706 RSF*





# PHOTOS





**LEASING****MARK GREINER***Executive Director*

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