

FOR SUBLEASE

12,442 - 29,505 SF AVAILABLE NOW

CREATIVE OFFICE SUBLEASE OPPORTUNITY



979 SPRINGDALE RD

AUSTIN, TX 78702

RICK LANGE | (713) 447-0405 | rlange@hpitx.com

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HPI
TENANT ADVISORS

SPACE HIGHLIGHTS



Option 1 Size: 12,442 SF (Level 2)

Option 2 Size: 29,505 SF (Both Levels)



Base Rent: \$29.00/SF NNN

Operating Expenses: \$10.50/SF + E&J



Expiration: September 30, 2027



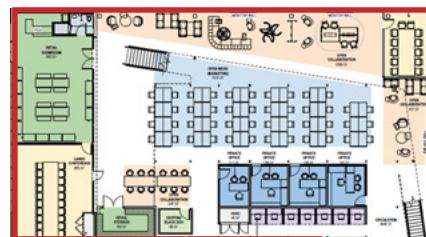
Available **within 30 Days**



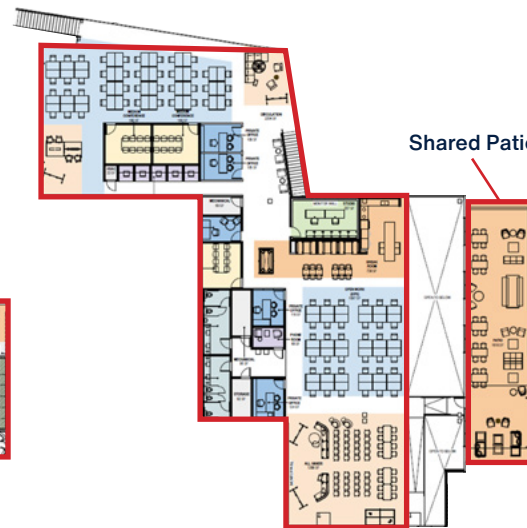
Parking: 3.0/1,000 SF Unreserved

• 5 Reserved Spaces Available

Level 1 - 17,063 SF



Level 2 - 12,442 SF



Subtenant Entrance

VERSATILE OFFICE

FEATURES:

- 12,442 SF move-in ready creative office sublease available now on the second floor or the full 29,505 SF space can be made available
- Versatile office space with a mix of open office, breakout/team rooms, conference rooms, and private offices
- Incredible high end finishes and technology throughout the suite
- Large outdoor patio
- Furniture included

 **TAKE A VIRTUAL TOUR**



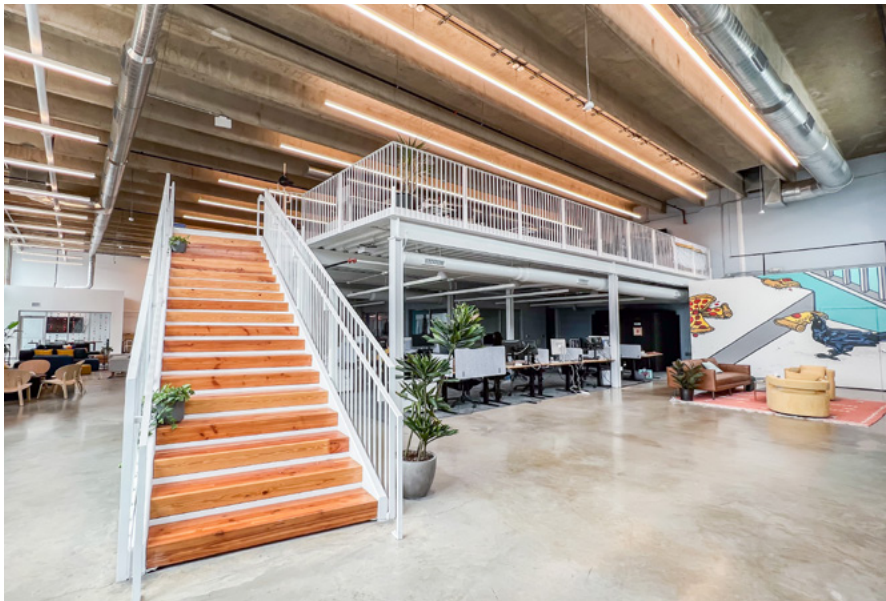
LARGE PATIO



HIGH-END FINISHES



HIGH-END OFFICE DESIGN



SUBLEASE LOCATION

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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■