

SPACE AVAILABLE : 853 RSF - 4,814 RSF

PROPERTY HIGHLIGHTS

LEASE TERM

1-3 Years

RENTAL RATE

 As Low as \$22.50/sf/yr Full Service Contact Broker for More Info

OPERATING EXPENSES

• 2024 Estimate - \$12.84 sf/yr

TENANT IMPROVEMENTS

Negotiable



CUSHMAN & WAKEFIELD

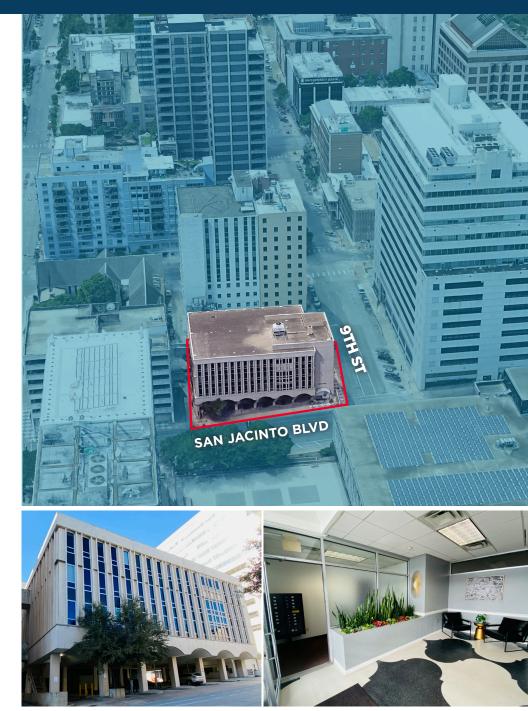
LOCATION & PROPERTY

PROPERTY HIGHLIGHTS

- Attached Garage: 3:1,000 Ratio \$175/Mo. Unreserved
- Building Conference Room
- Shower
- Bike Storage
- 3 Blocks From State Capitol
- Great Access To Walkable Amenities (See Amenity Map)

SPACE AVAILABLE

Suite 201 - 1,541 RSF Suite 203 - 853 RSF Suite 206 - 2,296 RSF Suite 301, 303 & 307 - 4,814 RSF** Suite 302 & 304 - 2,623 RSF** Suite 301 - 1,664 RSF Suite 303 - 880 RSF Suite 307 - 2,270 RSF Suite 408 - 1,440 RSF **Divisible



For more information, please contact:

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AREA AMENITIES



HOTELS

- 1. Omni Austin Hotel Downtown
- 2. Holiday Inn
- 3. The Westin Austin Downtown
- 4. The Driskill
- 5. Thompson Austin
- 6. Sheraton Austin Hotel at the Capitol
- 7. La Quinta Inn

RESTAURANTS & COFFEE SHOPS

- 8. Roaring Fork
- 9. Voodoo Doughnut
- 10. Perry's Steakhouse & Grille -Downtown Austin
- 11. Chipotle Mexican Grill
- 12. CAVA
- 13. Caroline
- 14. Jimmy John's
- 15. Wax Myrtle's
- 16. Eddie V's Prime Seafood
- 17. Quattro Gatti Pizzeria
- 18. Capitol Cafe

ENTERTAINMENT / SERVICES

- 19. Stubb's Bar-B-Q
- 20. The Paramount Theatre
- 21. Antone's Nightclub
- 22. Pete's Dueling Piano Bar
- 23. Gold's Gym Austin Downtown
- 24. SoulCycle
- 25. The Austin Club
- 26. Prosperity Bank

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2ND FLOOR



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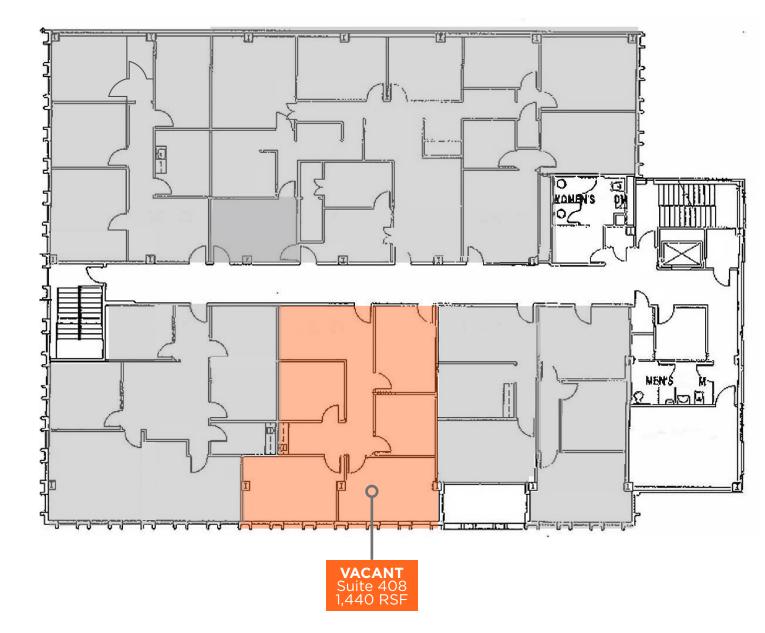
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