

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

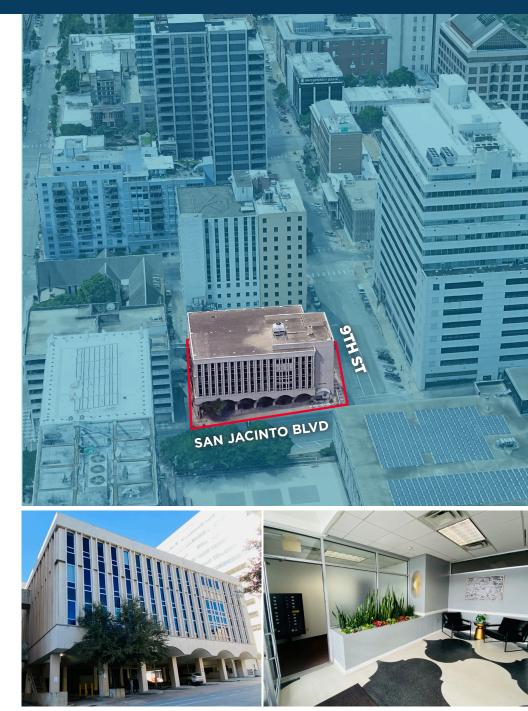
LOCATION & PROPERTY

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:

MARK GREINER Executive Director

+1 512 474 2400 mark.greiner@cushwake.com MELISSA TOTTEN Director +1 512 474 2400 melissa.totten@cushwake.com 405 Colorado Street, Suite 2300 Austin, TX 78701

T +1 512 474 2400 F +1 512 477 3037

cushmanwakefield.com

© 2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

CUSHMAN & WAKEFIELD

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

For more information, please contact

MARK GREINER Executive Director

+1 512 474 2400 mark.greiner@cushwake.com

MELISSA TOTTEN Director

+1 512 474 2400 melissa.totten@cushwake.com 405 Colorado Street, Suite 2300 Austin, TX 78701

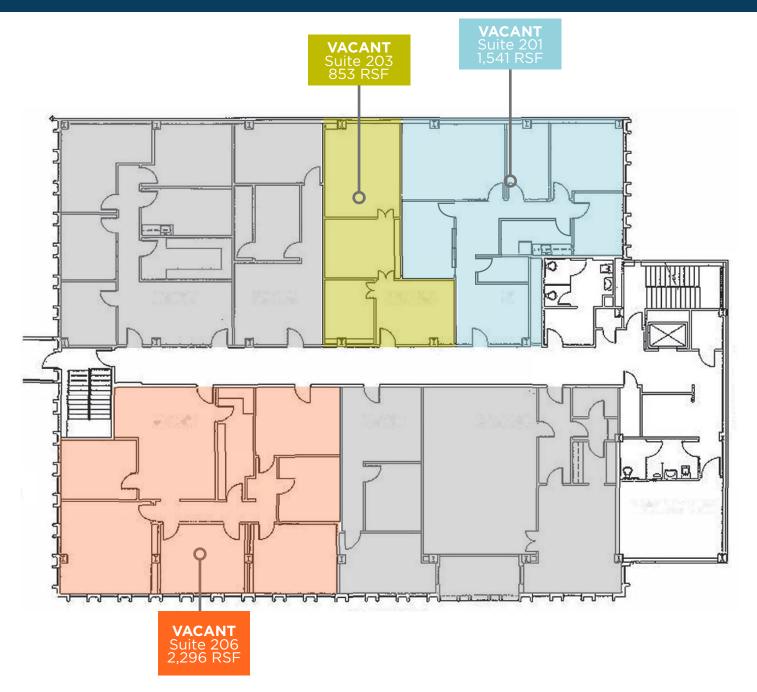
T +1 512 474 2400 F +1 512 477 3037

cushmanwakefield.com

© 2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



2ND FLOOR



For more information, please contact:

MARK GREINER

Executive Director +1 512 474 2400 mark.greiner@cushwake.com MELISSA TOTTEN Director +1 512 474 2400 melissa.totten@cushwake.com 405 Colorado Street, Suite 2300 Austin, TX 78701

T +1 512 474 2400 F +1 512 477 3037

cushmanwakefield.com

© 2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

CUSHMAN & WAKEFIELD

3RD FLOOR



For more information, please contact:

MARK GREINER

Executive Director +1 512 474 2400 mark.greiner@cushwake.com MELISSA TOTTEN Director +1 512 474 2400

+1 512 474 2400 melissa.totten@cushwake.com 405 Colorado Street, Suite 2300 Austin, TX 78701

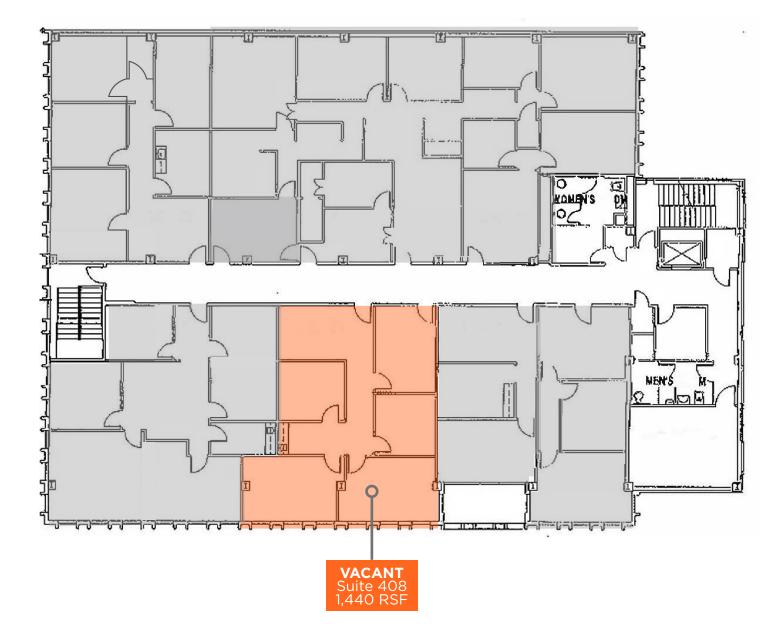
T +1 512 474 2400 F +1 512 477 3037

cushmanwakefield.com

© 2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHORAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



4TH FLOOR



For more information, please contact:

MARK GREINER

Executive Director +1 512 474 2400 mark.greiner@cushwake.com MELISSA TOTTEN Director +1 512 474 2400 melissa.totten@cushwake.com 405 Colorado Street, Suite 2300 Austin, TX 78701

T +1 512 474 2400 F +1 512 477 3037

cushmanwakefield.com

© 2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHORAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.