



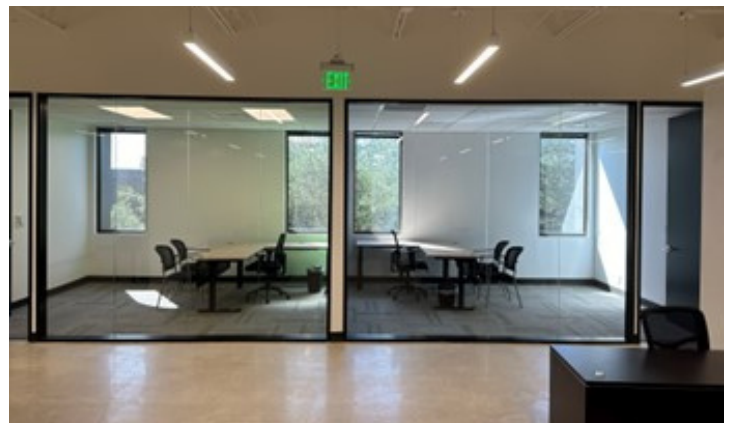
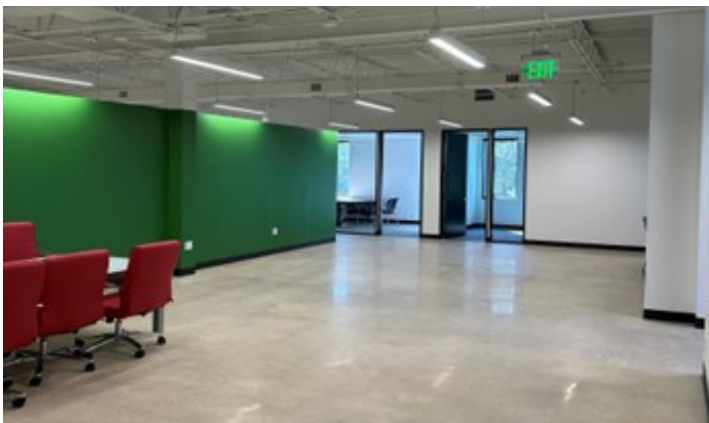
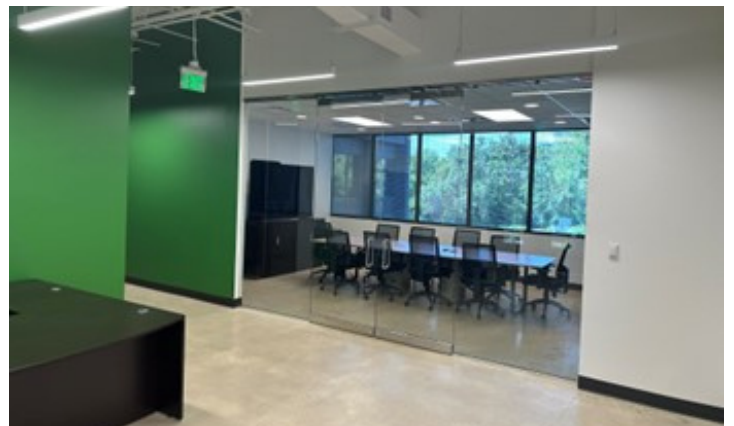
AUSTIN OAKS MEREDITH - BUILDING 11

3721 EXECUTIVE CENTER DRIVE 200 AUSTIN, TEXAS 78731



FOR SUBLEASE

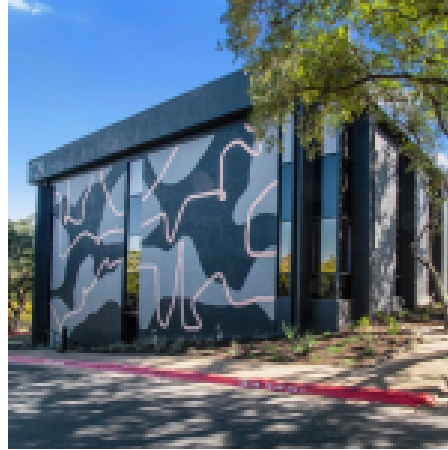
- SUITE : 2ND FLOOR SUITE 200
- SIZE : 6,993 RSF
- BASE RATE : \$25.00 SF
- NNN : \$13.44 SF
- SUBLEASE EXPIRATION DATE : 10/31/2028



MATT WATSON // 512-699-2104 MOBILE
MATT@AUSTINOFFICESPACE.COM

AustinOaks

Creative Design Throughout



FURNITURE AVAILABLE

- SPACE IS VACANT & MOVE IN READY
- NEW CONSTRUCTION WITH HIGH END FINISHES
- 2RD FLOOR SPACE W/ NICE WINDOWS
- NEW LED LIGHTS AND CEILING TILES
- POLISHED CONCRETE FLOORING
- RECEPTION AREA, 10 OFFICES & MULTIPLE CONFERENCE ROOMS
- PLENTY OF FREE PARKING
- WORKOUT FACILITY AND PROPERTY MANAGEMENT ON SITE
- NEW ON SITE RESTAURANT (THE GROVE) AND CONFERENCE ROOM FACILITIES

