

# MODERN OFFICE SUITE

## DOWNTOWN AUSTIN

ACROSS STREET FROM CAPITOL - 1011 SAN JACINTO BLVD



### CURRENT CONFIGURATION

- 9-10 private offices
- 3 open work/conference/training rooms

### CUSTOM CONFIGURATION

- Tenant's Imagination

## SUITE FEATURES

- 4,600 Rentable Square Feet
- Discounted Garage Parking
- 24/7 Building & Garage Access
- No Utility Surcharge for After Hours or Weekend Use
- CAM Expenses at Cost
- CAM Expense Credit Available
- Construction Allowance Credit Available
- No Power Loss During Winter Storm Uri
- AT&T Fiber - Internet
- Controlled Access Building & Gated Garage
- LED Lighting in Offices & Common Areas
- Advanced Ultraviolet Air Filtration System
- Furniture Available at No Extra Rent
- Shared Kitchen

**TCA**

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