

Office/R&D | For Sublease

CBRE

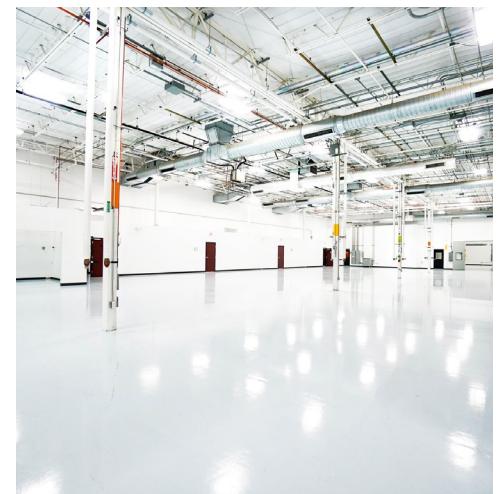
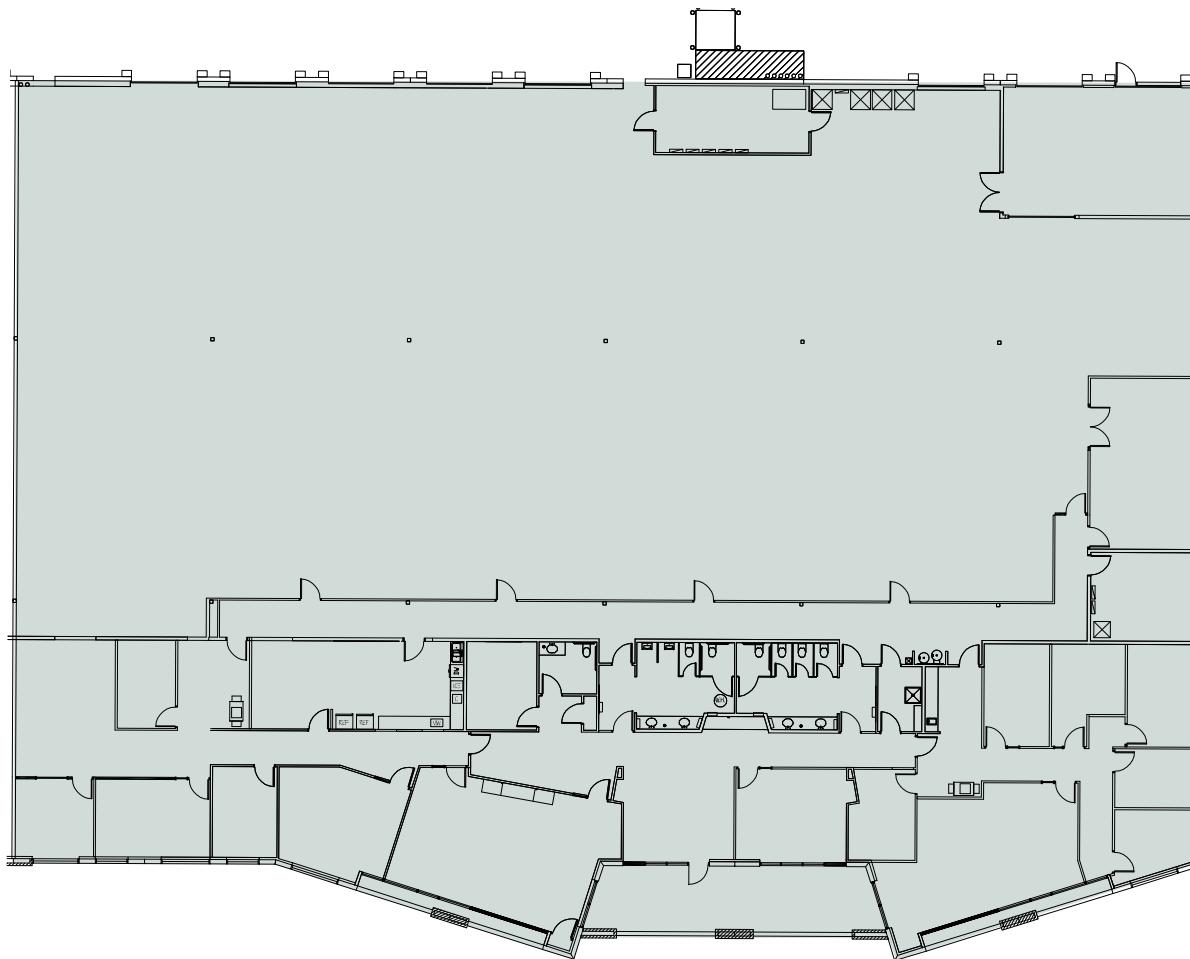
NorthTech Business Center I

22,811 SF | Available for Sublease

4616 W Howard Ln, Suite 105,
Austin, TX. 78728



Floor Plan Suite 105 - 22,811 SF

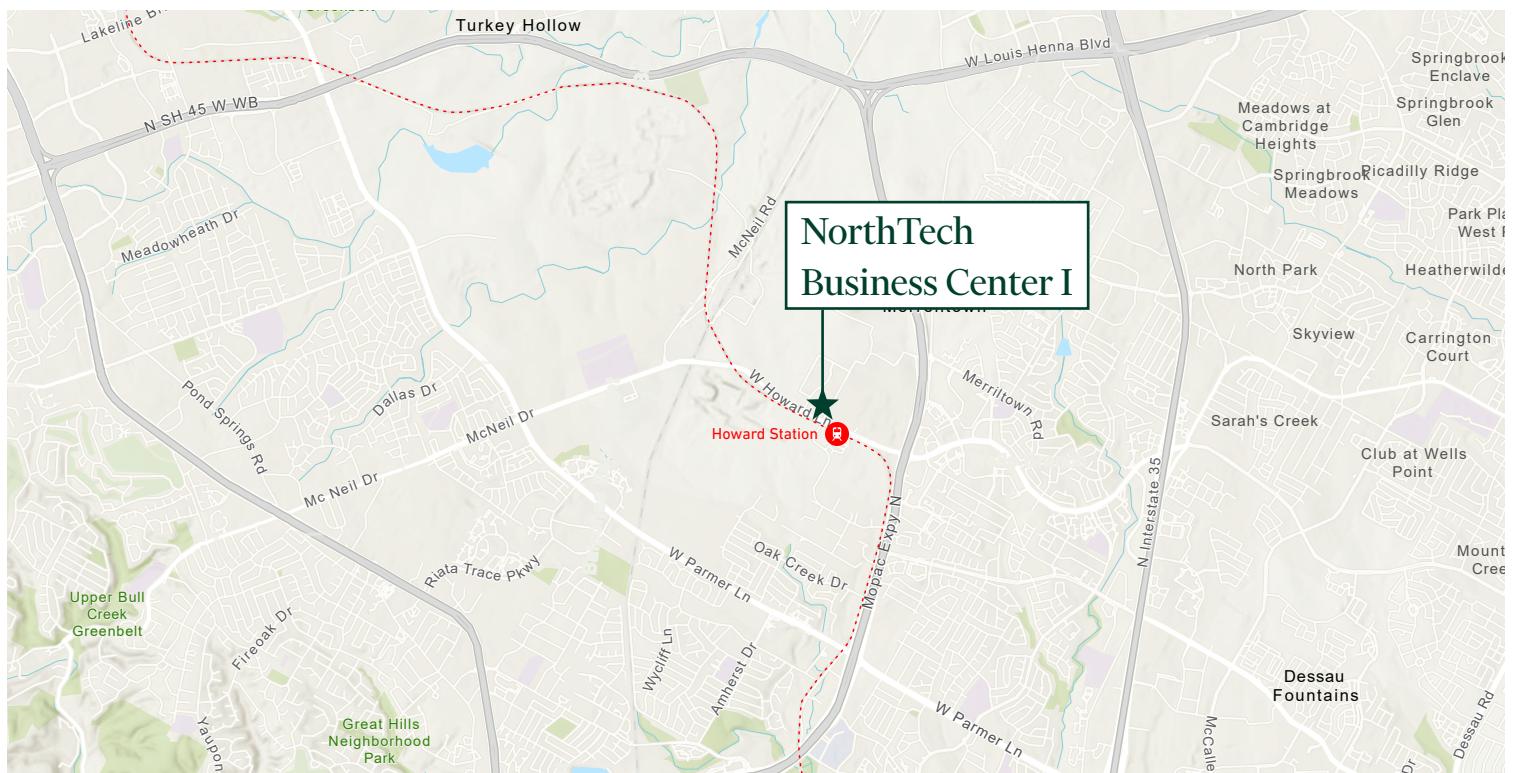


Suite 105

22,811 SF

Highlights

- + Sublease Expires: 1/31/2031
- + 21' Clear Height
- + Power: 4,000 AMPS, 277/480V
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- + Rate: \$18.50 PSF
- + Column Spacing: 30'x40'
- + Parking 3/1000
- + Loading - (2) 9'x10' dock high doors. Ability to expand up to (6).
- + 2025 OpEx: \$8.99 PSF
- + 35/65% Office-to-Warehouse Ratio
- + 100% HVAC Throughout
- + Less than 10 minutes from Domain



Contact Us

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