

# NorthTech Business Center I

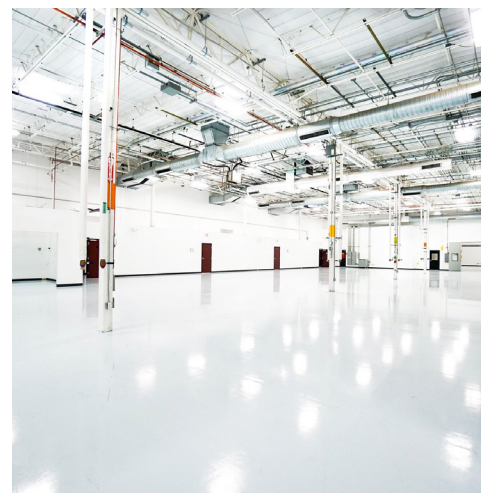
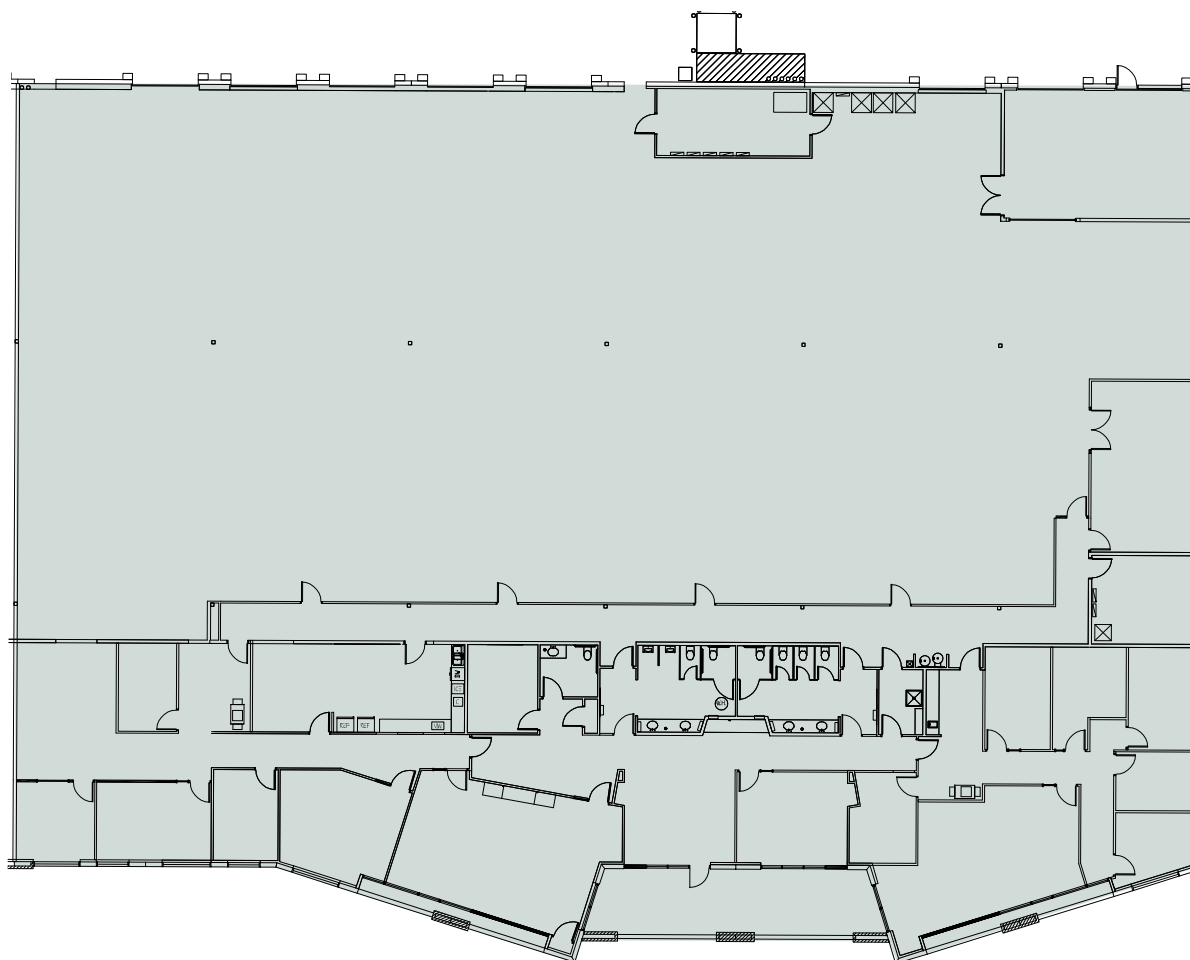
22,811 SF | Available for Sublease

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 | + Power: 4,000 AMPS, 277/480V  |
| + 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

### JOHN BARKSDALE

Senior Vice President  
+1 512 499 4976  
john.barksdale@cbre.com

### BO BEACHAM

Senior Vice President  
+1 512 499 4978  
bo.beacham@cbre.com

### KYLE LEWIS

Senior Associate  
+1 817 233 7121  
kyle.lewis@cbre.com

### PAIGE SUVALSKY

Associate  
+1 713 249 7884  
paige.suvalsky@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.