

# SUBLEASE $\pm 2,000\text{--}4,082$ SF

6406 IH 35 Frontage Rd.



**BROKER BONUS: 5%**

#### Contact

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cresa 

# PROPERTY INFORMATION

SUBLEASE



**The Linc, Building 2  
6406 IH-35 Frontage Rd.  
Ste. 1805  
Austin, TX 78752**

**Size:** 2,000 - 4,082 SF

**Rate:** Contact Broker

**Opex:** Contact Broker

**Expiration:** 12/31/26

 9 Private Offices

 Kitchen/ Break Room

 2 Conference Rooms

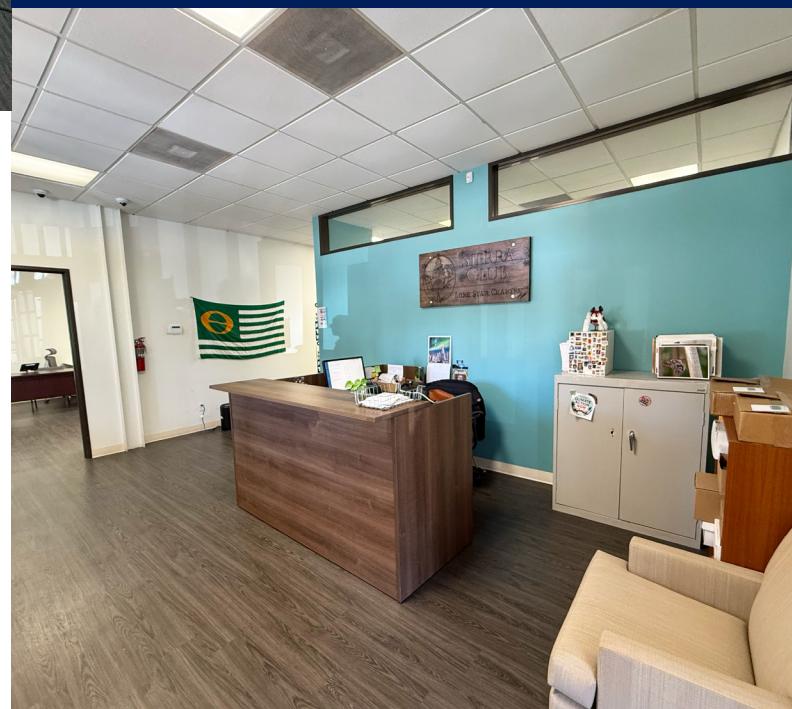
 Private Restrooms

 1 Phone Room

 Polished Concrete Floors

 Parking: 5.65 / 1000

 Shared Workspace Opportunity Available

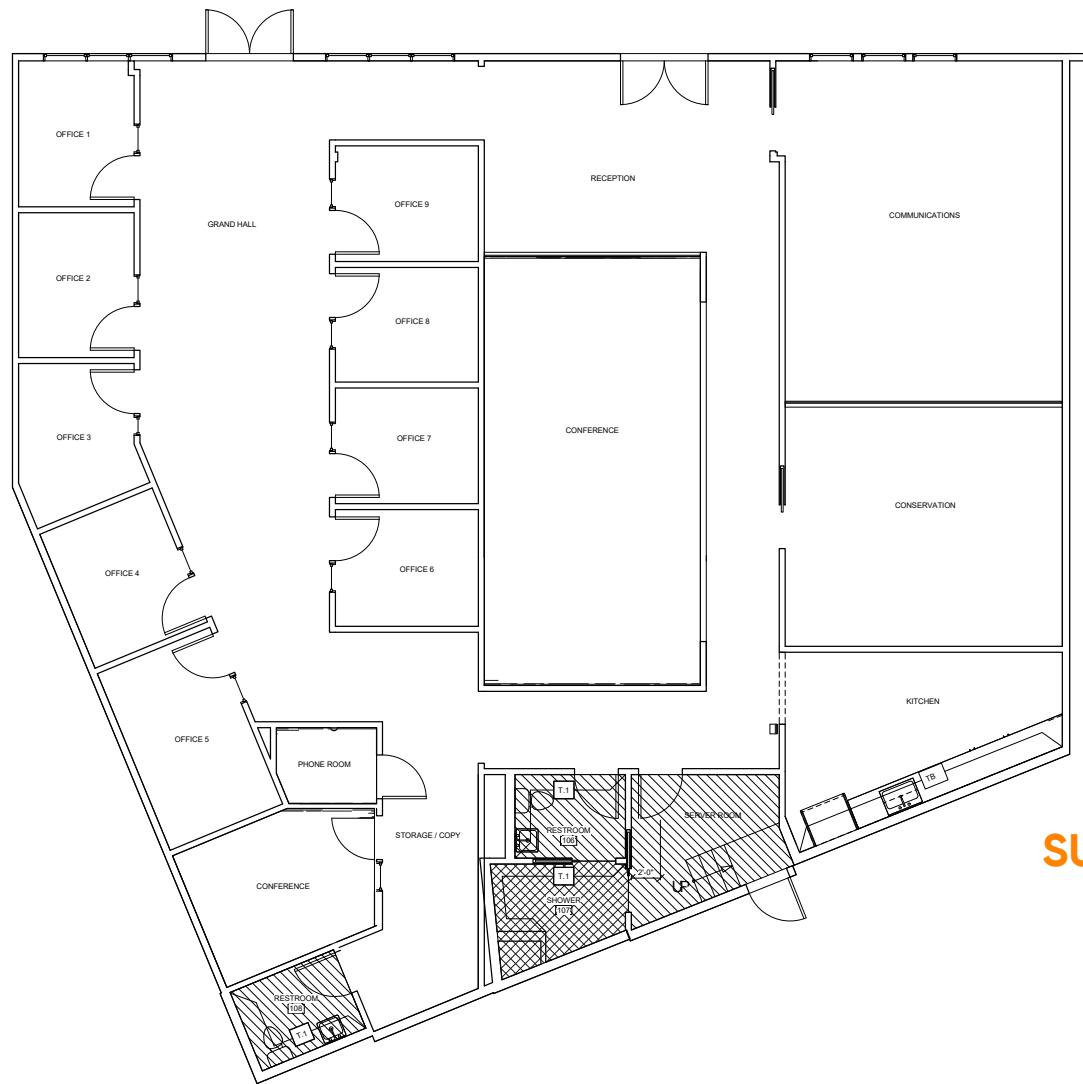


# FLOORPLAN

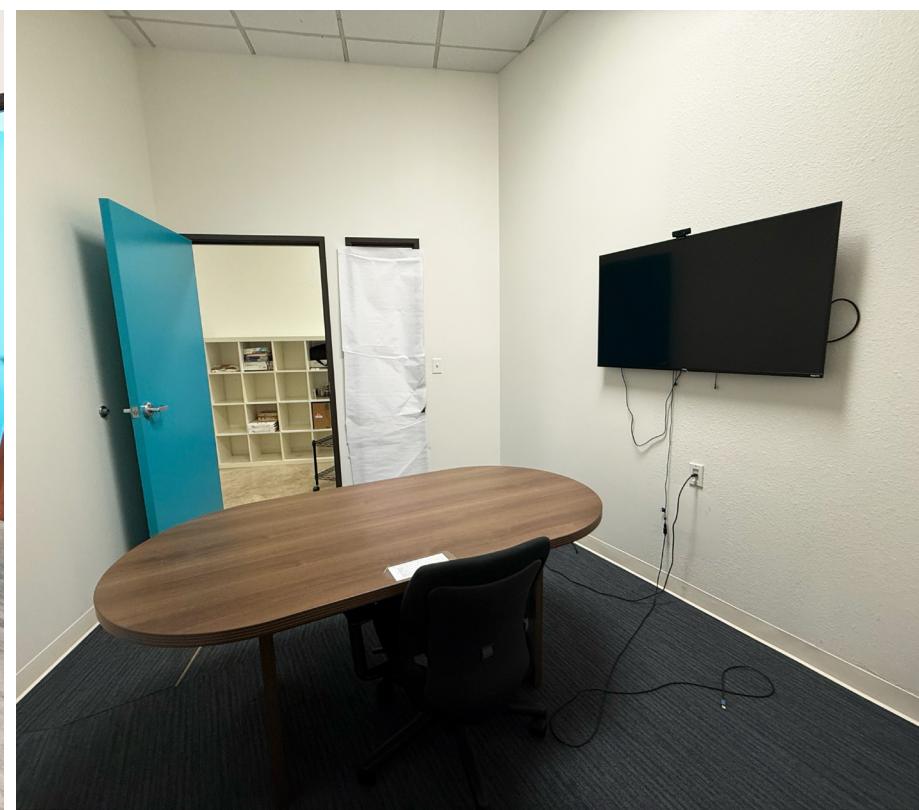
± 2,000 - 4,082 SF

6406 IH-35 FRONTAGE

SHARED WORKSPACE  
OPPORTUNITY AVAILABLE

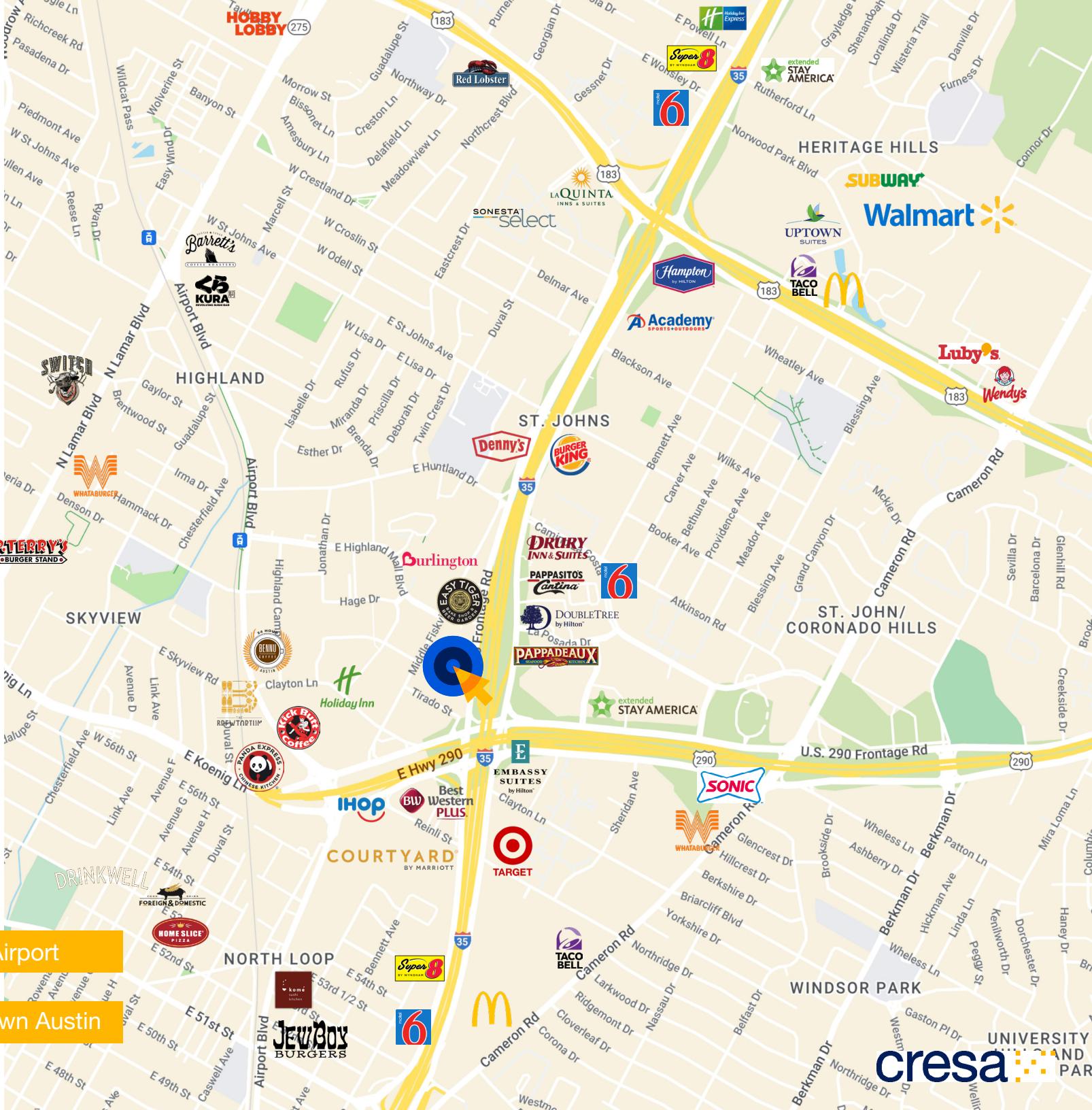


**SUITE 1805**



# AREA MAP

## 6406 IH-35 FRONTAGE

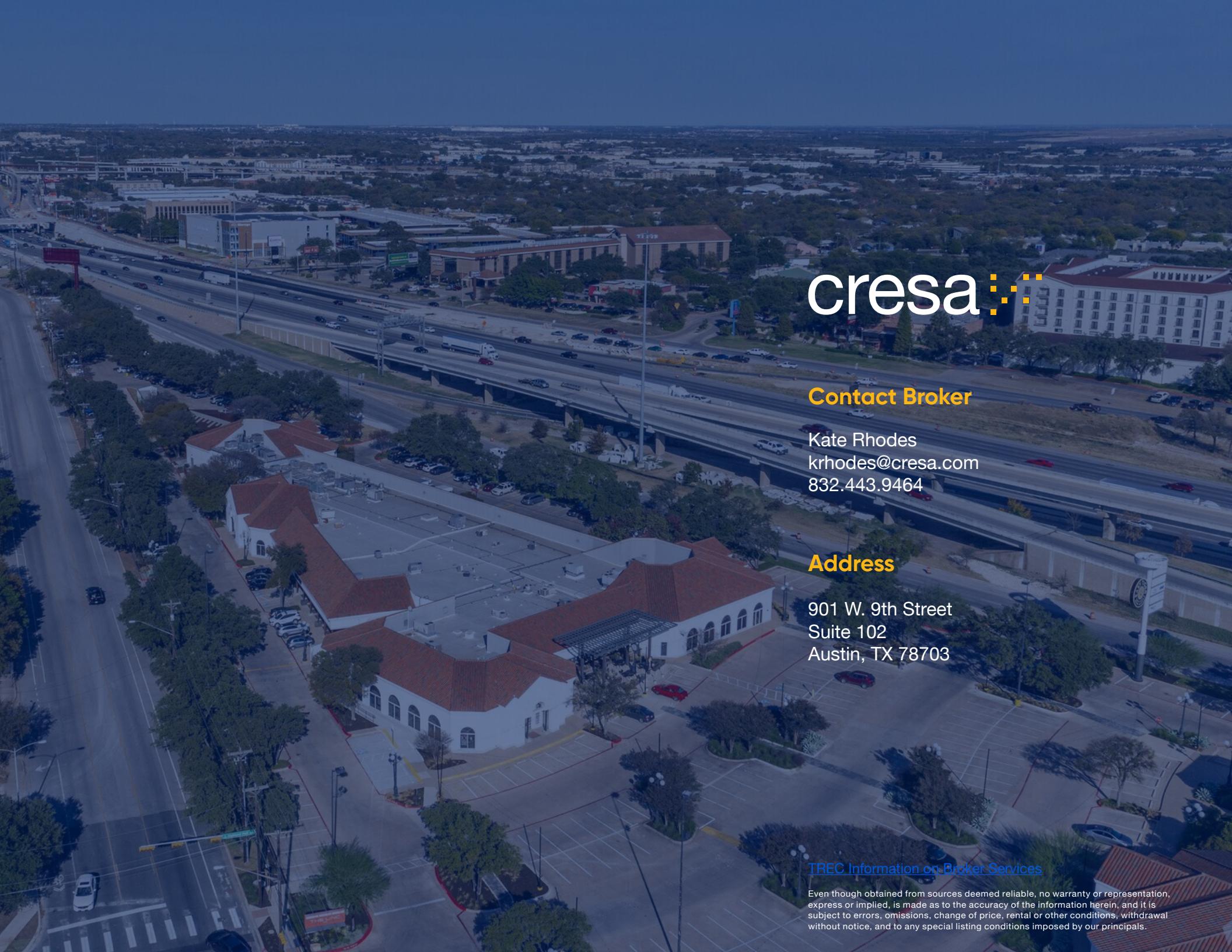


17 minutes to Austin Airport



12 minutes to Downtown Austin

**cresa** UNIVERSITY  
LIVING AND  
PAR



cresa:::

**Contact Broker**

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**Address**

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**[TREC Information on Broker Services](#)**

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