

# Move-in Ready Office Available for Sublease

savills

FOR SUBLEASE

7800 Shoal Creek Blvd., Austin, TX 78757



## SPACE PROFILE

8,556 SF  
Total SF

\$10/SF NNN  
Rental Rate

\$15.18/SF  
OPEX (2026)

Negotiable  
Term

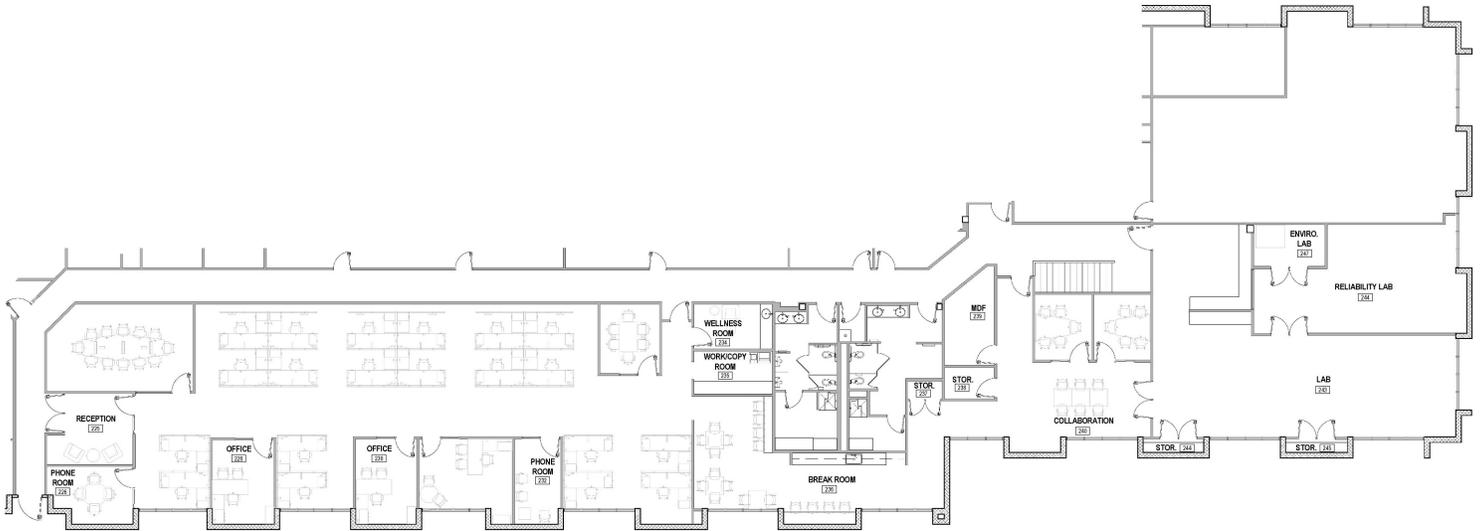
250-E  
Suite

Immediate  
Availability

4.00/1,000  
Parking Ratio

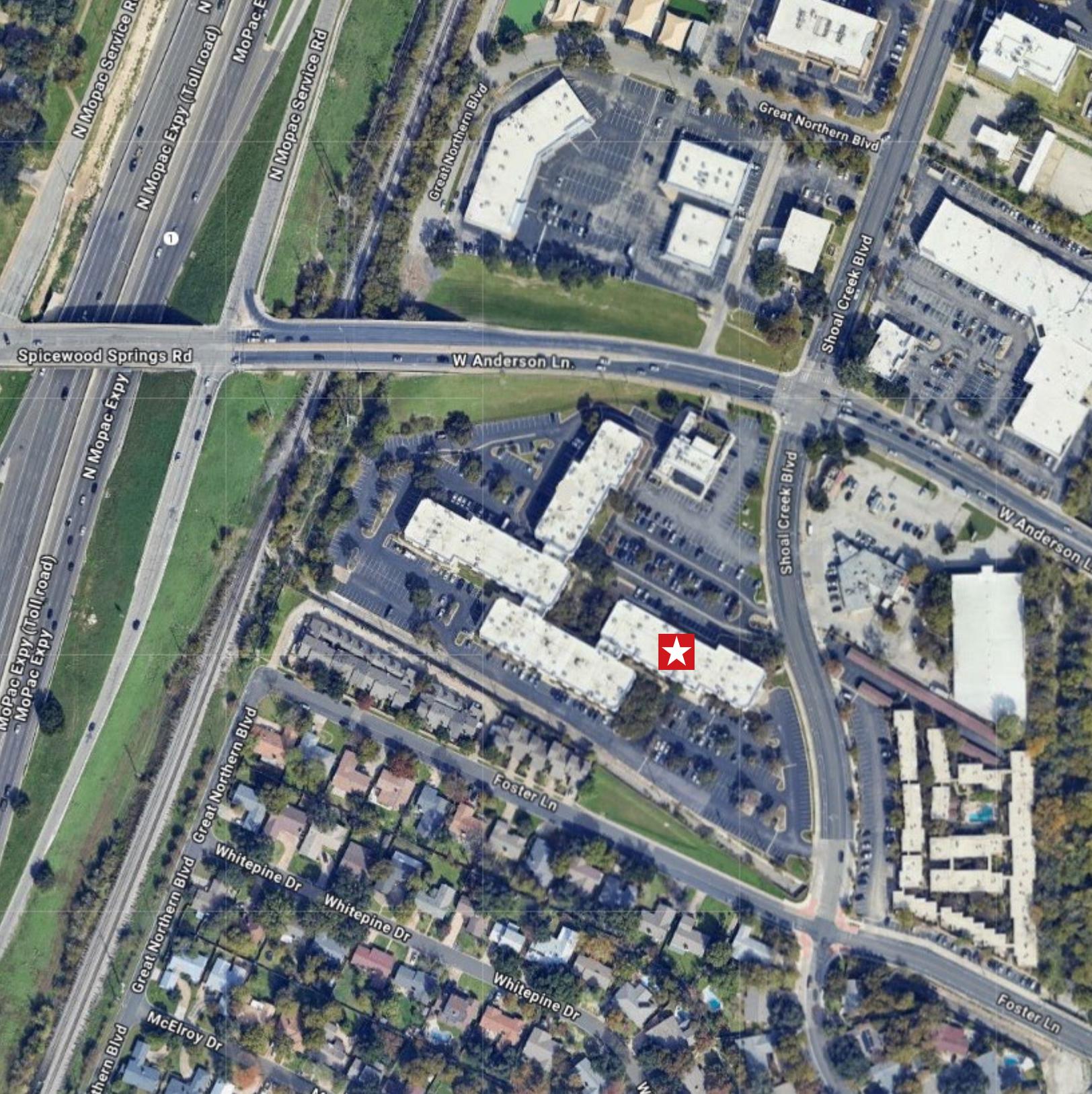
## SUITE 250-E

8,556 SF



- New to market! Plug & play sublease in Austin
- Move-in ready with all furniture and equipment available
- Exceptional value office space with accessibility to Mopac
- Building renovations completed in 2019
- Office includes +/- 1,000 SF software lab
- Amenities include a brand-new fitness center and courtyard





**Burke Kennedy**

+1 512 970-7519  
bkennedy@savills.us  
License #533092

**Jeff Eisenhart**

+1 972 692 1508

**Anna Richardson**

+1 314 413 1505

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