

2,459 SF AVAILABLE FOR SUBLEASE



TEJAS PLAZA

2009 S CAPITAL OF TEXAS HWY, AUSTIN, TX 78746

RICK LANGE | (713) 447-0405 | rlange@hpitx.com

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SUITE 110 HIGHLIGHTS



Size: 2,459 SF



Base Rent: \$24.00/SF NNN
Operating Expenses: \$10.33/SF + E&J



Expiration: June 30, 2027



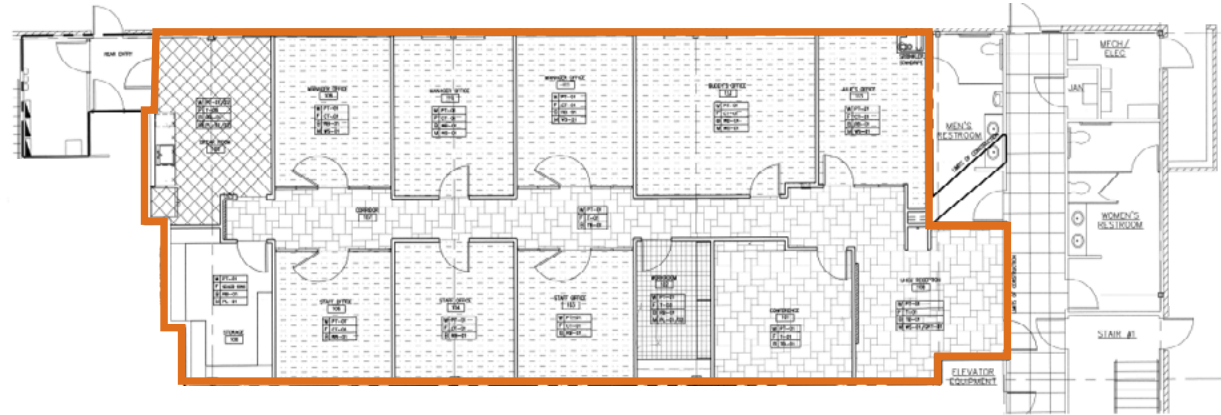
Available Now



Parking: 4.0/1,000 SF



Furniture Available



SUITE 110 HIGHLIGHTS

FEATURES:

- 100% hard wall office layout that consists of 9 private offices, a lobby area, and a break room
- Ideal space for back-office executives, law firms, and financial services firms



RECEPTION AREA



BREAK ROOM



LOCATION AMENITIES

TEJAS PLAZA

EST. DRIVE TIMES

- DOWNTOWN: 15 Minutes
- THE DOMAIN: 18 Minutes
- AUSTIN AIRPORT: 13 Minutes
- LOOP 1: 4 Minutes
- HWY 290: 5 Minutes

WEST WOODS SHOPPING CENTER

- Raising Cane's CHICKEN FINGERS
- CAVA
- SMOOTHIE KING
- MODERN market FARM FRESH CATERIES
- CHIPOTLE MEXICAN GRILL
- Jordan Mike's SUBS

BARTON CREEK SQUARE MALL

- The Cheesecake Factory
- PANDA EXPRESS GOURMET CHINESE CUISINE
- california PIZZA KITCHEN

Rudy's LOUNGE STORE AND BAR-B-Q

Map labels: Hill Of Life, Westlake High School, WALSH TARLTON LN, Pinnacle Rd, LOOP 1, LOOP 360, Barton Creek Square, Barton Hills, PAC EXPY, BARTON SKYWAY, VALE ST, RILEY RD, HATFIELD DR, LAS LO...

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TENANT ADVISORS

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