

Great Hills Corporate Center II-280



OFFERING SUMMARY

Lease Rate:	\$21+NNN
Available SF:	1,673 SF
Submarket:	North West

PROPERTY OVERVIEW

Available now for sublease, this office space presents a turnkey solution with the option for furnished occupancy, making it a true plug-and-play opportunity. The lease, set to expire on February 28, 2026, is perfect for businesses seeking a short-term, hassle-free setup. This arrangement is ideal for companies in need of a temporary workspace or additional space for specific projects. With the convenience of available furniture, businesses can move in and start operating immediately, bypassing the typical setup time and investment, all without the long-term commitment of a standard lease agreement.

LOCATION OVERVIEW

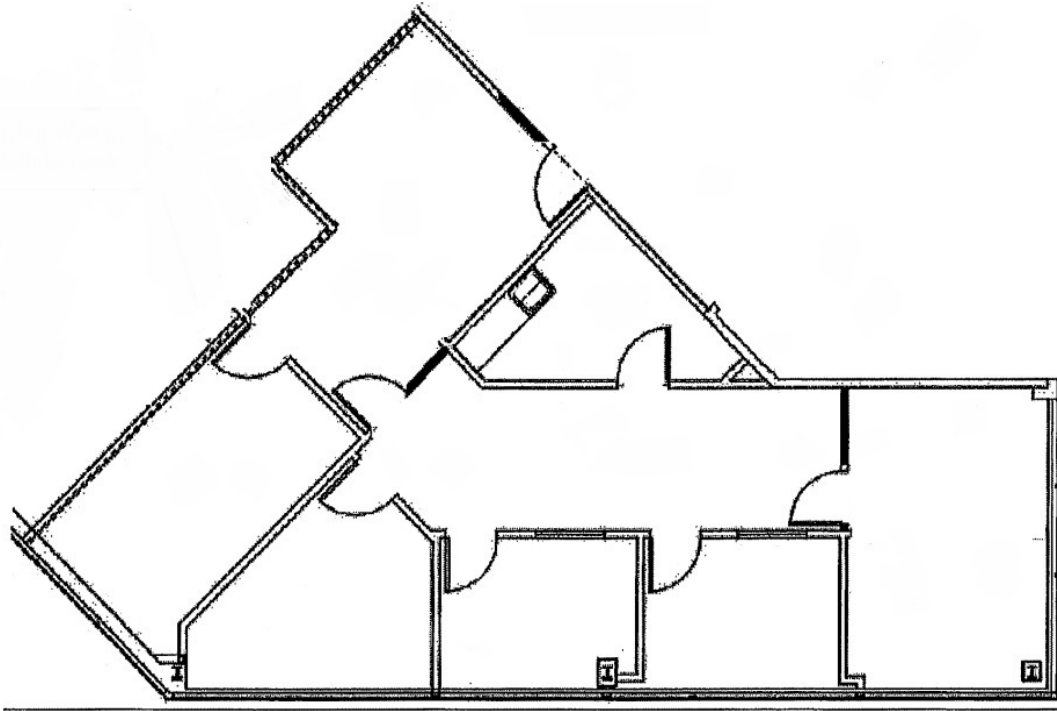
This property boasts an enviable location in the prime North West Austin area, offering effortless access to major thoroughfares and local attractions. Conveniently situated, it provides easy access to N Capital of Texas Highway (Loop 360) and Highway 183, ensuring smooth connectivity for both daily commutes and leisure travels. Additionally, it's just a stone's throw away from Great Hills Trails, ideal for those who appreciate outdoor activities and nature. Its proximity to the Arboretum enhances its appeal, placing Tenants within arm's reach of top-notch shopping, dining, and entertainment options in one of Austin's most sought-after neighborhoods.

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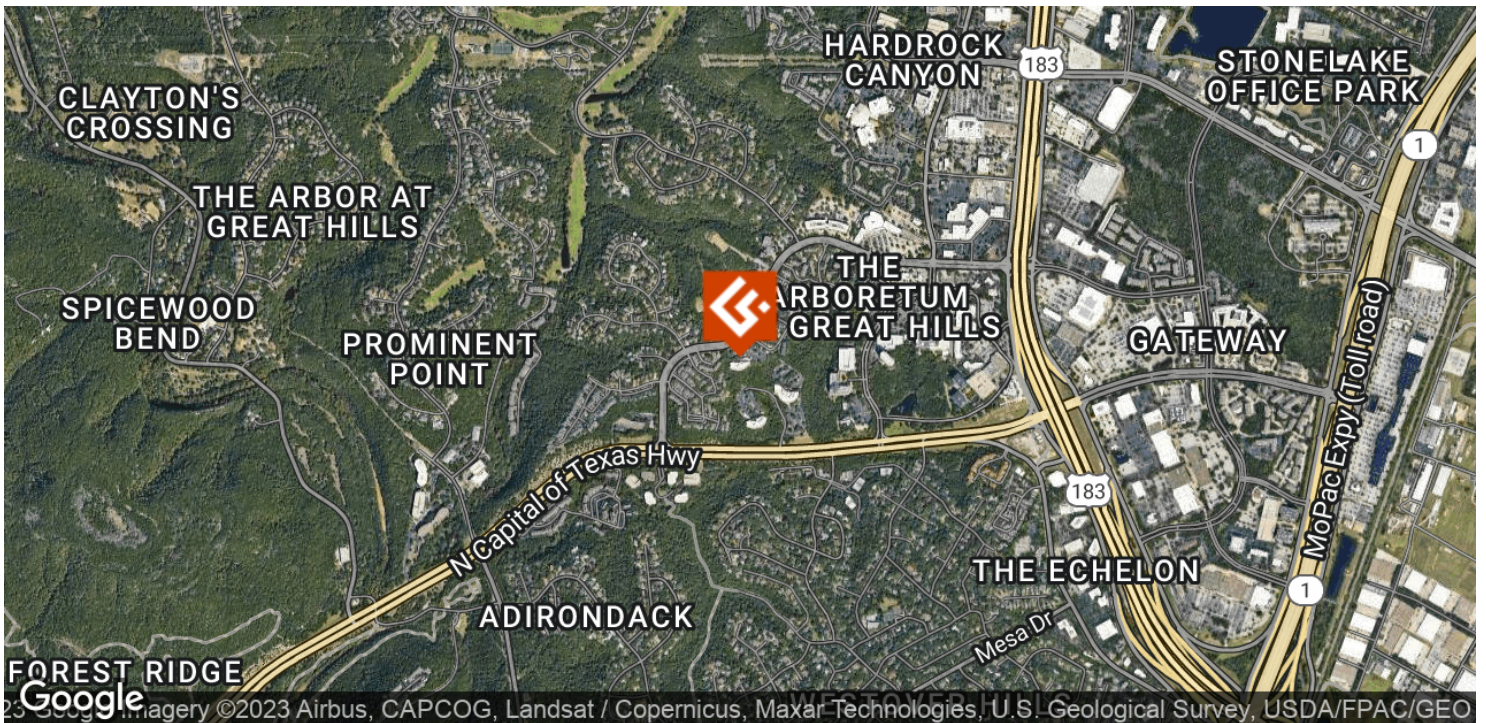


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