



FOR SUBLEASE | SUITE S280 | 4,473 SF

BELTERRA VILLAGE

165 HARGRAVES DRIVE

AUSTIN, TX 78737

PROPERTY HIGHLIGHTS



ADDRESS

Belterra Village
165 Hargraves Dr., Ste. S280
Austin, TX 78737



OTHER FEATURES

Plug and play
Furniture is available



AVAILABILITY

Immediately



SIZE

4,473 SF



RATE

\$28/SF Gross



EXPIRATION DATE

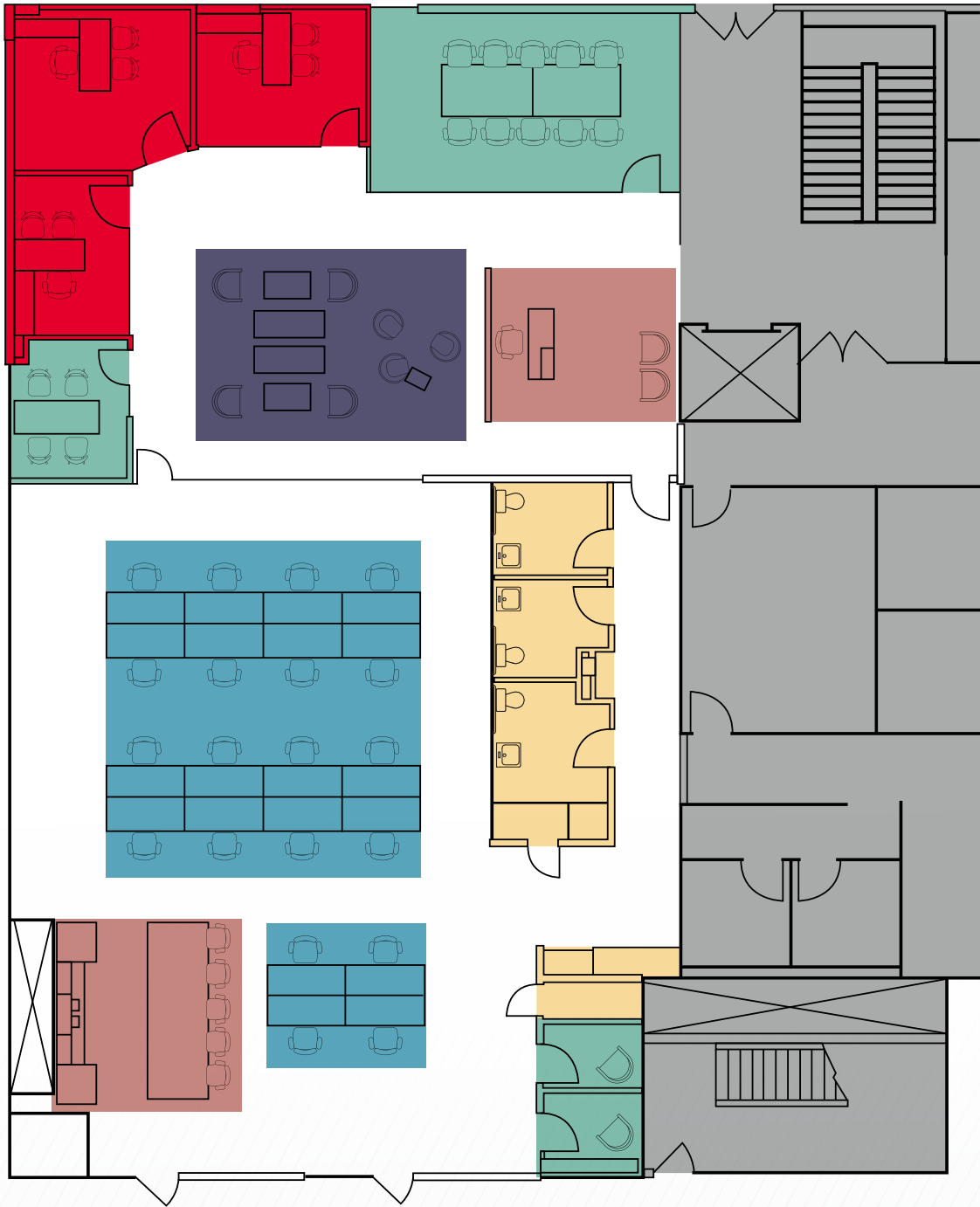
March 31, 2027



FLOOR PLAN

FOR SUBLEASE

SUITE S280 | 4,473 SF



Legend 1



Legend 2



Legend 3



Legend 4



Legend 5



Legend 6



Legend 7



For more information, please contact:

TAYLOR MCHARGUE

Senior Director
+1 512 370 2459
taylor.mchargue@cushwake.com

CALISTA SCHNEIDAU

Associate
+1 512 439 6742
calista.schneidau@cushwake.com

405 Colorado Street
Suite 2300
Austin, TX 78701
+1 512 474 2400

©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.



cushwakefield.com