

SUBLEASE $\pm 22,000$ SF

3601 S. Congress



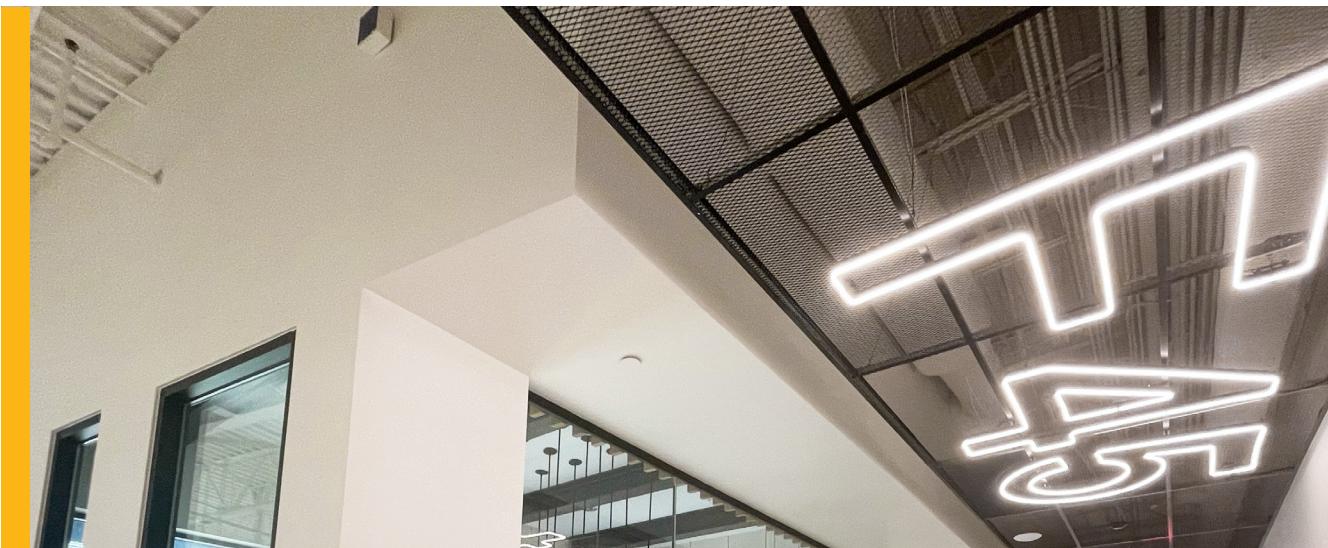
Contact

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PROPERTY INFORMATION

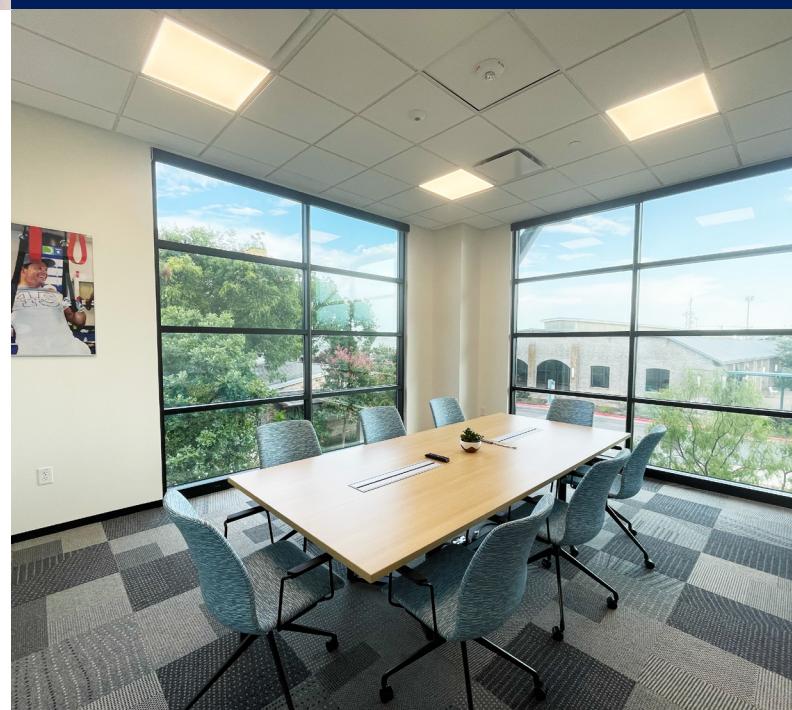
SUBLEASE



PENN FIELD
3601 S. CONGRESS,
2ND FLOOR, BLDG. E
AUSTIN, TX 78704

Rate: \$38.00/SF
NNN: \$19.65/PSF
Size: 22,000 SF
Available: Immediate
Term: December 31, 2029

-  Class A Interior Finish-Out
-  Balcony Downtown Views
-  Large Conference Rooms
-  Break Areas & Kitchenette
-  Ample Natural Light
-  Great Corporate Neighborhood
-  55 Parking Spaces
-  Built in 2020
-  Two Outdoor Balconies
-  Secure Building Access
-  Willing to Demise
-  Easy Access to Highways



FLOORPLAN

± 22,000 SF

3601 S. CONGRESS

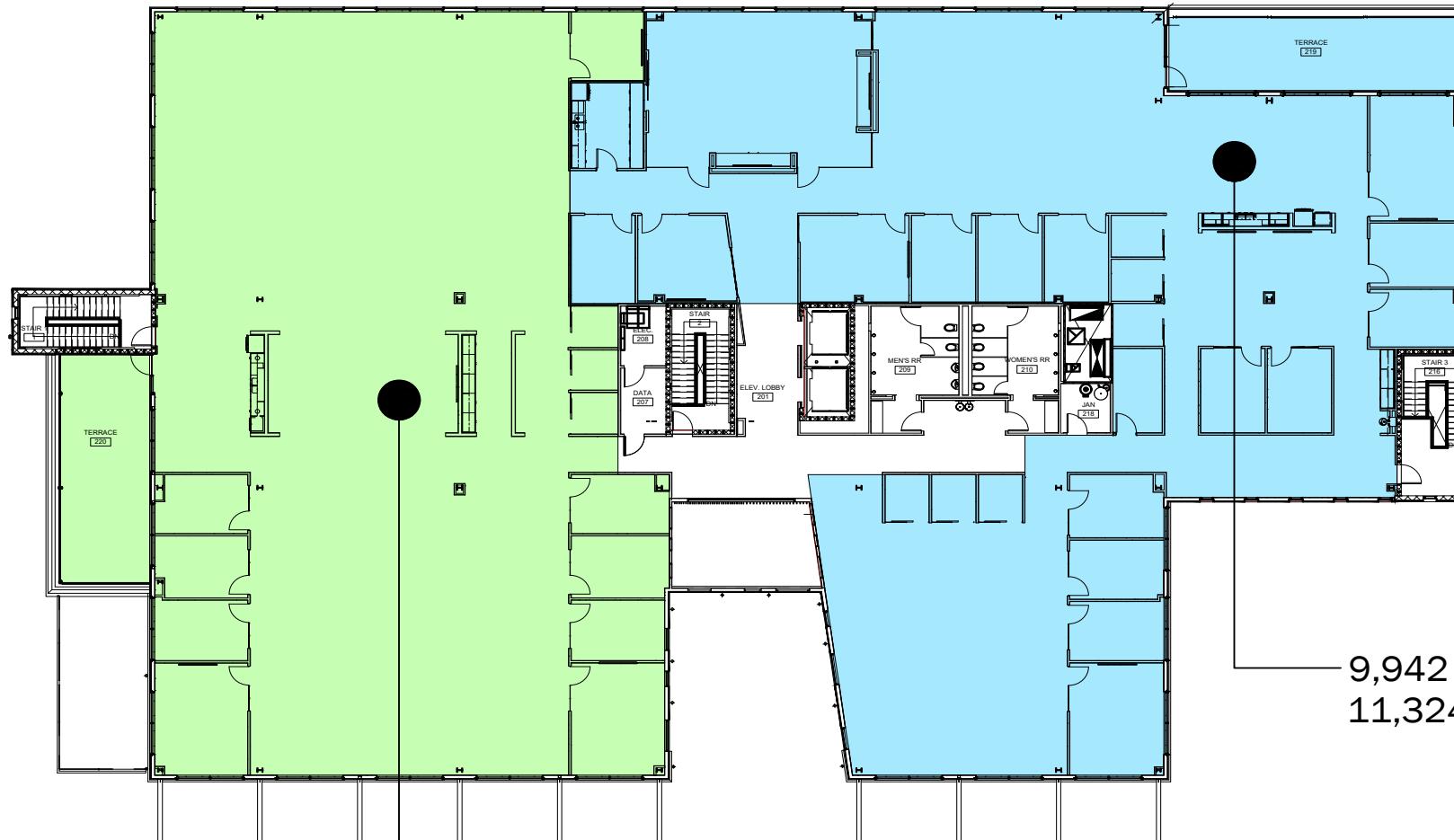


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PROPOSED DEMISED FLOORPLAN

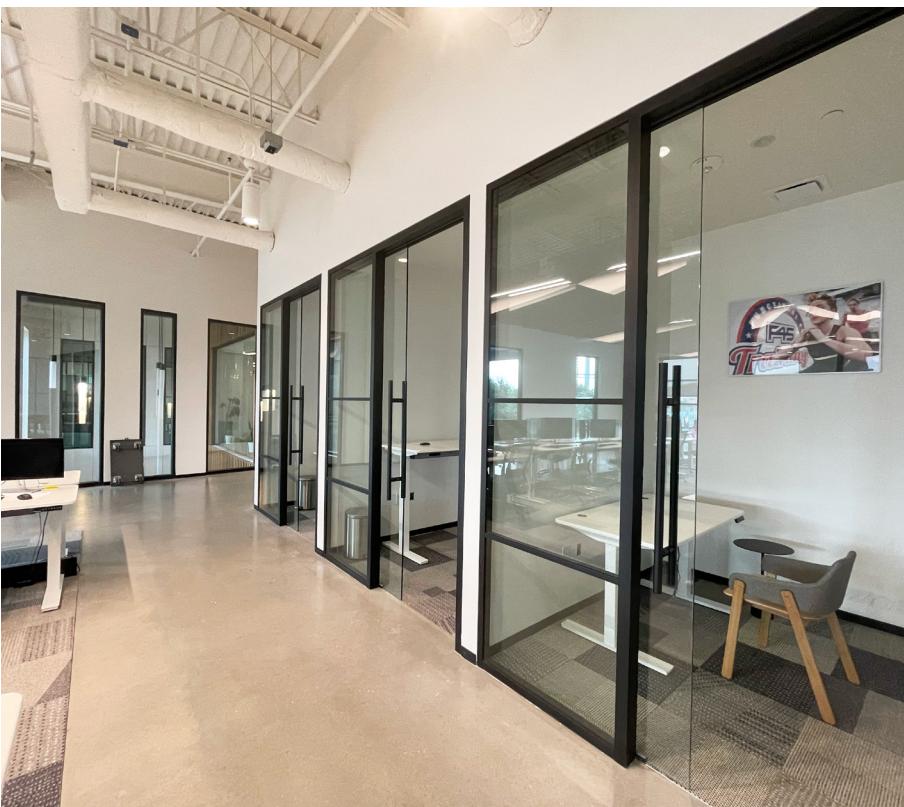
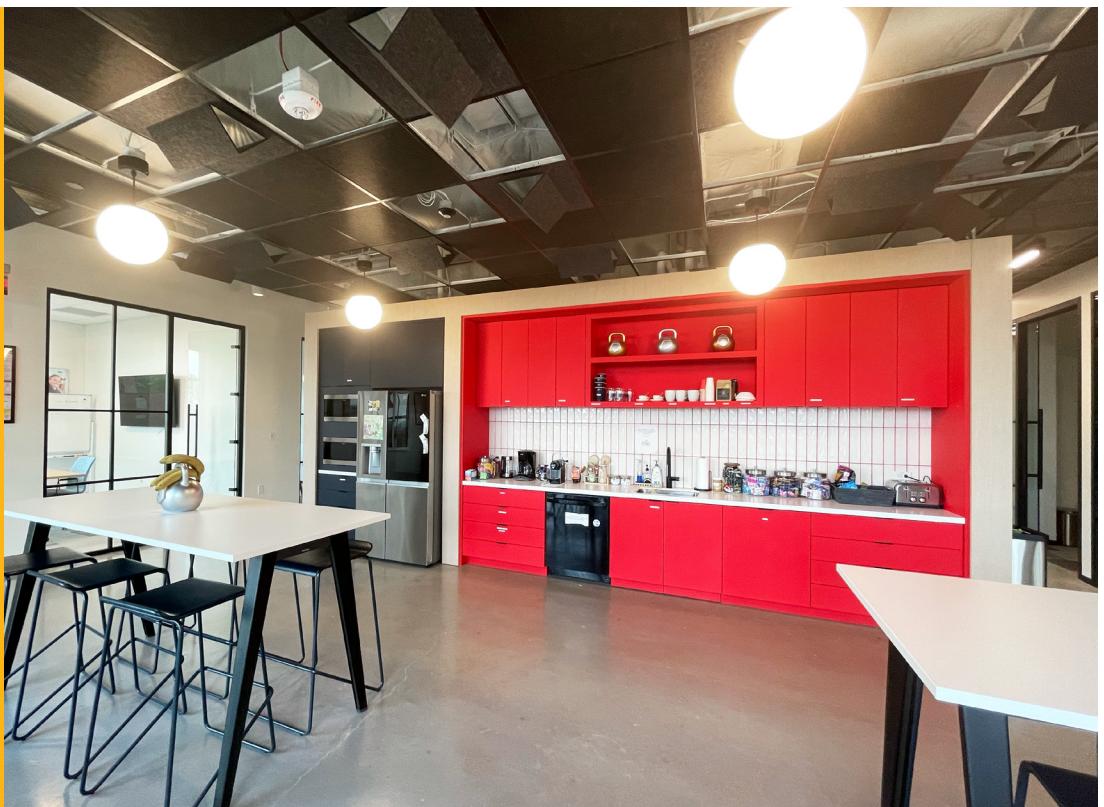
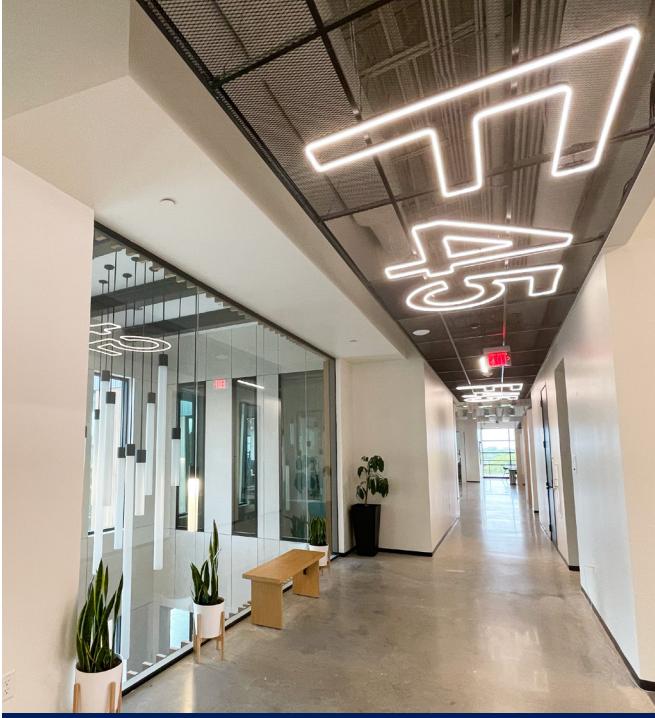
Willing to Demise Space

3601 S. CONGRESS



9,162 USF
10,436 RSF

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AREA MAP

3601 S. CONGRESS

1 Austin Beer Garden Brewing Co.

2 Toss Pizzeria

3 Poke-Poke

4 Cosmic Coffee & Beer Garden

5 Vinaigrette

6 Mattie's

7 Summer Moon

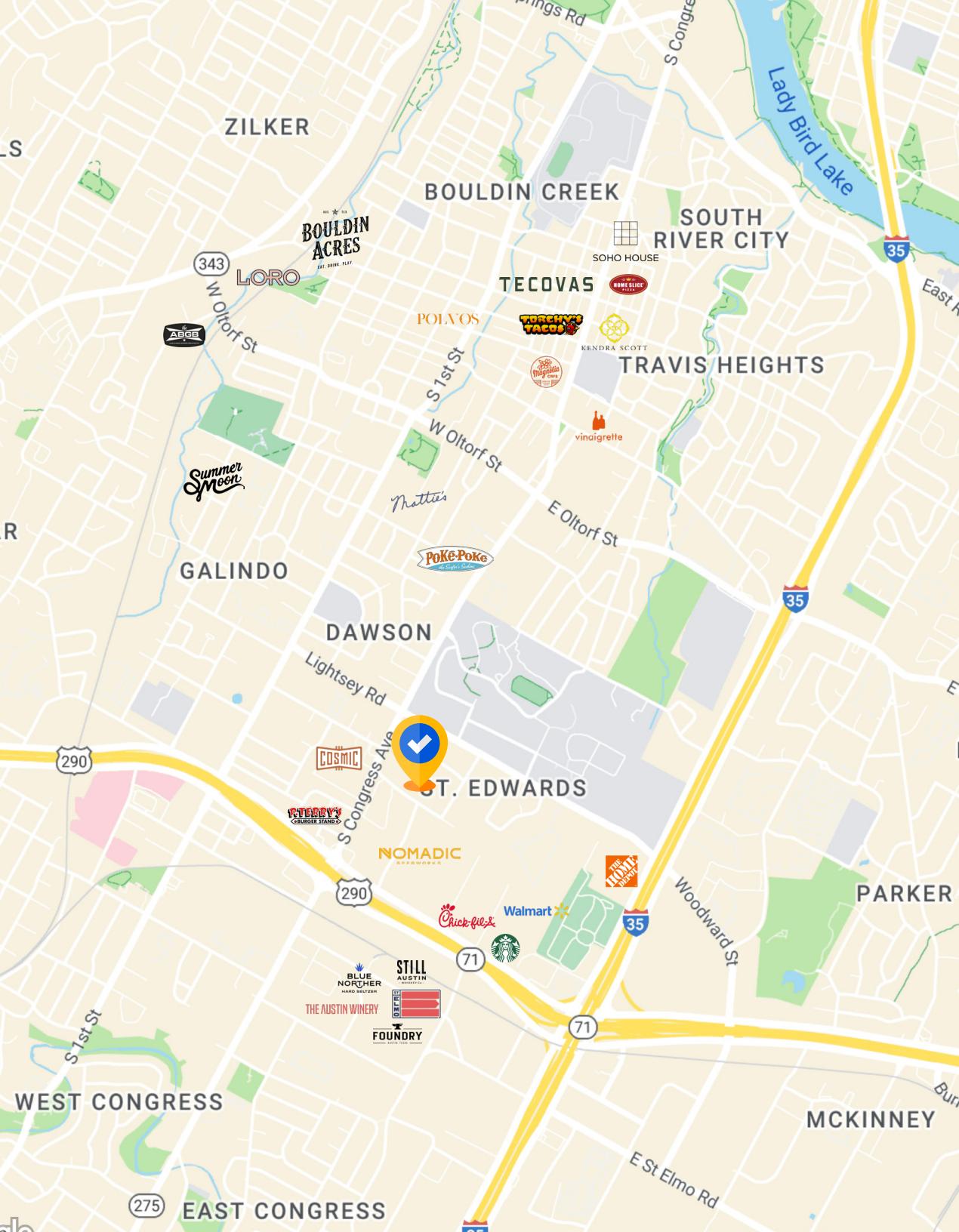
8 Soho House

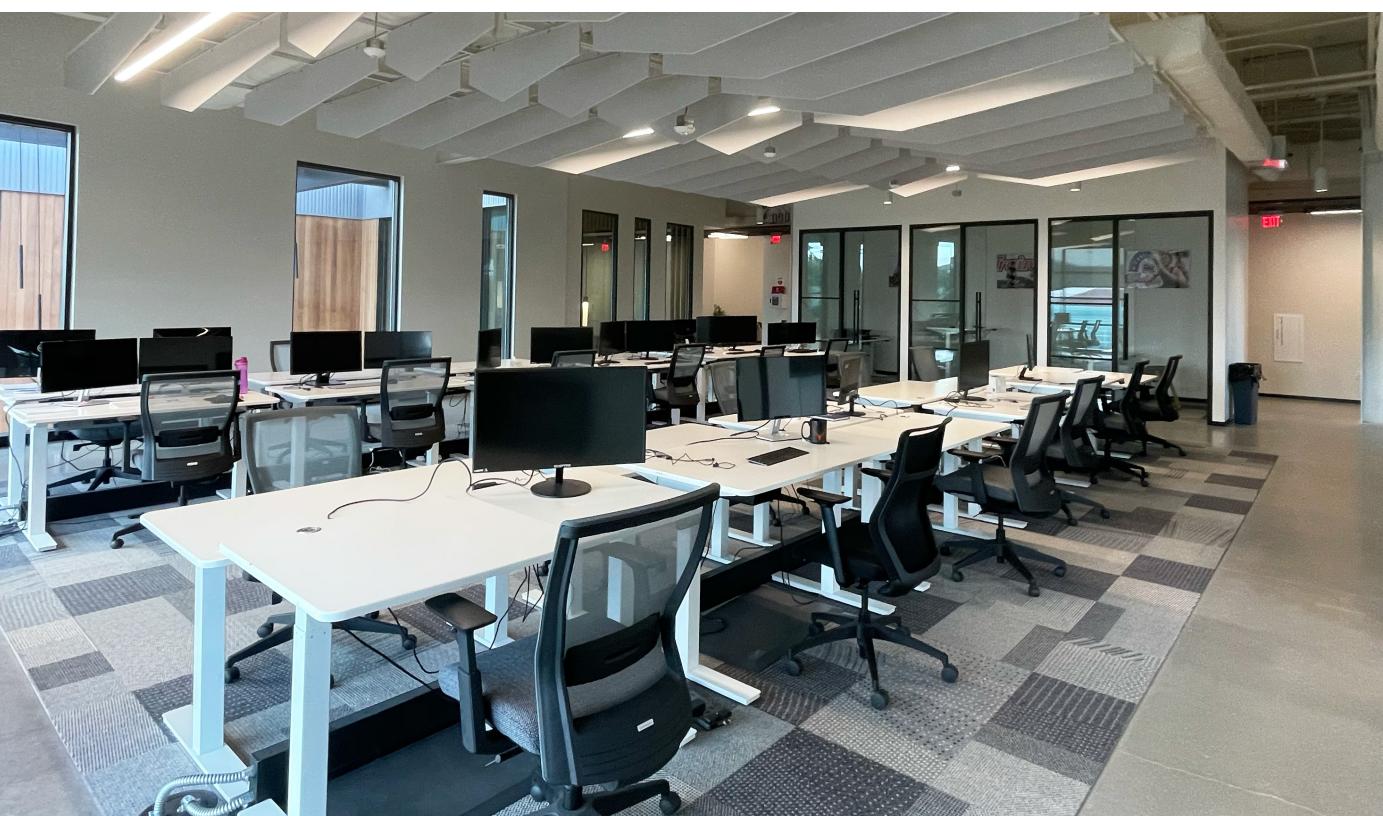
9 Torchy's Tacos

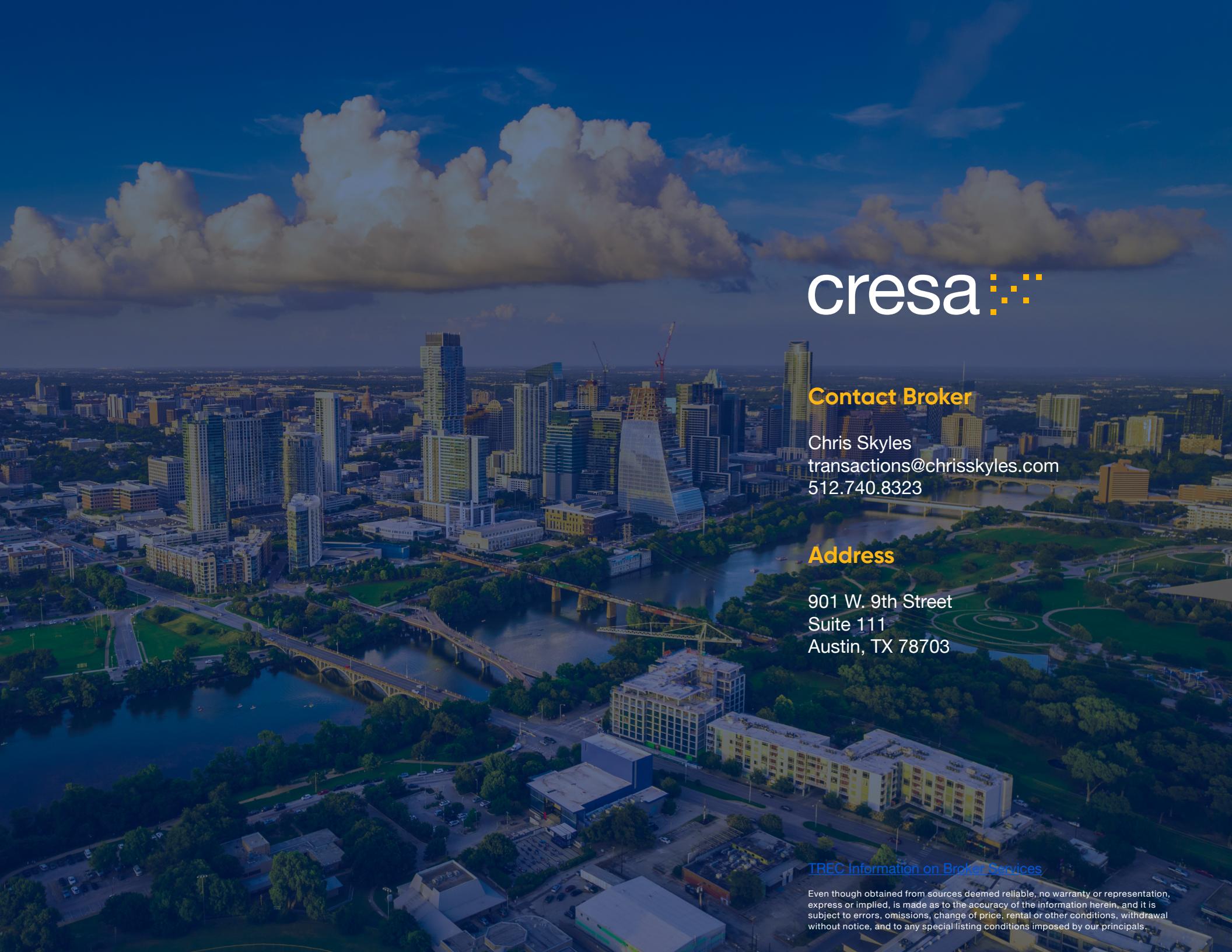
10 Homeslice Pizza

 10 minutes to Austin Airport

 12 minutes to Downtown Austin





The background image is a wide-angle, aerial photograph of the Austin, Texas skyline at dusk. The city is illuminated by streetlights and building lights, with the Colorado River winding through the foreground. Large, dramatic clouds are visible in the darkening sky.

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Contact Broker

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[TREC Information on Broker Services](#)

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