

SUBLEASE $\pm 22,000$ SF

3601 S. Congress



Contact

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cresa 

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

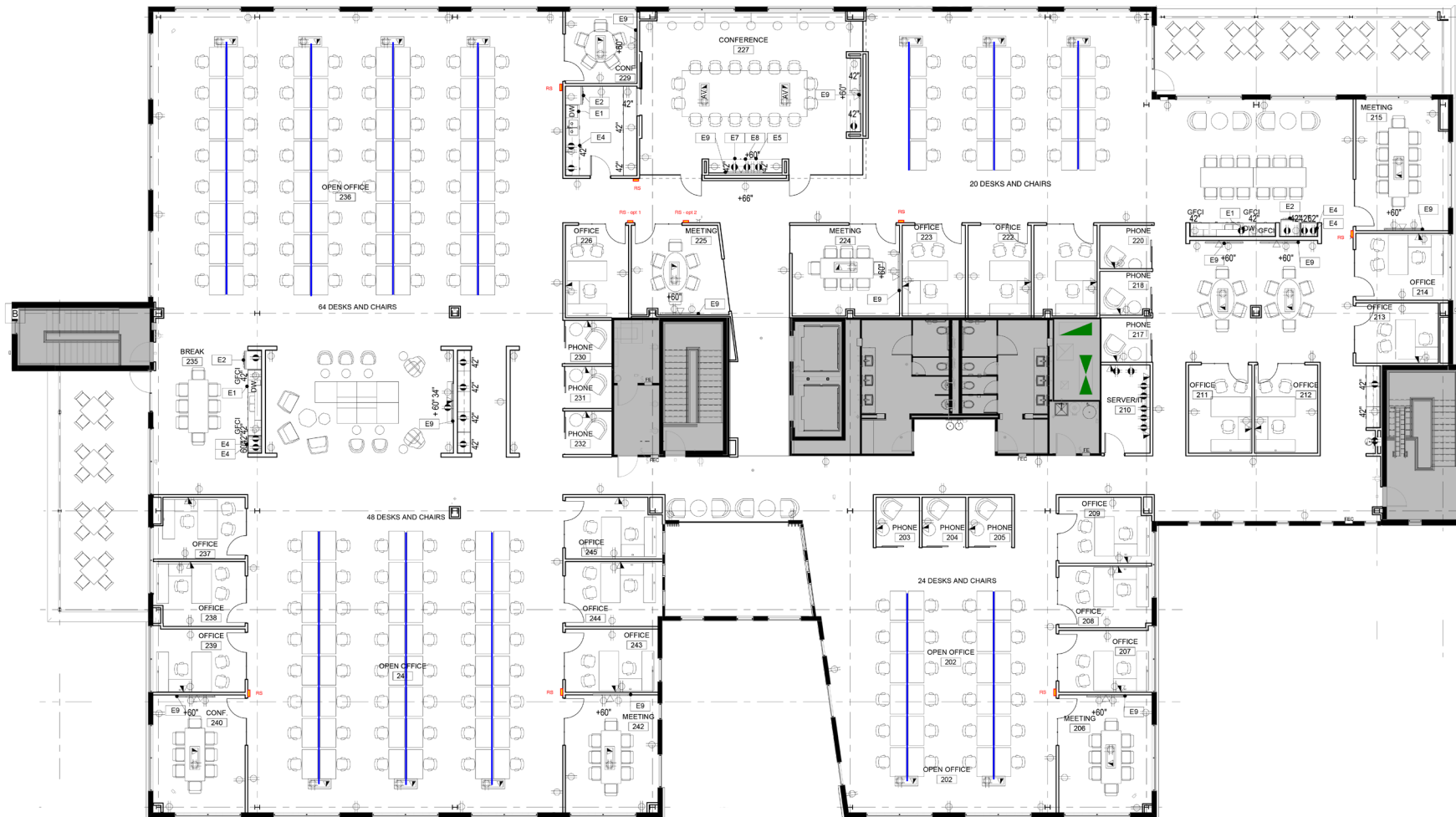
-  Class A Interior Finish-Out
-  Balcony Downtown Views
-  Large Conference Rooms
-  Break Areas & Kitchenette
-  Ample Natural Light
-  Great Corporate Neighborhood
-  55 Parking Spaces
-  Built in 2020
-  Two Outdoor Balconies
-  Secure Building Access
-  Willing to Demise
-  Easy Access to Highways



FLOORPLAN

± 22,000 SF

3601 S. CONGRESS



PROPOSED

3601 S. CONGRESS

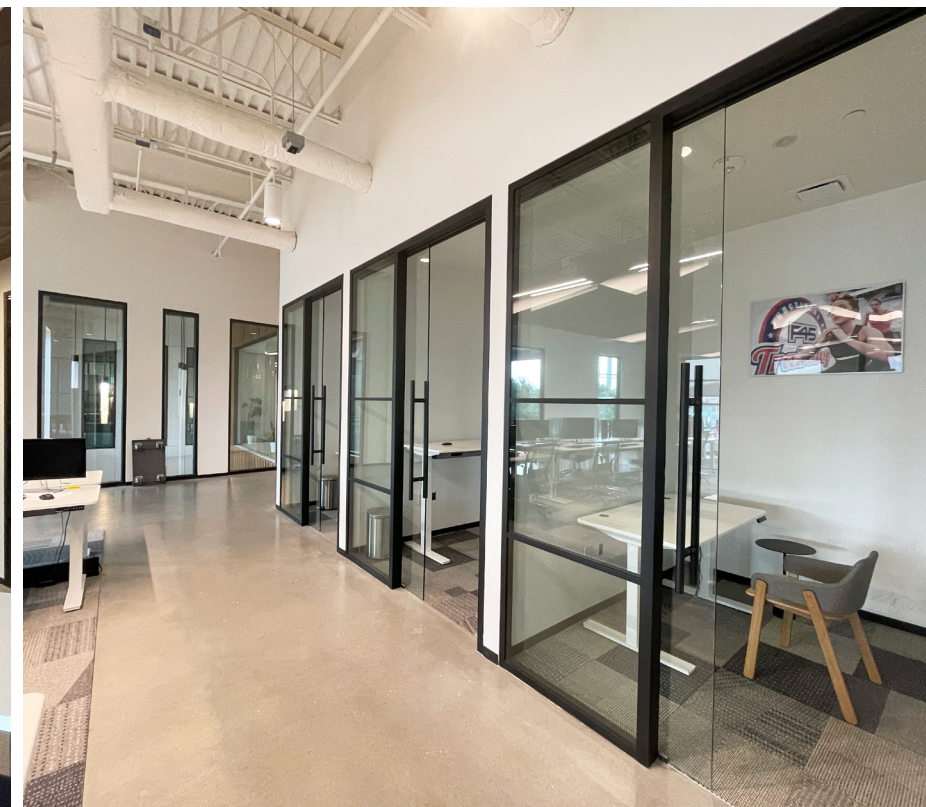
DEMISED FLOORPLAN

Willing to Demise Space



9,942 USF
11,324 RSF

9,162 USF
10,436 RSF



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

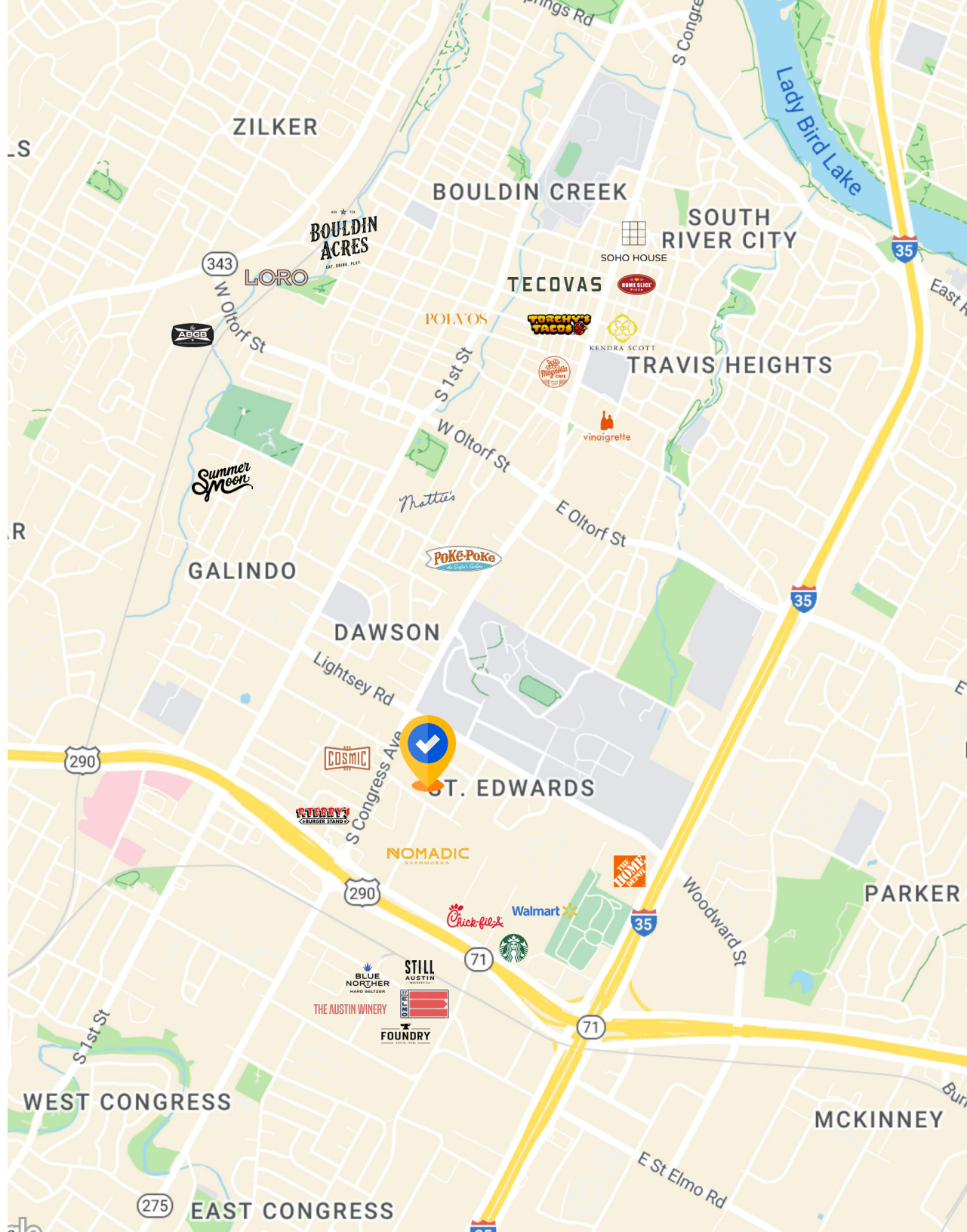
8 Soho House

9 Torchy's Tacos

10 Homeslice Pizza

 10 minutes to Austin Airport

 12 minutes to Downtown Austin







Contact Broker

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TREC Information on Broker Services

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