



# THRIVE CENTRE

12885 RESEARCH BLVD, AUSTIN, TX 78750

FOR SUBLEASE

[VIDEO TOUR LINK - CLICK HERE](#)

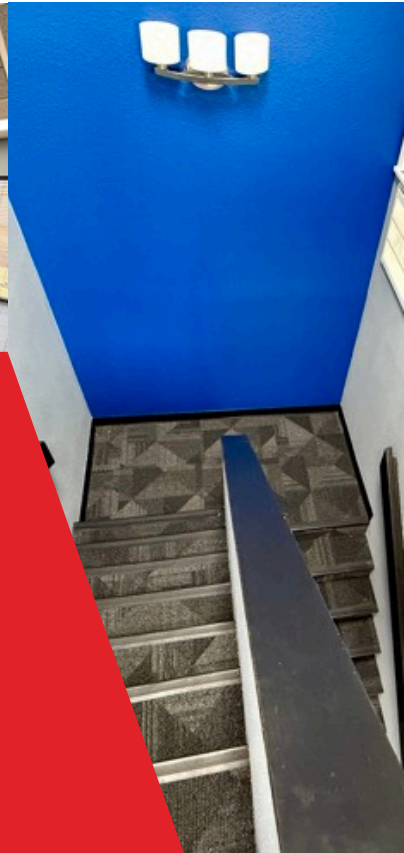


- SUITE #206 : 1,775 SF
- BASE RENT : \$18.00 (\$6 BELOW MARKET)
- 2025 NNN : \$7.16
- SUBLEASE TERM : LEASE EXPIRES 2/29/28
- AVAILABILITY : IMMEDIATELY



CHAD JEWELL // 512-633-7703 MOBILE  
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- NEWLY REMODELED (JUST NEEDS TOUCH-UP PAINT)
- LARGE OPEN WORK AREA
- 2 PRIVATE OFFICES DOWNSTAIRS, 2 OFFICES UPSTAIRS
- LARGE GLASS CONFERENCE ROOM WITH SINK, CABINETS & WATERLINE FOR A REFRIGERATOR
- PRIVATE RESTROOM



- 2-STORY OFFICE WITH PRIVATE INTERIOR STAIRWELL (NO ELEVATOR)
- INDIVIDUAL HVAC CONTROLS
- EASY FRONT DOOR PARKING
- CONVENIENT LOCATION ON HWY 183 BETWEEN ARBORETUM AND LAKELINE
- OFFICE / RETAIL / MEDICAL USES
- LARGE OVER-DOOR SUITE SIGNAGE
- MONUMENT SIGNAGE INCLUDED
- POLE SIGNAGE ON HWY 183 AVAILABLE FOR ADDITIONAL COST
- SHADED OUTDOOR SEATING AREA