

3000 E CESAR CHAVEZ STREET

OFFICE FOR LEASE



Austin, TX 78702

CBRE

The Location

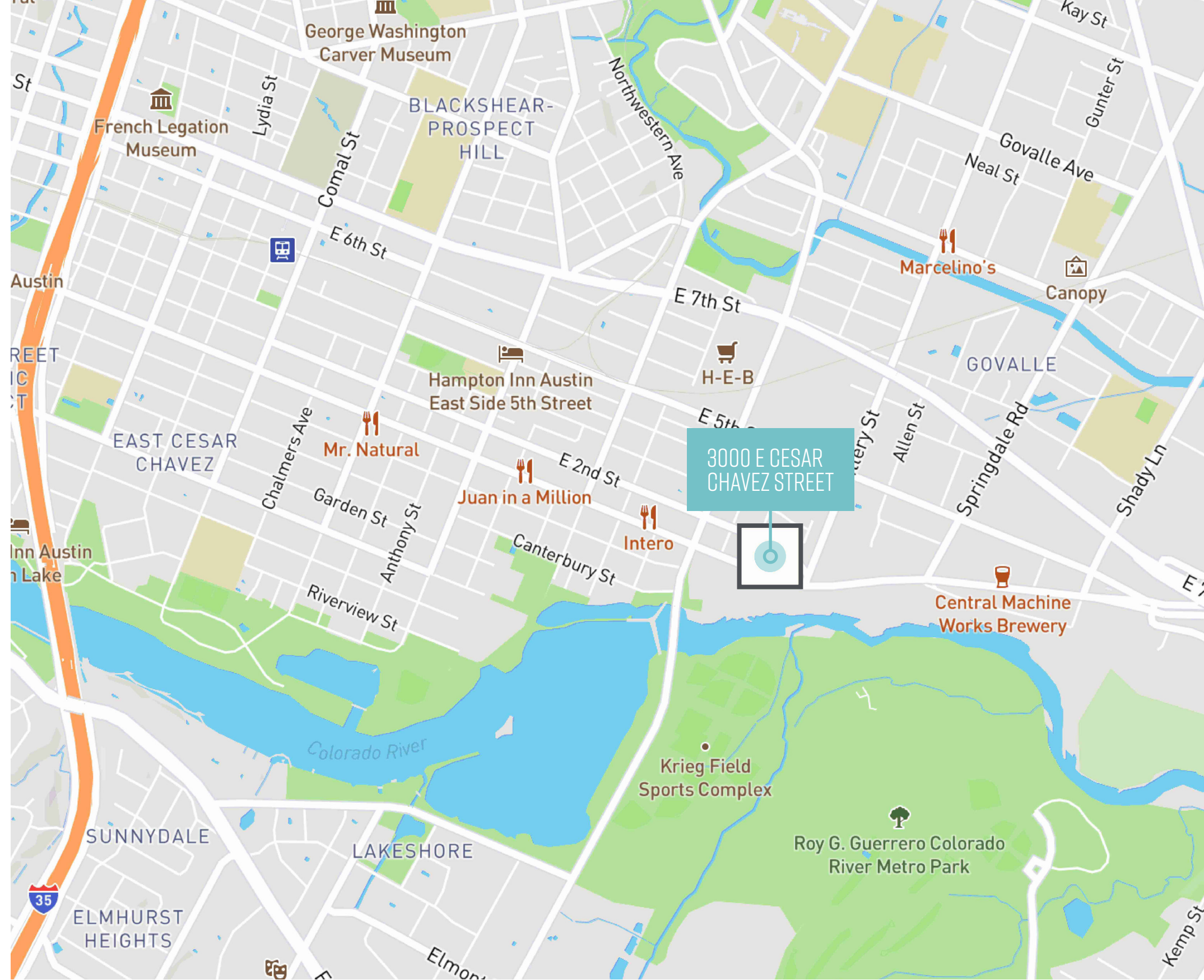
3000 E Cesar Chavez Street

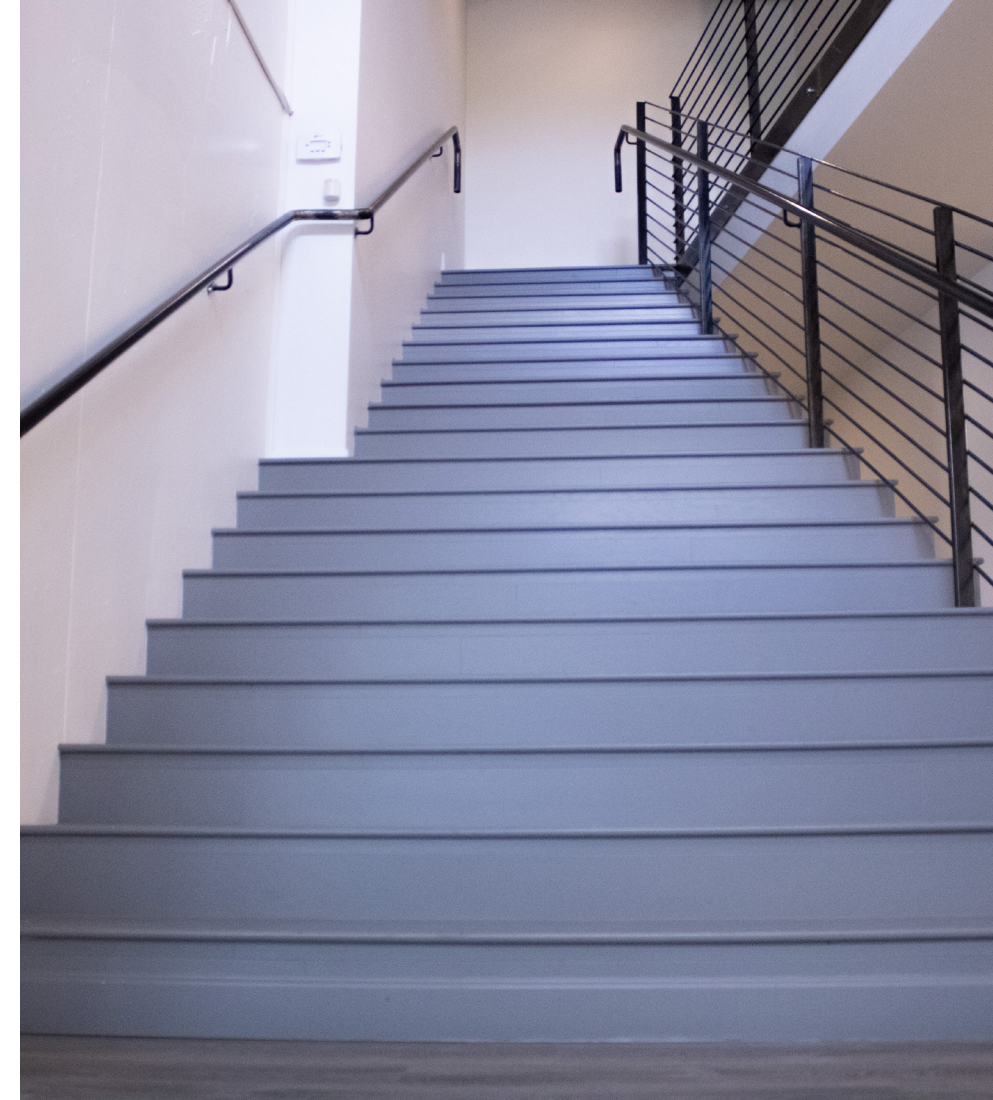
CLOSE PROXIMITY TO EAST AUSTIN'S ICONS

- Blue Dahila Bistro
- Buenos Aires Café
- Cenote Neighborhood Patio Cafe
- Cisco's Restaurant Bakery & Bar
- Franklin Barbecue
- Grizzelda's
- Hillside Farmacy
- Micklethwait Craft Meats
- Salt & Time Butcher Shop
- Shangri-La
- Veracruz All Natural

DRIVE TIMES

- Downtown Austin - 6 minutes
- Austin-Bergstrom International Airport - 7 minutes
- The Domain - 15 minutes
- West Lake Hills - 16 minutes





Features & Benefits



EAST AUSTIN NEIGHBORHOOD



SHORT-TERM



TWO-STORY SUITE



MOVE-IN-READY



START-UP FRIENDLY



FURNITURE AVAILABLE



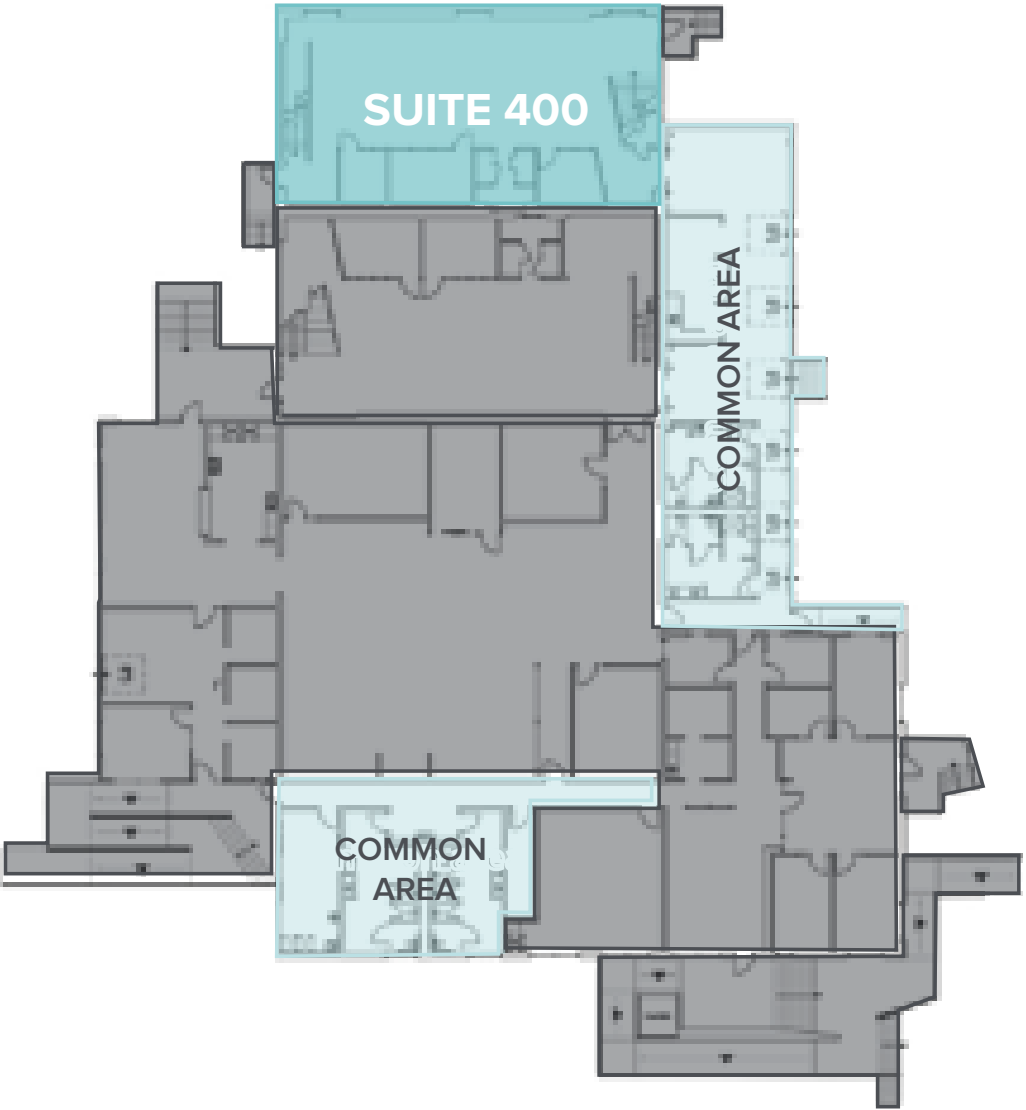
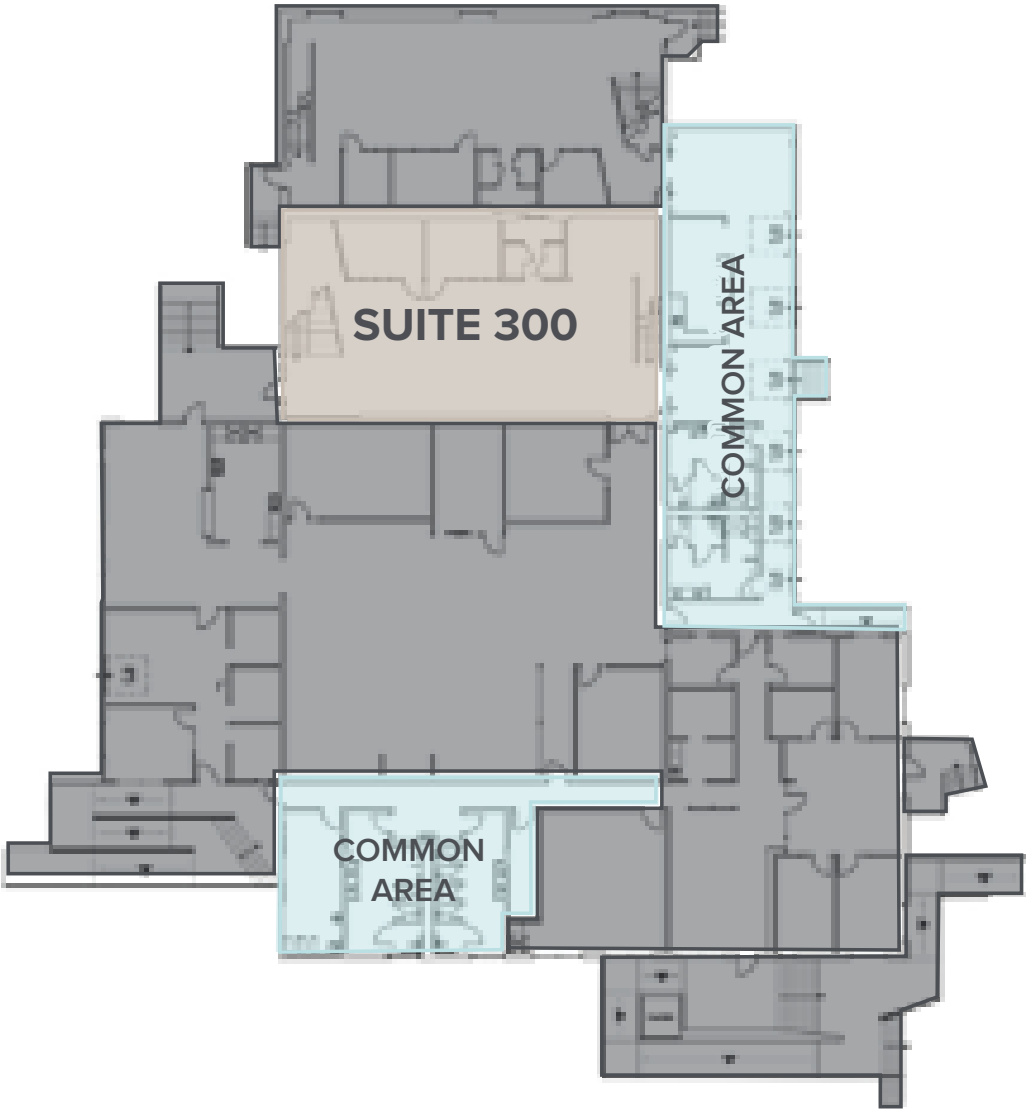


Details

| | |
|---------------------|-------------------------------|
| Premises | Suites 300 & 400 |
| Sublease Size | 5,194-10,388 RSF |
| Availability | Now |
| Expiration | LXD: 4/30/2027 |
| Rate | \$25.00 / RSF |
| Est. OPEX | \$22.77 |
| TI Allowance | Space will be delivered as-is |
| FF&E | Available |
| Parking (ratio/fee) | 2.27/1,000 RSF |

Suite 300 & Suite 400 Floor Plan

AVAILABILITY
5,194 SF OFFICE



3000 E CESAR CHAVEZ STREET



FOR MORE INFORMATION
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