

THE HATCHERY



31 Navasota Street | Austin, TX 78702

Plug & Play Office Opportunity For Sublease

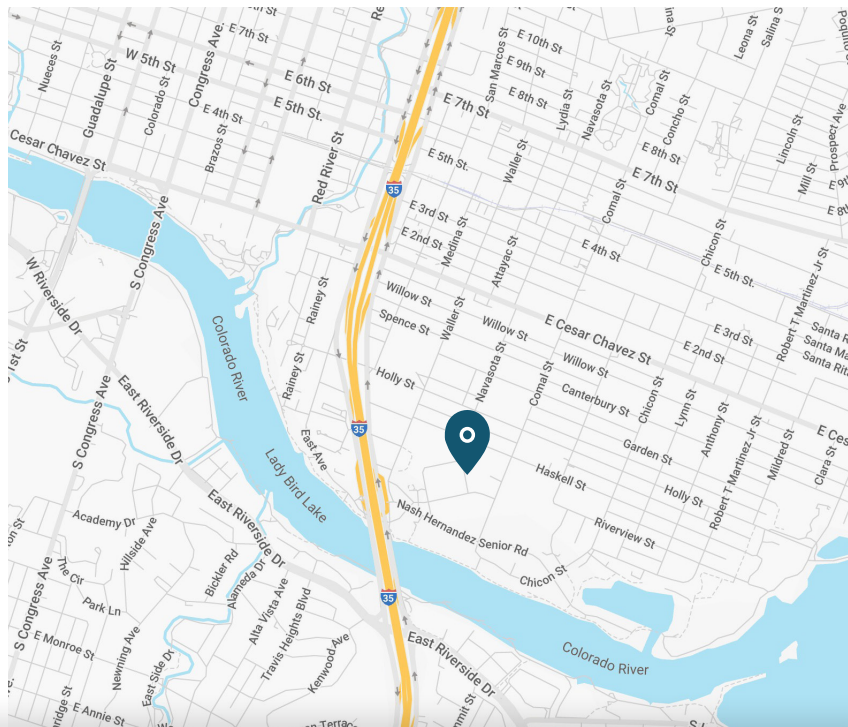
PROPERTY HIGHLIGHTS

- 2 story modern Class A office building with brick facade
- Electric Vehicle Charging Stations
- Direct access to Ann Butler Hike & Bike Trail
- Ample Surface & Garage Parking
- Easy Ingress / Egress off I-35

SPACE HIGHLIGHTS

Suite 200: 5,000-10,000 SF

- Rental Rate: Negotiable
- OpEx: \$15.00/SF
- LXP: 4/30/2027
- Flexibly Divisible
- Available Immediately
- Second Floor / First entrance off elevator lobby
- Modern Finishes
- Sizeable breakroom
- Fully Furnished Optional
- Private Patio
- Parking: 2.5/1000



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AUSTIN WILLS

Director

512.914.6381

Austin.Wills@FranklinSt.com

KATE KYBURZ

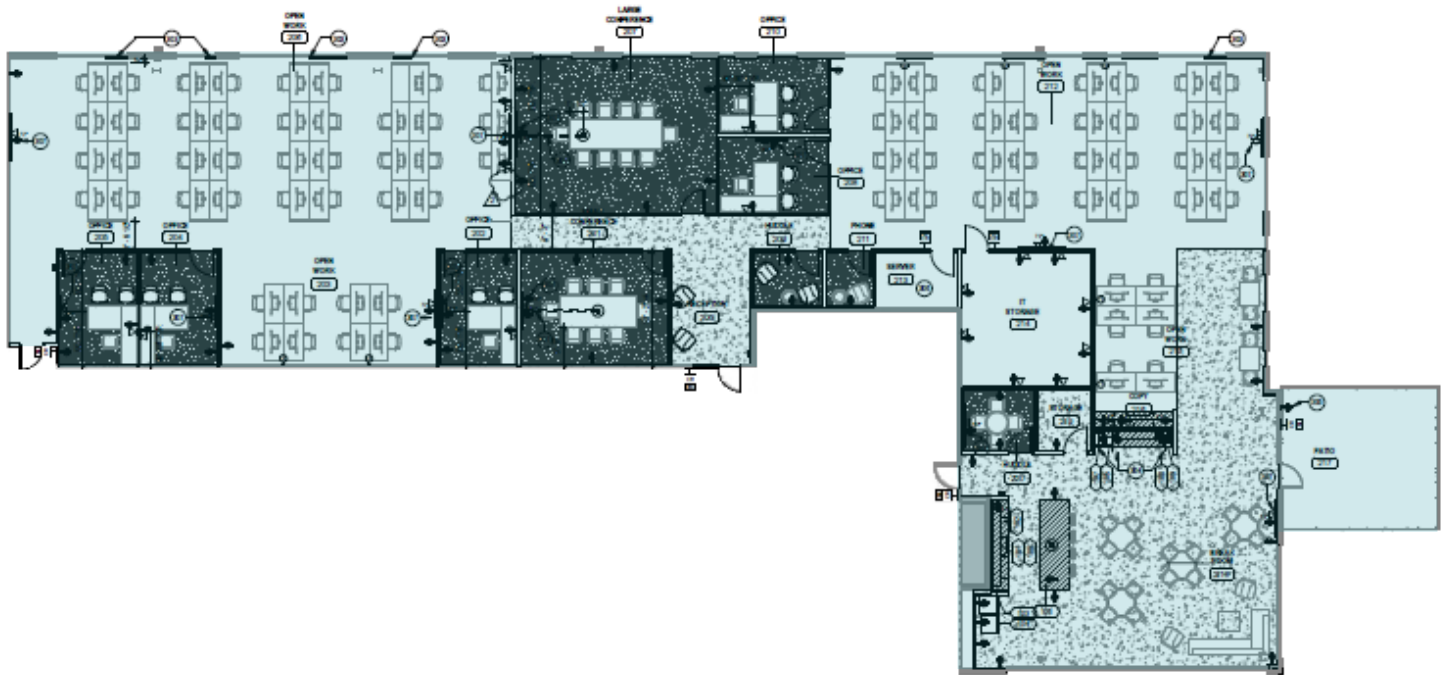
Senior Associate

254.913.8132

Kate.Kyburz@FranklinSt.com

SUITE PLAN

Suite 200: 5,000-10,000 SF

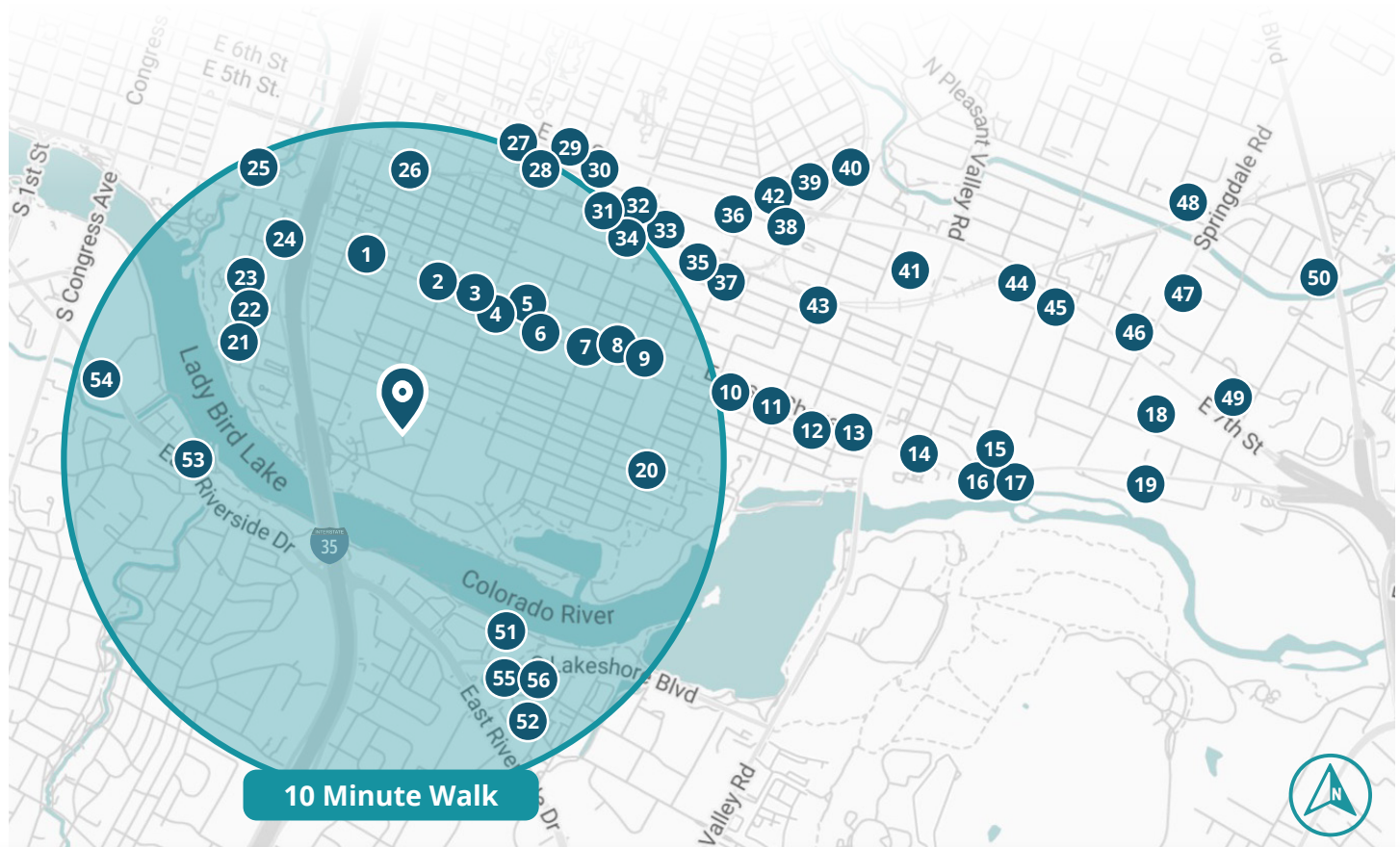


SUITE PHOTOS



WHAT'S IN THE AREA

- | | | |
|---------------------------|--------------------------------|------------------------------|
| 1. Cenote | 20. Launderette | 39. Gourmands |
| 2. Las Trancas Taco Stand | 21. Salvation Pizza | 40. Veracruz Food Truck |
| 3. EastSide Tavern | 22. Emmer & Rye | 41. Hops & Grain Brewery |
| 4. Buffalina Pizza | 23. Craft Pride | 42. Kitty Cohen's |
| 5. Oseyo | 24. IHOP | 43. Greater Goods Coffee Co. |
| 6. Flat Track Coffee | 25. Moonshine Grill | 44. Supper Friends |
| 7. Mr. Natural | 26. Plaza Saltillo | 45. Taqueria 7 Estrellas |
| 8. Stay Gold | 27. Prohibition Creamery | 46. Beto's Restaurants |
| 9. la Barbecue | 28. La Perla Bar | 47. Eden East |
| 10. Juan in a Million | 29. Nasha | 48. Sa-Ten |
| 11. Blue Owl Brewing | 30. El Chilito | 49. Infinite Monkey Theorem |
| 12. JuiceLand | 31. Tamale House East | 50. Dan's Hamburgers |
| 13. Kemuri Tatsu-ya | 32. Whisler's | 51. Cidercade |
| 14. Lustre Pearl East | 33. Lazarus Brewing Co. | 52. Emo's East |
| 15. Grizzelda's | 34. Zilker Breweing Co. | 53. Mama Fu's |
| 16. Tillery Kitchen + Bar | 35. Cuvee Coffee Bar | 54. Thundercloud Subs |
| 17. Jacoby's | 36. Flyrite Chicken Sandwiches | 55. Pho Please |
| 18. Justine's | 37. Hi Hat Public House | 56. Starbucks |
| 19. Sawyer & Co. | 38. Jo's Coffee House | |



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