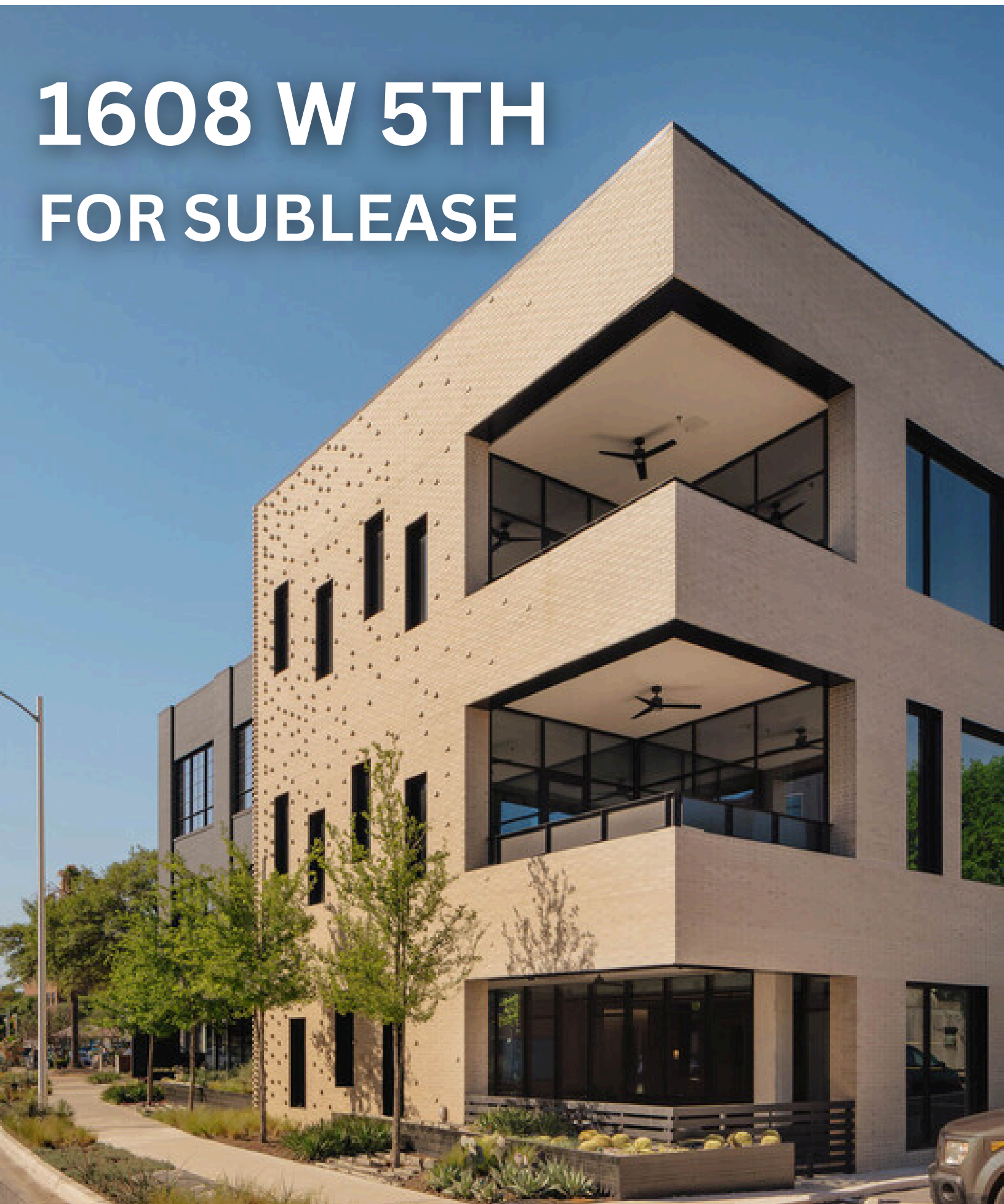


1608 W 5TH FOR SUBLEASE





3	Corridor Title	300
	OakPoint Real Estate	310
	Wealth Advisory Partners of Raymond James	320
2	Capital Creek Partners	200
	Crestar Ventures	200
	Hill International	200
	Gottersman Company	230
	Acacia Partners	230
	Manifold	230
	Buchanan Capital Partners	240
1	Studio 8	100
G1	Parking Garage	
G2-G4	Shower	
	Bike Storage	
	Parking Garage	

From bespoke interiors to an abundance of natural light, this space is crafted to elevate your brand and empower your people.



Fully built-out and move-in ready, this premier sublease offers a professional, polished setting ideal for high-performance teams and executive operations.



THE LOCATION

Located in one of Austin's most dynamic corridors, 1608 W 5th St offers unbeatable walkability to local favorites like El Arroyo and Mean Eyed Cat Bar, plus everyday essentials including Whole Foods and Lifetime Fitness just minutes away. With quick access to both N Lamar and Mopac, commuting and client visits are seamless from every direction.

THE SPACE

Size: 13,593 SF

Lease Expiration: 5/31/2032

Parking: 50 covered spots

Rate: Contact Broker



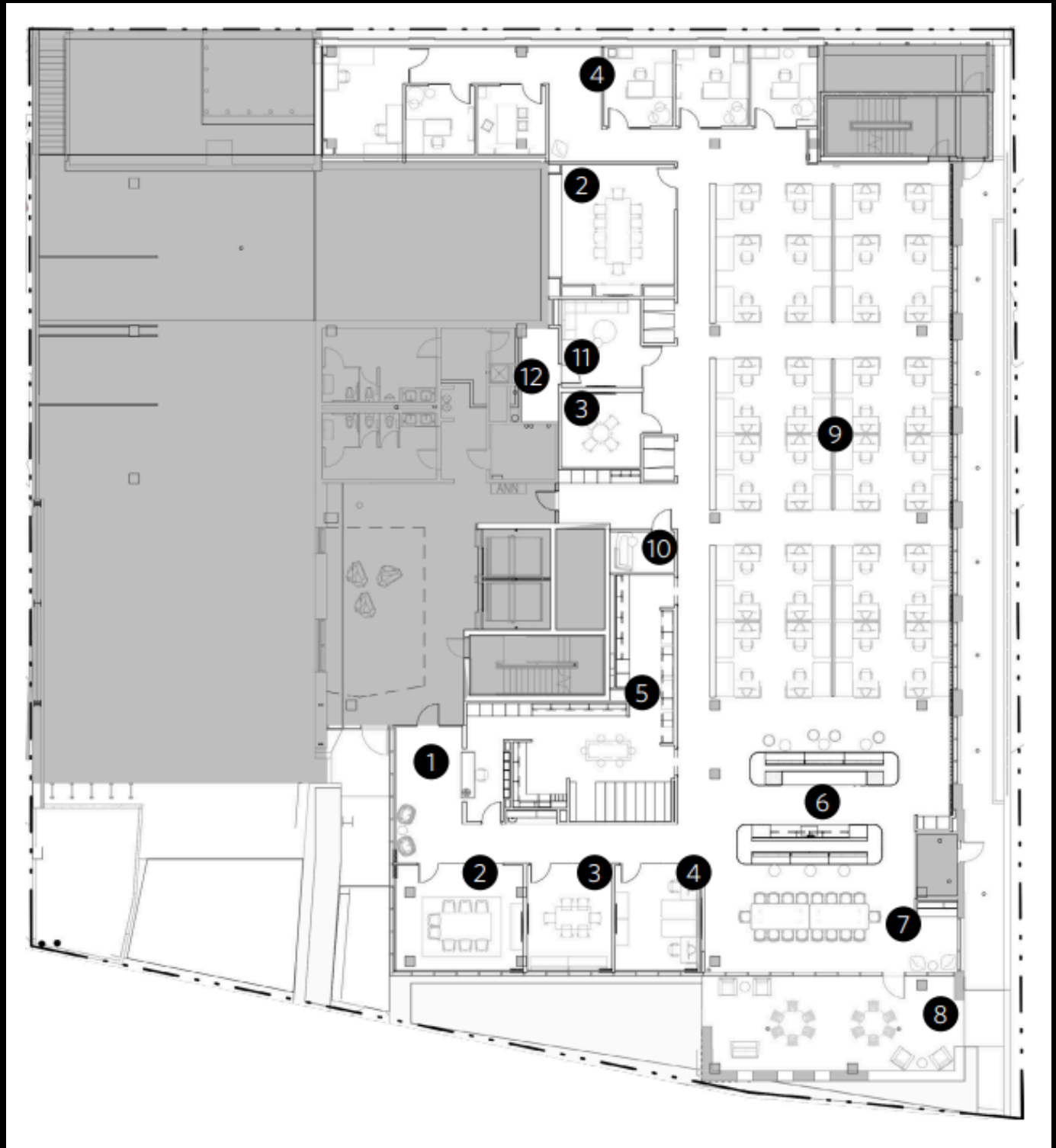


THE BLDG

Size: 45,000 SF | 3 floors

Year of Completion: 2022

Amenities: Bike storage, covered parking, outdoor patio, showers



- | | |
|---------------------------------|------------------------------|
| 1. Reception | 7. Community Gathering Space |
| 2. Large Conference Rooms | 8. Porch |
| 3. Small Conference Rooms | 9. Open Office |
| 4. Private Office | 10. Wellness Room |
| 5. Materials Library/Print Room | 11. Virtual Reality Lounge |
| 6. Kitchen/Break Area | 12. IT Closet |

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