

706-A W BEN WHITE

706 W. BEN WHITE | AUSTIN, TX 78704

OFFICE | LEASE



LEASING INFORMATION

NICK TRIOLA

512.441.1062

nick@kpgcommercial.com

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✓ LOCATION



PROPERTY INFORMATION

★ FEATURES

LOCATION

- High Visibility on HWY 71
- Proximity to CBD
- Approximately 6.5 miles from Austin Bergstrom International Airport

BUILDING

- 706 workPlace move-in ready creative offices available
- Shared lounge seating, break area collaborative space and multiple conference rooms available.

DEMOGRAPHICS

(3-MILE, 2016)

- Population- 167,388
- Daytime Employees- 110,833
- Total Households- 75,301

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FIRST FLOOR PLAN

✓ AVAILABILITY

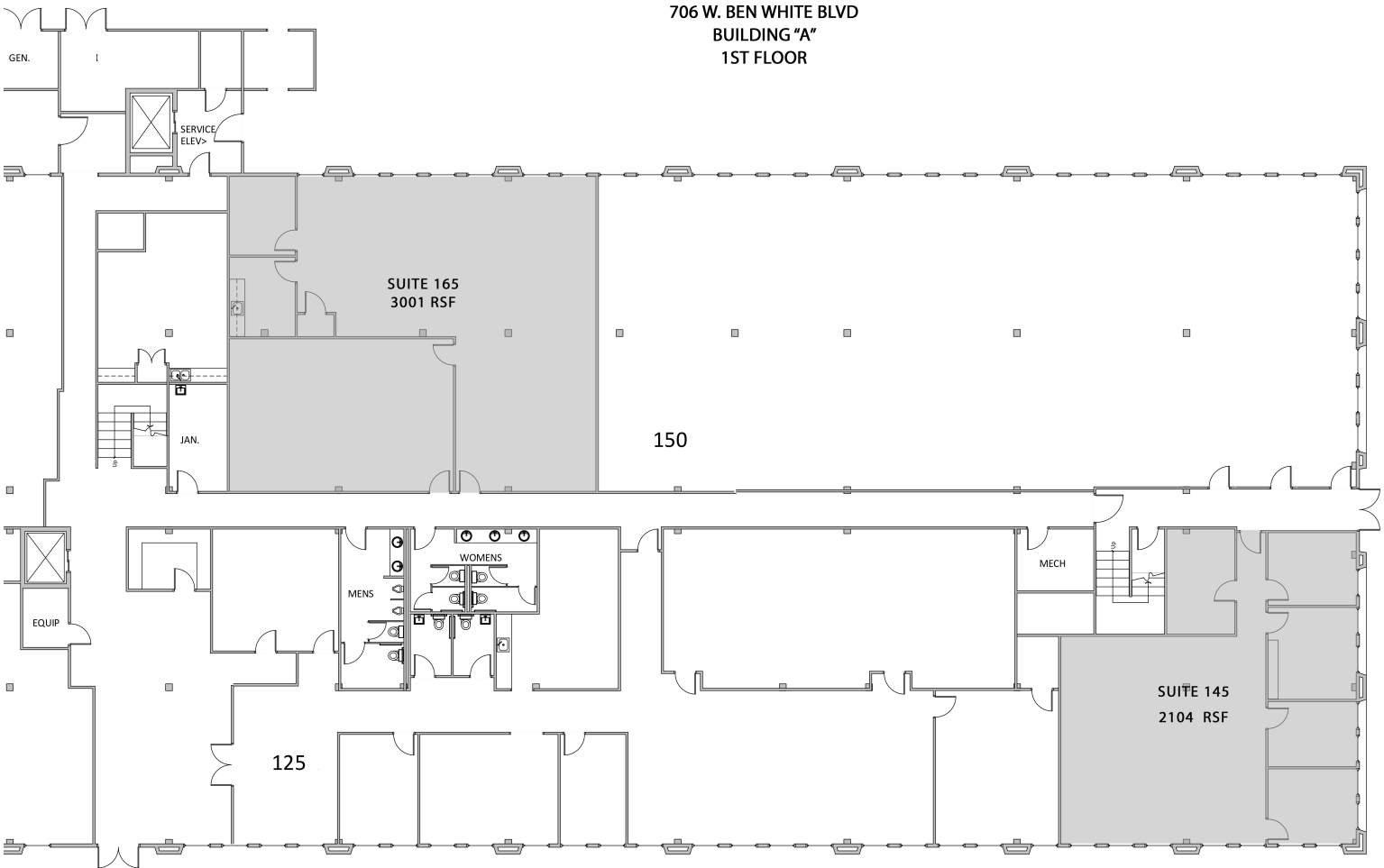
SUITE 145 - 2,104 RSF

SUITE 165 - 3,001 RSF

Ⓢ LEASE TERMS

\$22/SF/NNN

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SECOND FLOOR PLAN

✓ AVAILABILITY

- SUITE 200 - 1,612 RSF
- SUITE 221 - 143 RSF
- SUITE 226 - 1,522 RSF
- SUITE 239 - 258 RSF
- SUITE 242 - 410 RSF
- SUITE 243 - 578 RSF
- SUITE 246 - 359 RSF

Ⓢ LEASE TERMS

- \$ 4,900/MONTH - FULL SERVICE
- \$ 500/MONTH - FULL SERVICE
- \$ 4,700/MONTH - FULL SERVICE
- \$ 800/MONTH - FULL SERVICE
- \$ 1,200/MONTH - FULL SERVICE
- \$ 1,600/MONTH - FULL SERVICE
- \$ 1,000/MONTH - FULL SERVICE



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