

# COLINA WEST

8834 N CAPITAL OF TEXAS HWY, AUSTIN, TX 78759



**SUBLEASE**



1,242-3,154 SF

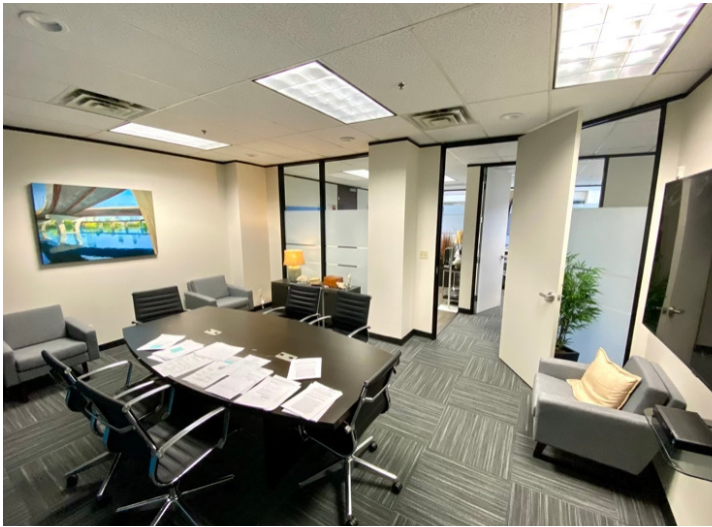
Flexible Sublease  
Private Office Layout

This Class A building is situated next to the Arboretum with lighted Highway 360 access on Great Hills Trail. Enjoy easy access to the Arboretum and Domain retail amenities plus 3.48/1,000 parking, covered parking, outdoor seating areas, and renovated common areas with complimentary WiFi.

- ✓ FIRST FLOOR LOBBY PRESENCE
- ✓ ABUNDANT NATURAL LIGHT
- ✓ NEW UPDATED FINISHES
- ✓ PRIVATE OFFICES WITH SIDELIGHTS
- ✓ GLASS CONFERENCE ROOM
- ✓ KITCHEN WITH STORAGE ROOM

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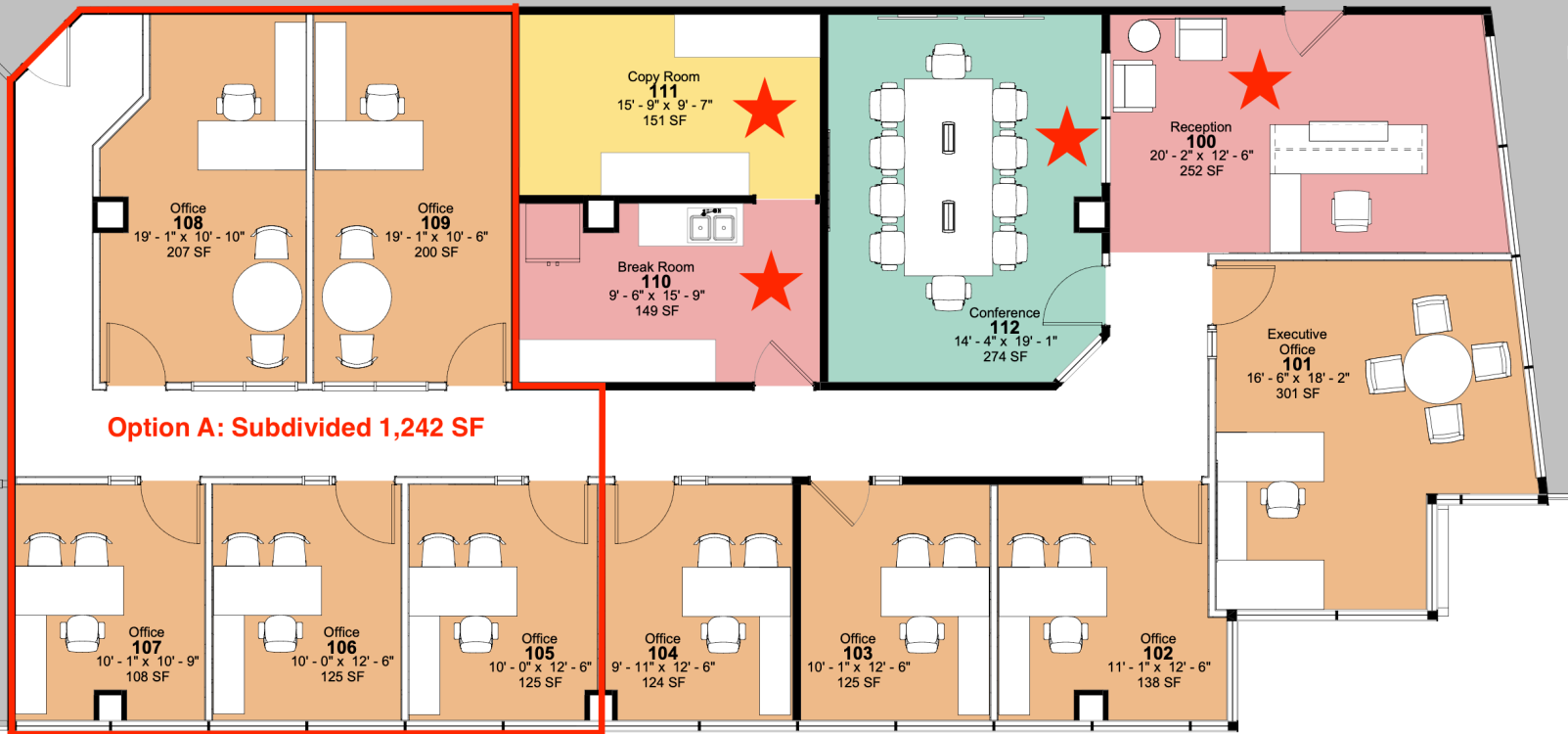


**Chad Jewell**  
**512-633-7703 Mobile**  
**ChadeAustinOfficeSpace.com**



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Colina West, Suite 100

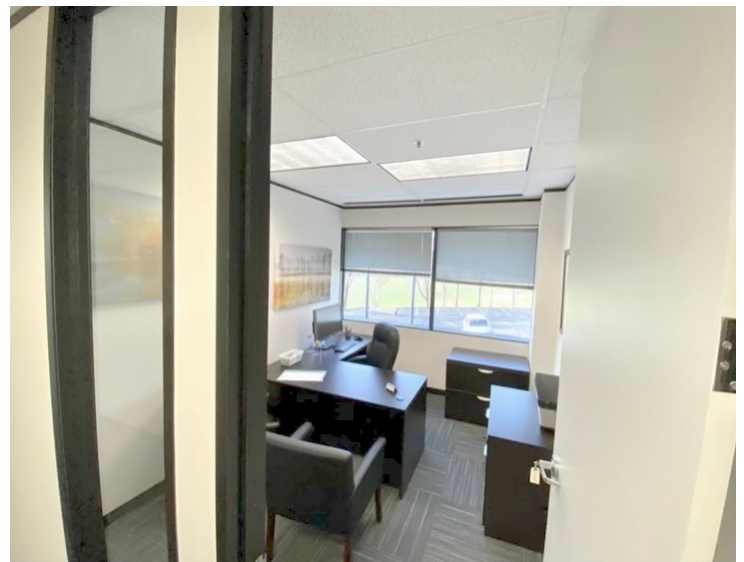
**Option A:** Subdivided 5 furnished offices (1,242 SF)

**Option B:** 5 offices + starred common areas (1,420 SF)

**Option C:** Entire Suite (3,154 SF)

\$24.45 + \$14.99 NNN

Sublease through 9/30/25 (Negotiable)



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