

AUSTIN OAKS LIVINGSTON / BUILDING # 4

3420 EXECUTIVE CENTER DRIVE, SUITE 300 AUSTIN, TEXAS 78731



FOR SUBLEASE



- 3RD FLOOR
- SIZE : APPROXIMATELY 4,300 RSF
- BASE RATE : \$30.00 SF
- YEARLY INCREASES : 3%
- NNN : \$13.58 SF
- EXPIRATION DATE : 2/29/2028

(WILL CONSIDER A SHORTER-TERM SUBLEASE)



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- NEW CONSTRUCTION WITH HIGH END FINISHES
- 3RD FLOOR SPACE WITH EXPOSED CEILINGS
- LARGE WINDOWS WITH NICE VIEWS
- POLISHED CONCRETE FLOORING
- DOUBLE DOOR ENTRY OFF THE ELEVATOR, RECEPTION AREA, 7 OFFICES, OPEN SPACE, LARGE KITCHEN, AND STORAGE SPACE PLENTY OF FREE PARKING
- WORKOUT FACILITY AND PROPERTY
- MANAGEMENT ON SITE

