

THE CITADEL

6805 N CAPITAL OF TEXAS HWY

FOR SUBLEASE



1 YEAR FREE BASE RENT!

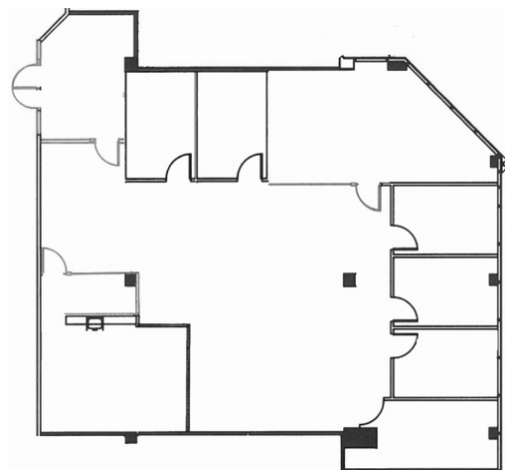
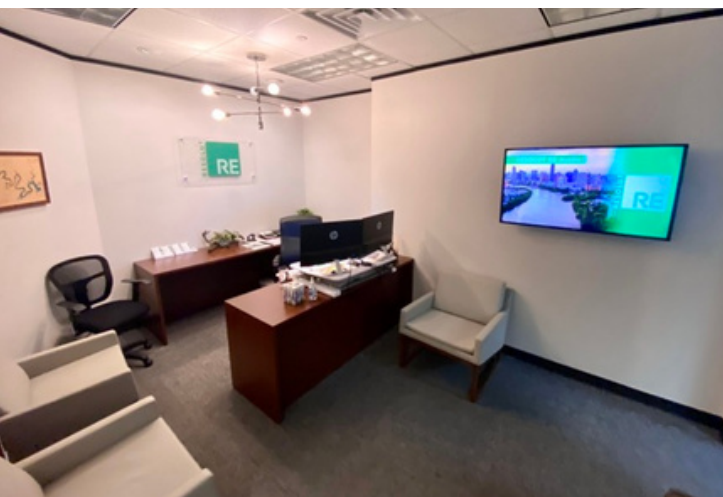
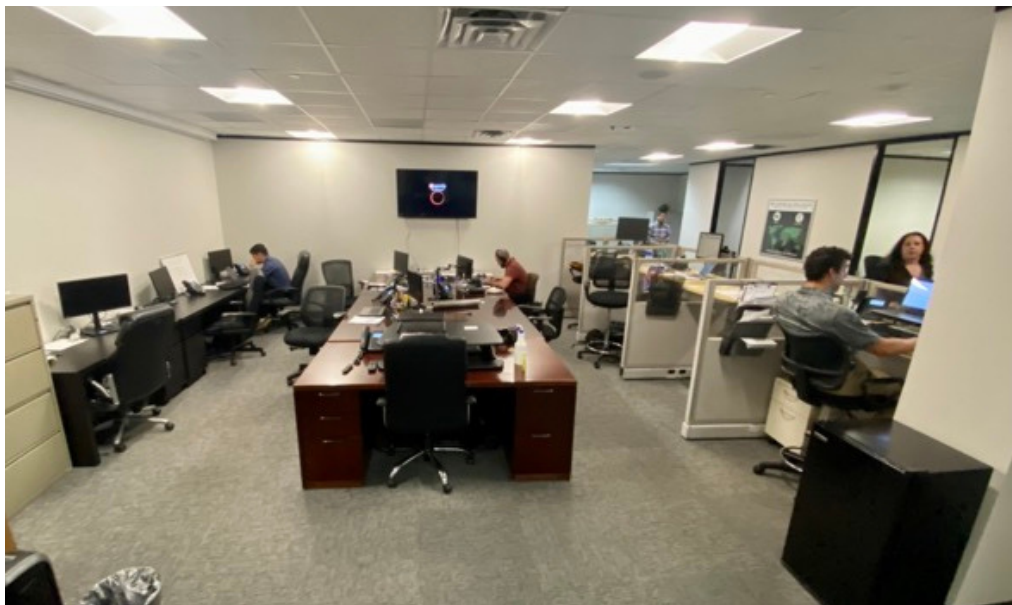
[VIDEO TOUR LINK - CLICK HERE](#)



- SUITE : #250
- SIZE : 3,097 SF
- BASE RATE : \$17.50
- YEARLY INCREASES : \$0.50
- NNN : \$10.30
- PLUG & PLAY
- FURNITURE AVAILABLE
- EXPIRATION DATE : 9/30/28 (NEGOTIABLE)

CHAD JEWELL // 512-633-7703 MOBILE
CHAD@AUSTINOFFICESPACE.COM

MARTIN BURGESS // 512-731-3790 MOBILE
MARTIN@AUSTINOFFICESPACE.COM



- NEW PAINT & CARPET
- AMPLE PARKING INCLUDING 3 RESERVED GARAGE SPACES
- OPEN WORK AREA FOR 12 PEOPLE
- 6 OFFICES
- LARGE CONFERENCE ROOM FOR 12+
- NEW COMMON AREA GYM WITH SHOWERS
- CLASS A COMMON AREA RENOVATIONS ARE UNDERWAY!



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