

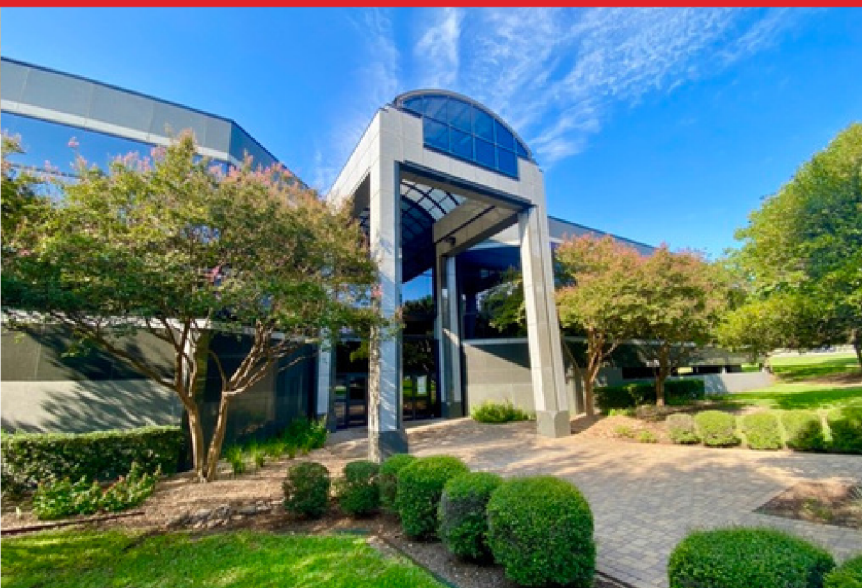
# THE CITADEL

6805 N CAPITAL OF TEXAS HWY

FOR SUBLEASE

**NEW COMMON  
AREA FINISHES!**

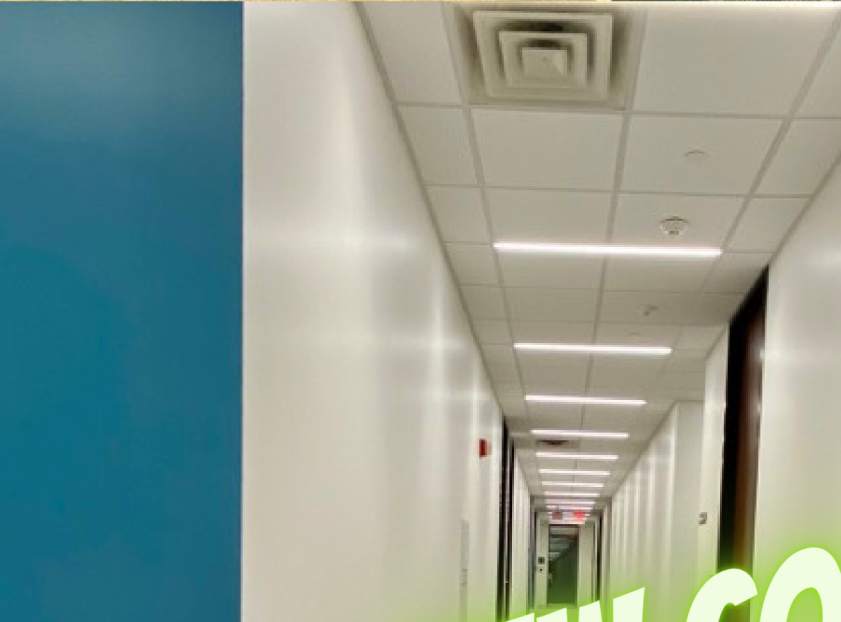
[VIDEO TOUR LINK - CLICK HERE](#)



- SUITE : #250
- SIZE : 3,097 SF
- BASE RATE : \$13.50 NEW LOWER RATE!
- YEARLY INCREASES : \$0.50
- NNN : \$10.30
- PLUG & PLAY
- FURNITURE AVAILABLE
- NEW COMMON AREA FINISHES
- EXPIRATION DATE : 9/30/28 (NEGOTIABLE)

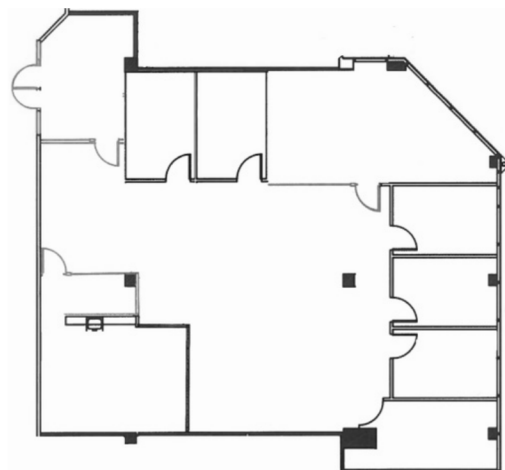
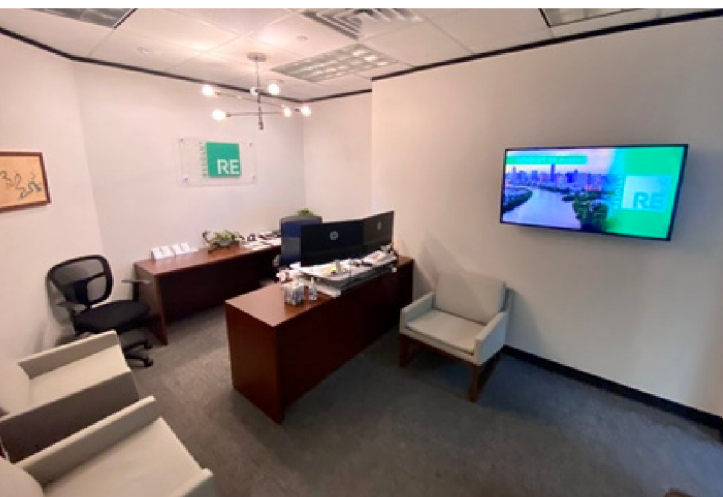
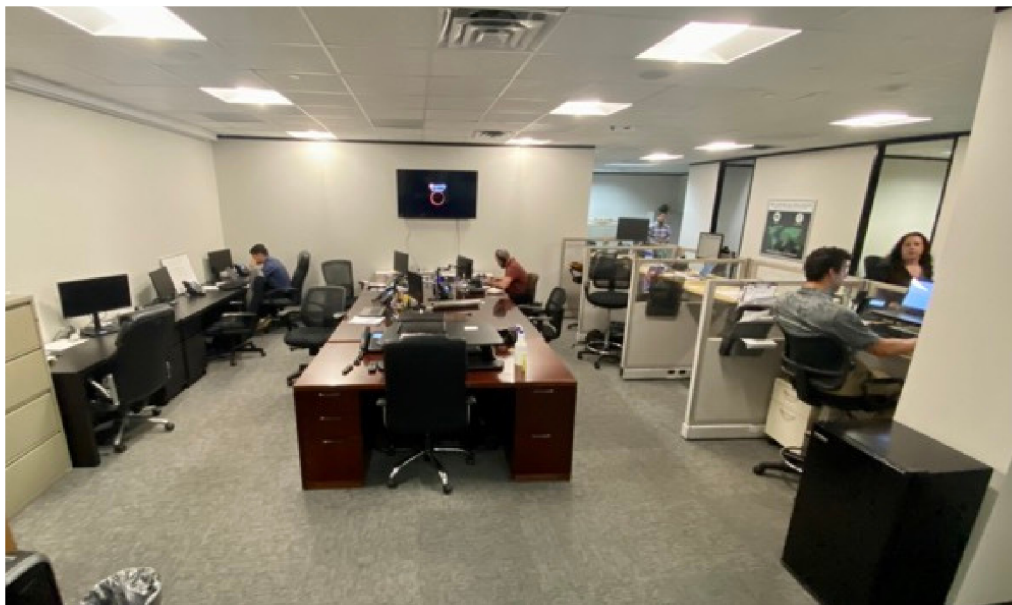
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**NEW COMMON  
AREA FINISHES!**





- 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 COMPLETED



**AUSTIN**  
**OFFICE SPACE**



axis global tenant representation