

AUSTIN OAKS CROSS / BUILDING # 7

7718 WOOD HOLLOW DRIVE SUITE 201 AUSTIN, TEXAS 78731



FOR SUBLEASE

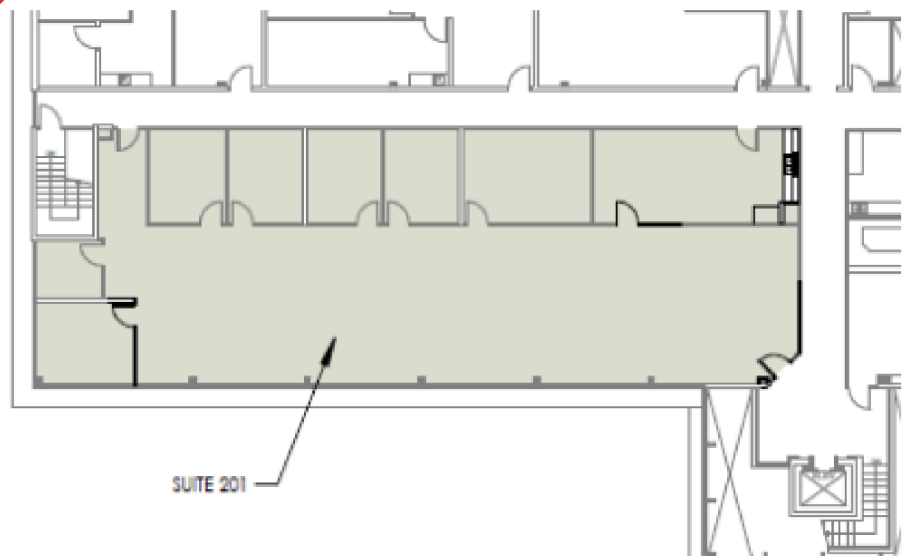
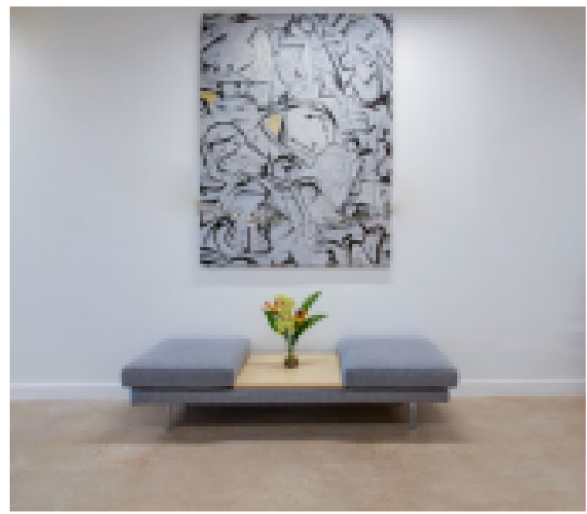
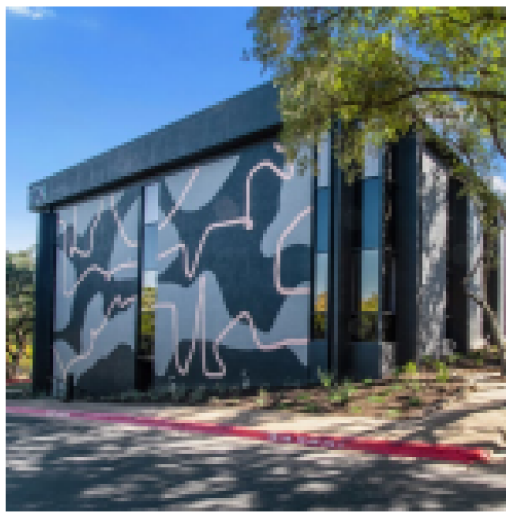


- 2ND FLOOR
 - SIZE : 4,348 RSF
 - BASE RATE : \$28.00 SF
 - YEARLY INCREASES : 3%
 - NNN : \$13.24 SF
 - EXPIRATION DATE : 4/30/2025
- (WILL CONSIDER A SHORTER-TERM SUBLEASE)



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- NEW CONSTRUCTION WITH HIGH END FINISHES
- 2RD FLOOR SPACE WITH EXPOSED CEILINGS
- LARGE WINDOWS WITH NICE VIEWS
- POLISHED CONCRETE FLOORING
- MIX OF PRIVATE OFFICES & OPEN SPACE
- PLENTY OF FREE PARKING
- WORKOUT FACILITY AND PROPERTY MANAGEMENT ON SITE