

4 LIVINGSTON



# AUSTIN OAKS

3420 EXECUTIVE CENTER DR. AUSTIN, TX 787531

FOR SUBLEASE



- SUITE : 114 (LIVINGSTON, BUILDING 4)
- SIZE : 4,336 SF
- BASE RATE : CALL BROKER FOR PRICING
- NNN : \$13.34
- FLEXIBLE SUBLEASE TERM EXPIRING 2/29/28



AustinOaks

CHAD JEWELL // 512-633-7703 MOBILE  
[CHAD@AUSTINOFFICESPACE.COM](mailto:CHAD@AUSTINOFFICESPACE.COM)



- PARTIALLY FURNISHED AND AVAILABLE NOW
- 10 WINDOW OFFICES WITH TONS OF LIGHT (4 CORNER OFFICES)
- OPEN AREA FOR EIGHT 6'X6' CUBES
- CONFERENCE ROOM FOR 10 PEOPLE
- KITCHEN, STORAGE, AND IT ROOM
- THIS SUITE CAN BE SUBLEASED WITH OTHERS IN THE BUILDING FOR A TOTAL OF 10,885 SF, 12,481 SF, OR 19,030 SF



## Property Highlights

- PROPERTY HAS 12 BUILDINGS, FITNESS CENTER WITH SHOWERS, CONFERENCE ROOMS
- CONVENIENTLY LOCATED NEAR THE ARBORETUM AND DOMAIN
- 50 RESTAURANTS AND RETAILERS WITHIN 1 MILE
- AMPLE SURFACE PARKING AT 4.08 RATIO AND FREE STREET PARKING

