



# AUSTIN OAKS LIVINGSTON - BUILDING 4

3420 EXECUTIVE CENTER DR., AUSTIN, TX 78731

**DOWNTOWN  
VIEWS!**



**FOR SUBLEASE**

- SUITE : 300
- SIZE : 8,145 SF
- FLEXIBLE SUBLEASE TERM EXPIRING 2/29/28
- NNN : \$13.34
- BASE RATE : CALL BROKER FOR PRICING

**THIS SUITE CAN BE SUBLEASED  
WITH OTHERS IN THE BUILDING  
FOR A TOTAL OF**

**12,481 SF, 14,694 SF, OR 19,030 SF**



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- FURNISHED PLUG & PLAY OFFICE SUBLEASE
- THE PREMIER SPACE IN THE PROJECT
- MONUMENT SIGNAGE AVAILABLE
- ELEVATOR LOBBY EXPOSURE WITH DOUBLE DOORS
- EXCEPTIONAL DOWNTOWN VIEWS
- A MIX OF PRIVATE OFFICES AND OPEN AREAS
- KITCHEN, STORAGE, AND IT ROOM
- BRAND-NEW CREATIVE FINISH-OUT
- OPEN CEILINGS AND POLISHED CONCRETE FLOORS
- THIS SUITE CAN BE SUBLEASED WITH OTHERS IN THE BUILDING FOR A TOTAL OF 12,481 SF, 14,694 SF, OR 19,030 SF
- AVAILABLE IMMEDIATELY

**FLEXIBLE  
LEASE  
TERM**





## Property Highlights

- PROPERTY HAS 12 BUILDINGS WITH OUTDOOR ART AND FITNESS CENTER
- 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
- ONSITE RESTAURANT OPENING SOON: THE GROVE WINE BAR & KITCHEN



PLUG & PLAY