



515 CONGRESS

515 CONGRESS AVE, AUSTIN, TX 78701

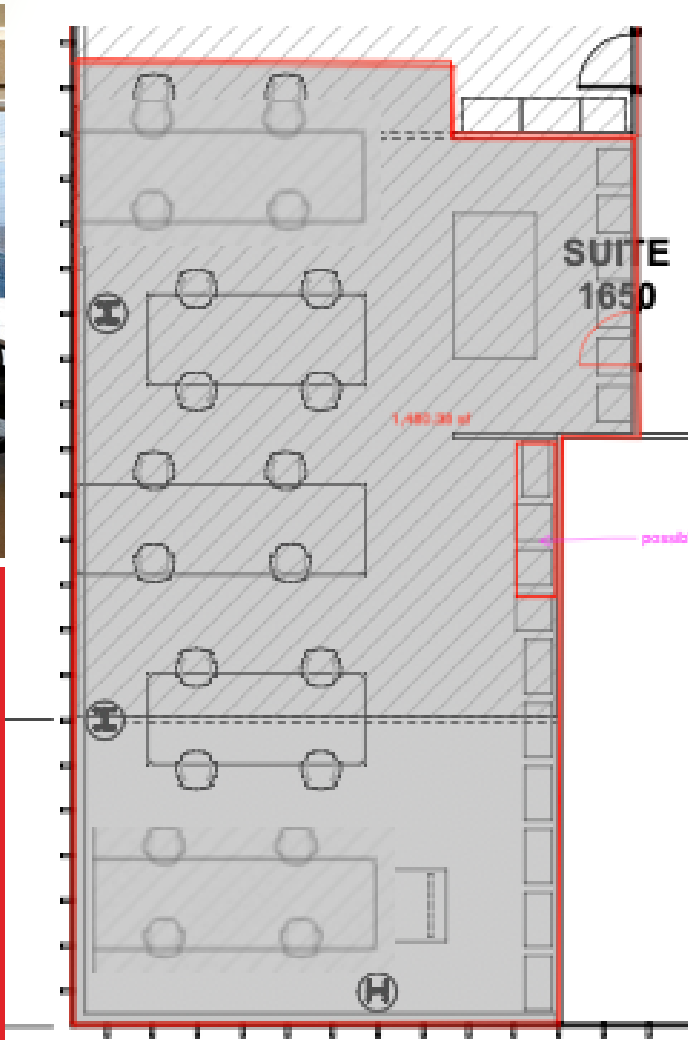
PLUG & PLAY
SUBLEASE!



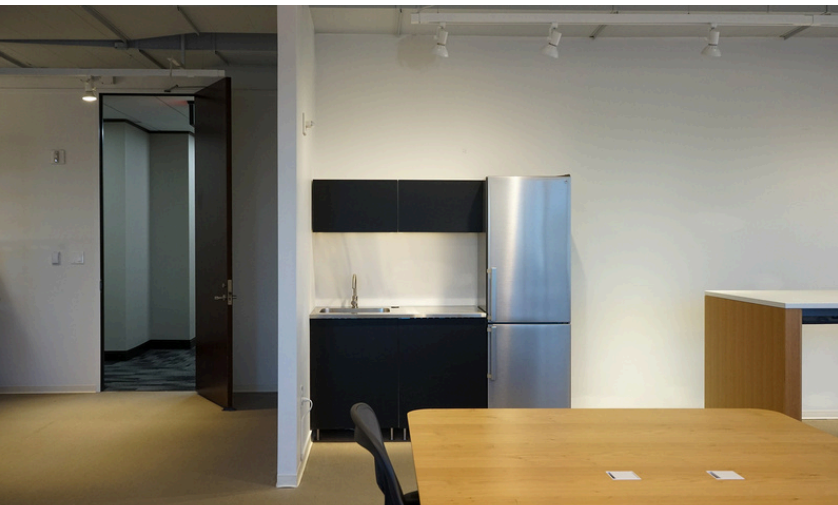
- SUITE : 1650
- SIZE : 1,833 SF
- SUBLEASE TERM : NEGOTIABLE UP TO 5 YEARS
- AVAILABILITY: IMMEDIATELY
- RATE : CONTACT BROKER
- YEARLY INCREASES : 3%
- 2025 NNN EXPENSES : \$26.68
- PARKING: 1/770 @ \$215/MO.



PRIVATE OFFICES CAN BE ADDED



- CREATIVE CLASS A OFFICE / AVAILABLE NOW
- CORNER SUITE WITH FLOOR-TO-CEILING WINDOWS
- OPEN CEILING
- PLUG & PLAY FURNITURE FOR UP TO 16 PEOPLE
- 16TH FLOOR VIEWS OF DOWNTOWN
- KITCHENETTE
- FLEXIBLE SUBLEASE TERM
- SHARED GIGABIT INTERNET INCLUDED
- 10X12 STORAGE ROOM PROVIDED





- NEWLY RENOVATED LOBBY & COMMON AREAS
- 10TH FLOOR PATIO & TENANT LOUNGE
- HIGH-END FITNESS FACILITY & SHOWERS
- CONFERENCE FACILITY
- BIKE STORAGE
- 24/7 SECURITY
- COFFEE, CAVA, JIMMY JOHNS, P.TERRY'S & BANK OF AMERICA