



CENTRE NORTH BUSINESS PARK

8222 NORTH LAMAR - AUSTIN, TEXAS 78753



FOR SUBLEASE

- SUITE : F 51
- SIZE : 7,500
APPROX. 2,000 SF OFFICE & 5,500 SF WAREHOUSE
- RATE : \$16.80 SF GROSS
(NO ADDITIONAL NNN CHARGE)
- MONTHLY: \$10,500
- EXPIRATION DATE : 3/31/2027



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- OFFICE/WAREHOUSE SPACE IN PRIME LOCATION IN NORTH AUSTIN AT 183 & LAMAR
- SEVERAL GRADE LEVEL/DRIVE IN LOADING DOORS
- MOVE IN READY SUITE
- SHORT TERM SUBLEASE FLEXIBILITY OR LONG TERM LEASE OPTION
- APPROX. 18' WAREHOUSE CLEAR HEIGHT
- END CAP UNIT WITH WINDOWS
- CONVENIENT TO THE AUSTIN AIRPORT, UT, THE DOMAIN, AND DOWNTOWN AUSTIN

