



WESTPARK III

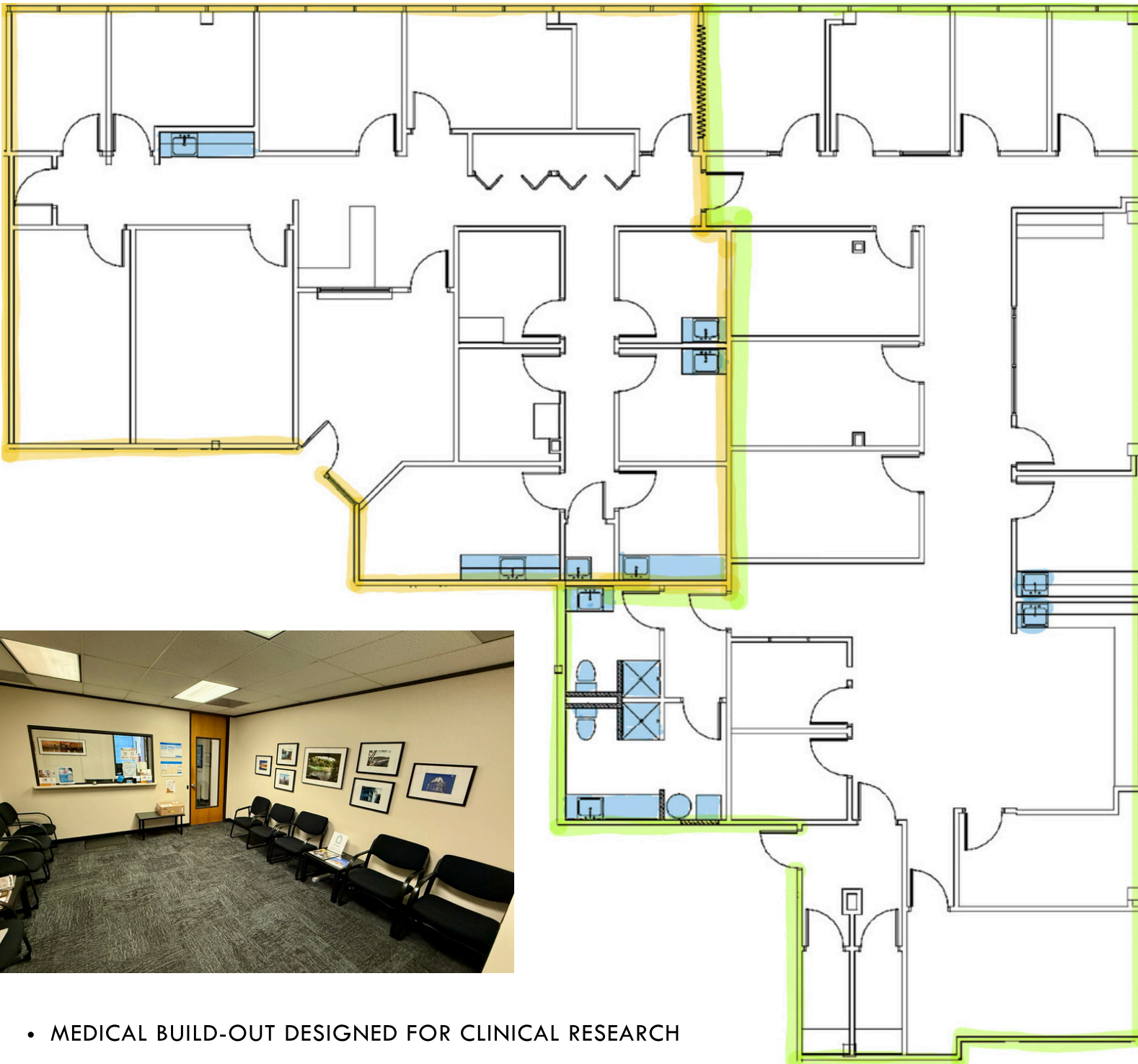
8140 MOPAC EXPY N, AUSTIN, TX 78759

MEDICAL SPACE FOR SUBLEASE

- LOBBY RENOVATION TO BE COMPLETE IN 2025
- AFTER-HOURS HVAC
- 322 PARKING SPACES SHARED AMONG THE 4 BUILDING COMPLEX
- CONVENIENT LOCATION AT NORTH MOPAC & STECK



- SUITE #120
- 6,047 SF / DIVISIBLE
- ~ 2,660 SF & 3,386 SF AFTER SPLIT
(TO BE VERIFIED WITH ARCHITECT)
- SUBLEASE BASE RENT: \$15.00*
*\$4.75 BELOW BUILDING RATES
- NNN 2025 : \$12.32
- SUBLEASE EXPIRATION : 1/31/28
- LONGER DIRECT LEASE WITH LANDLORD
- TENANT IMPROVEMENTS POSSIBLE
- FURNITURE & EQUIPMENT AVAILABLE
- BUILT OUT AS MEDICAL OFFICE



- MEDICAL BUILD-OUT DESIGNED FOR CLINICAL RESEARCH
- LARGE WAITING AREA WITH RECEPTION WINDOW
- 5 EXAM ROOMS WITH 3 SINKS
- 2 PRIVATE RESTROOMS WITH SHOWERS
- 2 LABS WITH SINKS
- SECURE PHARMACEUTICAL ROOM WITH A SAFE AND SEPARATE HVAC SYSTEM
- WASHER & DRYER
- CONFERENCE ROOM AND OTHER OFFICES
- SUITE CAN BE DEMISED DOWN TO ~ 2,660 SF & 3,386 SF
- OPEN TO CONVERSION BACK TO STANDARD OFFICE SPACE

