



BRIDGEPOINT SQUARE 3

6300 BRIDGEPOINT PARKWAY, AUSTIN, TX 78730

DIVISIBLE TO ~
1,500 SF
1,750 SF
3,310 SF
5,000 SF
7,000 SF
8,500 SF

FOR SUBLEASE

[VIDEO TOUR LINK - CLICK HERE](#)



- SIZE : 10,301 SF / DIVISIBLE
- BASE RENT : \$20.00 WITH 3% INCREASES
- \$8 BELOW LANDLORDS RATE!
- 2025 NNN : \$15.45
- TERM : SUBLEASE THROUGH 5/31/28
- AVAILABILITY : IMMEDIATELY

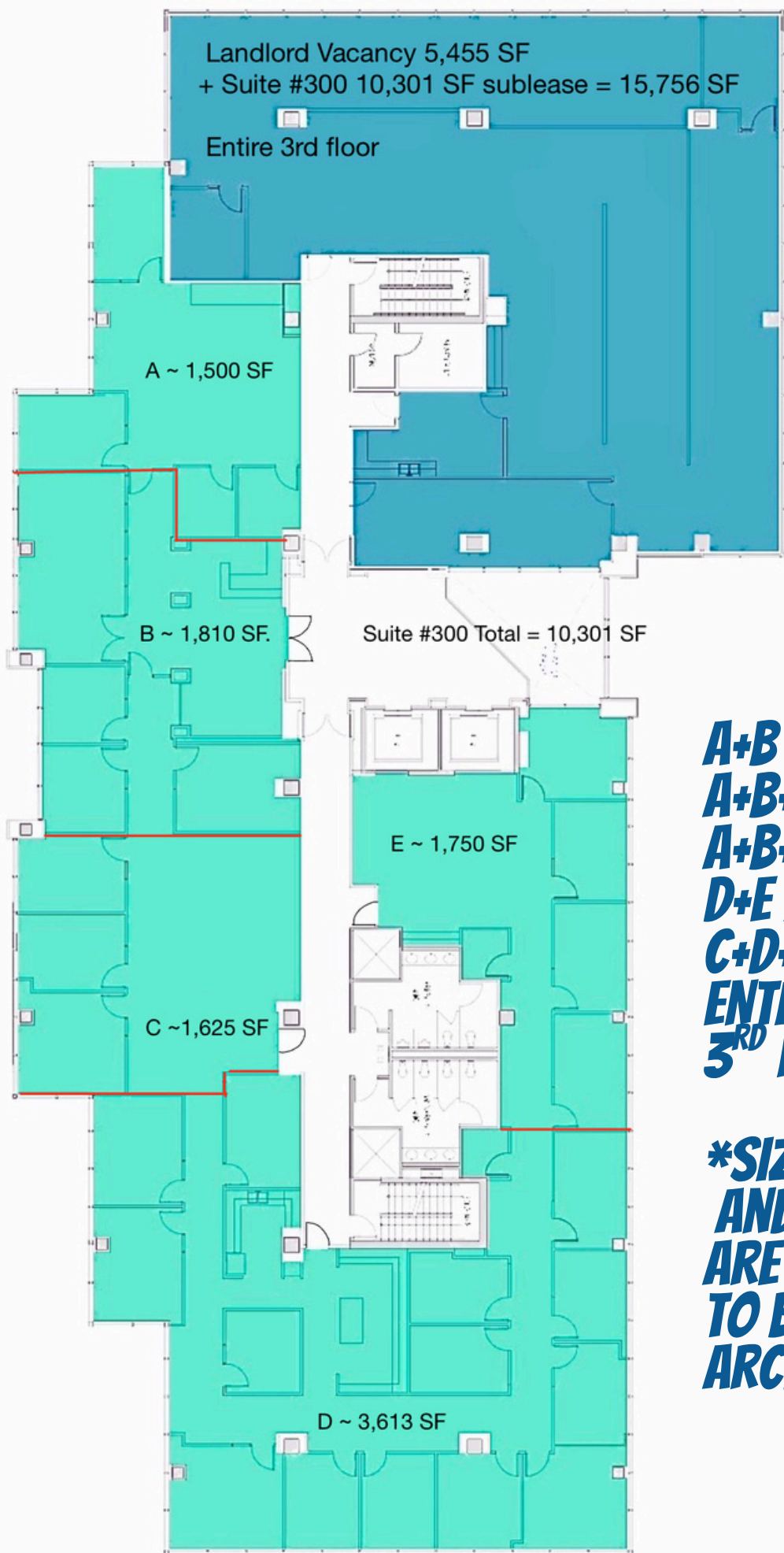


CHAD JEWELL // 512-633-7703 MOBILE
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SUITE DETAILS :

- PRIVATE OFFICE LAYOUT WITH CLASS A FINISHES
- BEAUTIFULLY DECORATED AND FULLY FURNISHED
- SUITE ACCESS FROM ELEVATOR LOBBY
- VIEWS OF THE 360 BRIDGE AND DOWNTOWN
- MULTIPLE WAYS TO DIVIDE THE SPACE FOR USERS OF DIFFERENT SIZES
- SUBLEASE FOR ALL OR A PORTION OF THE SUITE ENTERTAINED
- POTENTIAL TO LEASE THE ENTIRE 3RD FLOOR FOR A TOTAL OF 15,756 SF



PROPERTY DETAILS

- FIVE-BUILDING CAMPUS
- FITNESS CENTER W/
SHOWERS, LOCKERS &
TOWEL SERVICE IN
BUILDING 4
- TENANT LOUNGE WITH
FOOD SERVICE
- VOLLEYBALL AND
BASKETBALL COURTS
- FREE COVERED PARKING
AT 3.51:1000

A+B : 3,310 SF
A+B+C : 4,935 SF
A+B+C+D : 8,548 SF
D+E : 5,363 SF
C+D+E : 6,988 SF
ENTIRE SUITE : 10,301 SF
3RD FLOOR : 15,756 SF

***SIZE CALCULATIONS
AND DEMISING POINTS
ARE ESTIMATED AND NEED
TO BE VERIFIED WITH AN
ARCHITECT**

