



WESTPARK III

8140 MOPAC EXPY N · AUSTIN, TX

SUBLEASE



3,405 SF MEDICAL OFFICE SPACE FOR SUBLEASE

THE PROPERTY

Sublease space in Westpark III, a four-building complex at North MoPac and Steck, where the lobby renovation was completed in 2025 and after-hours HVAC is available. Suite 120 was built out for clinical research — exam rooms, labs, and a secure pharmaceutical room. The smaller side of the suite is under contract; the remaining 3,405 RSF (per the landlord's 2026 measurement) can be taken as-is or converted back to standard office space.

HIGHLIGHTS

- 3,405 RSF available — the remaining portion of Suite 120

SPACE & TERMS

- **Suite 120B**
- **3,405 SF available**
- **Rent:** \$10.00/SF
- **NNN:** \$12.32/SF
- **Gross rent:** \$6,333/mo
- **Lease type:** Sublease
- **Expires:** 1/31/2028
- **Available:** Immediate

AMENITIES

- Lobby renovation completed 2025
- After-hours HVAC



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Information deemed reliable but not guaranteed; subject to change or withdrawal without notice. September 2026.



Chad Jewell

Broker · Austin Office Space

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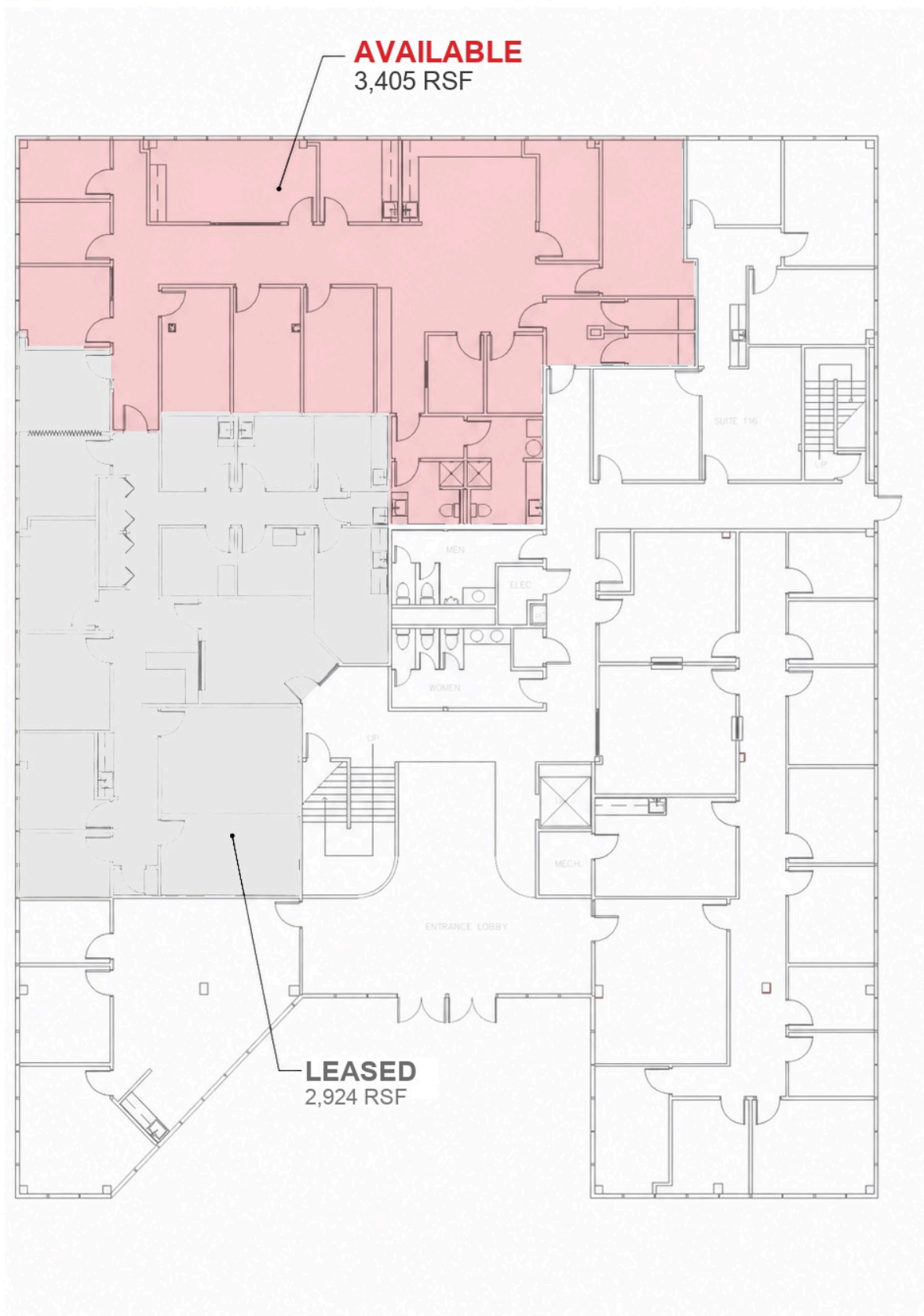
Westpark III · Suite 120

8140 N. MoPac Expy, Austin, TX 78759

3,405 RSF available for sublease

Available for sublease — 3,405 RSF

Leased — not available



Areas per Landlord measurement (Tipton Studio plan dated 08.31.26). For identification only; areas and dimensions are approximate and not warranted.

Austin Office Space, Inc. · Chad Jewell, Principal Broker · 512-633-7703 · chad@austinofficespace.com

SUITE 120B

3,405 SF • \$10.00/SF • \$6,333/mo



ENTRY



OFFICE CORRIDOR



INTERIOR OFFICE



CONFERENCE ROOM



BUILT-IN STORAGE



INTERIOR OFFICE



WINDOW OFFICE



WASHER & DRYER



PRIVATE RESTROOM WITH SHOWER