

1300 WEST KOENIG LANE

SECOND FLOOR - COMBINED PLAN

- AUSTIN, TEXAS
- SUITE 220
- SUITE 290
- SUITE 206



Three scans matched to a common scale and joined on shared construction: Suite 220 on the 16'6" x 4'0" corridor, Suite 290 on the corridor doorway and hall wall at the elbow.

Floor plans created by CubiCasa app. Measurements deemed highly reliable but not guaranteed.

1300 West Koenig Lane

Scale 1" = 1'-0" at 12 px/ft on screen
Assembled from CubiCasa scans: common area, 103, 155, 160
Dimensions as reported by each scan – verify in field

SOURCE SCANS

Common area – perimeter hall, entry, stair + elevator

Suite 103 – east wing + 2 offices north of hall; the room beside the stair is the stair/elevator core, not suite space

Suite 160 – two rooms on the west side, off the west hall

Suite 155 – two offices in the centre block + 2 offices NW

Tenancy not confirmed – the three offices north of the hall

Usable area, as drawn:
103 ≈ 930 sf · 155 ≈ 400 sf · 160 ≈ 290 sf

HOW THEY LOCK TOGETHER

- 1 The 36" hall in the 103 scan **is** the east leg of the perimeter hall – same 4' 7" width, and both door openings line up within a foot.
- 2 That hall's short leg is the east 1/4' 7" of the north hall, so 103 wraps the northeast corner.
- 3 Foyer 12' 10" × 23' 6" = the entry HALL 16' 1" × 12' 6". Same stair (1/4' 3" wide), same L-shape; the common-area scan just clipped the treads short.
- 4 Suite 160 sits on the west side, per your note. Its two rooms total 25' 4" – the run of the west hall between the north and south halls – and the two window marks in that hall wall land in them, reading as sidelights. Which room is north is an assumption.

NOTES

The 103 scan sits **90° clockwise** from the common-area scan – rotate it right and the walls fall on each other. Suite 160 is placed from your note, not from wall registration.

Scan-to-scan scale differs about 2-3%; shared walls have been snapped to the common-area scan.

Suite 160 is drawn at its scanned dimensions. Its doors were not captured by any scan, so the two openings shown off the west hall are placed by inference.

The "windows" along the north and west hall walls read as interior sidelights, not exterior glass – 103's offices sit north of that wall.

STILL OPEN

The leased areas are hatched. Only the two offices carved out of 155 are drawn with partitions: the rest – the centre block interior and the whole south side – was never scanned, so no interior walls are shown there.

The three offices north of the hall are drawn equally sized per your note: their partitions and doors are not surveyed.

The two offices north of the hall are tagged "per 103 scan" – they came in on that scan but the suite boundary there is unconfirmed.

True north not set; the plan is oriented to the Koenig Lane frontage along the bottom edge.

