

SUITE 300 FOR SUBLEASE

3,084 SF AVAILABLE NOW

CREATIVE OFFICE SUBLEASE OPPORTUNITY



1005 W 38TH STREET

AUSTIN, TX 78705

MICHAEL WATERS | (972) 672-1551 | mwaters@hpitx.com

HPI
TENANT ADVISORS

SPACE HIGHLIGHTS



Size: 3,084 SF



Base Rent: Contact Broker
Operating Expenses: \$17.49/SF



Sublease Expiration: March 2026



Available **Immediately**



Furniture Negotiable

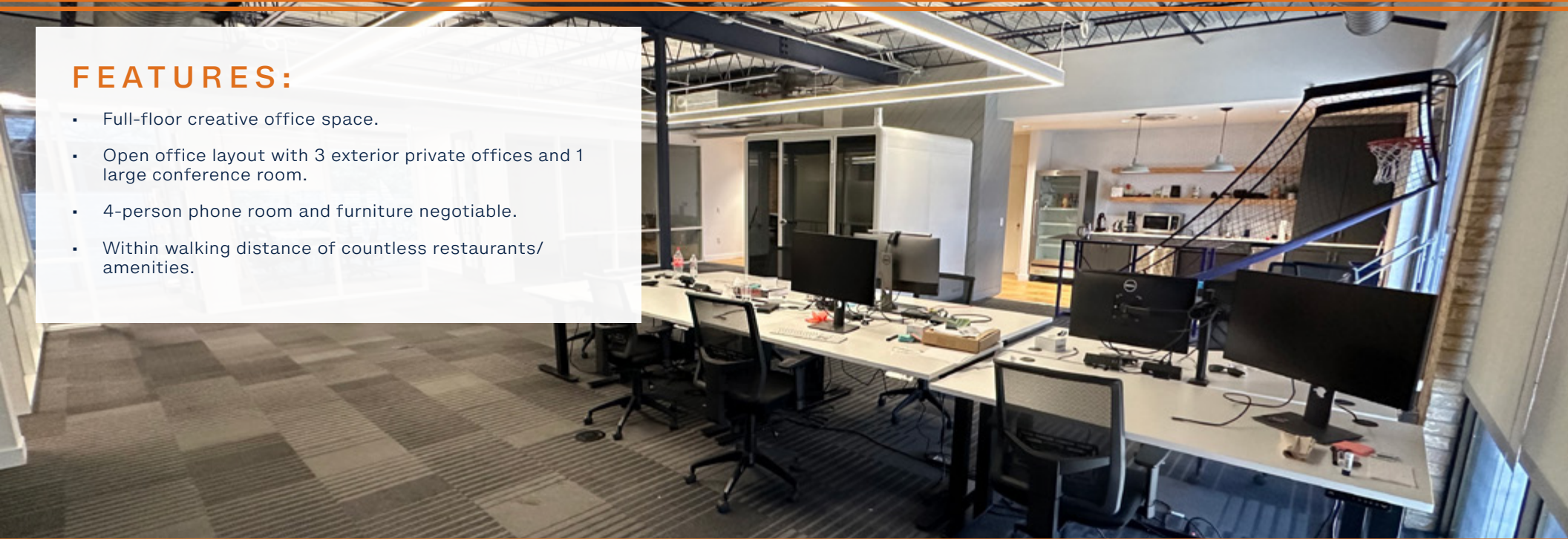


360° TAKE A VIRTUAL TOUR

VERSATILE FLOORPLAN

FEATURES:

- Full-floor creative office space.
- Open office layout with 3 exterior private offices and 1 large conference room.
- 4-person phone room and furniture negotiable.
- Within walking distance of countless restaurants/amenities.



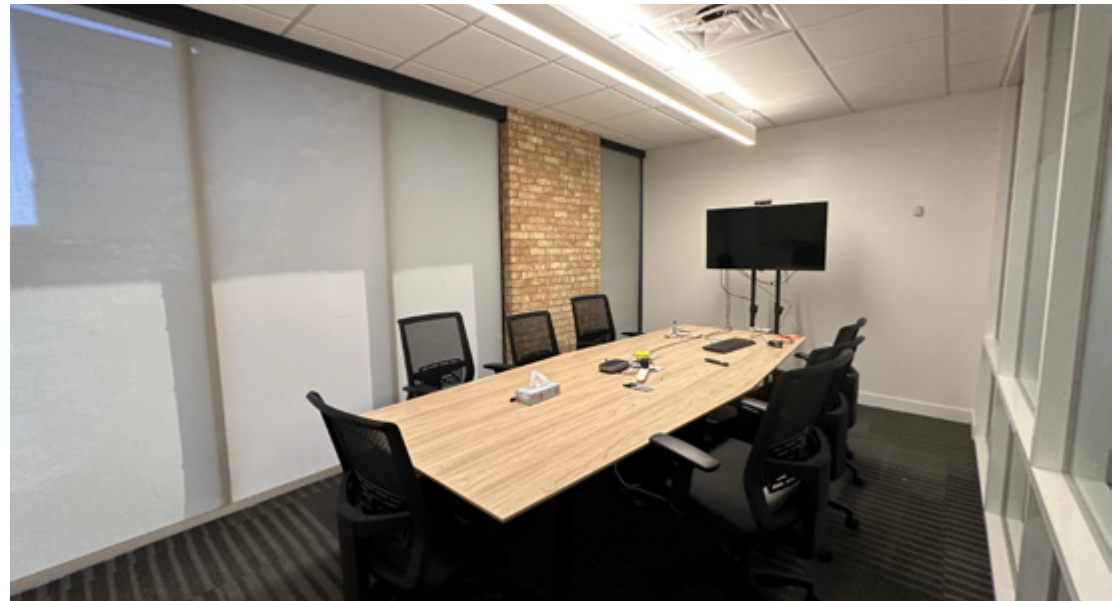
BREAK AREA



HIGH-END FINISHES



HIGH-END OFFICE DESIGN



SUBLEASE LOCATION

EST. DRIVE TIMES

DOWNTOWN: 8 Minutes

THE DOMAIN: 12 Minutes

AUSTIN AIRPORT: 25 Minutes

MOPAC EXPY: 3 Minutes



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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■