

# FOR SUBLEASE

883 SF – 18,794 SF AVAILABLE NOW

CREATIVE OFFICE SUBLEASE OPPORTUNITY



## 3409 EXECUTIVE CENTER DR

AUSTIN, TX 78731

CORTLAND LOWE III | (561) 281-4304 | [lowe@hpitx.com](mailto:lowe@hpitx.com)

COLE MARTINEZ | (972) 215-6996 | [cmartinez@hpitx.com](mailto:cmartinez@hpitx.com)

**HPI**  
TENANT ADVISORS



# SPACE HIGHLIGHTS



Available Now



Size: 883 SF – 18,794 SF  
MULTIPLE SUITES AVAILABLE



Sublease Expiration: December 31, 2025



Base Rent: \$19.00/SF NNN \*REDUCED RATE\*  
Operating Expenses: \$13.47/SF



Furniture Available



Parking: 4.0/1,000 SF

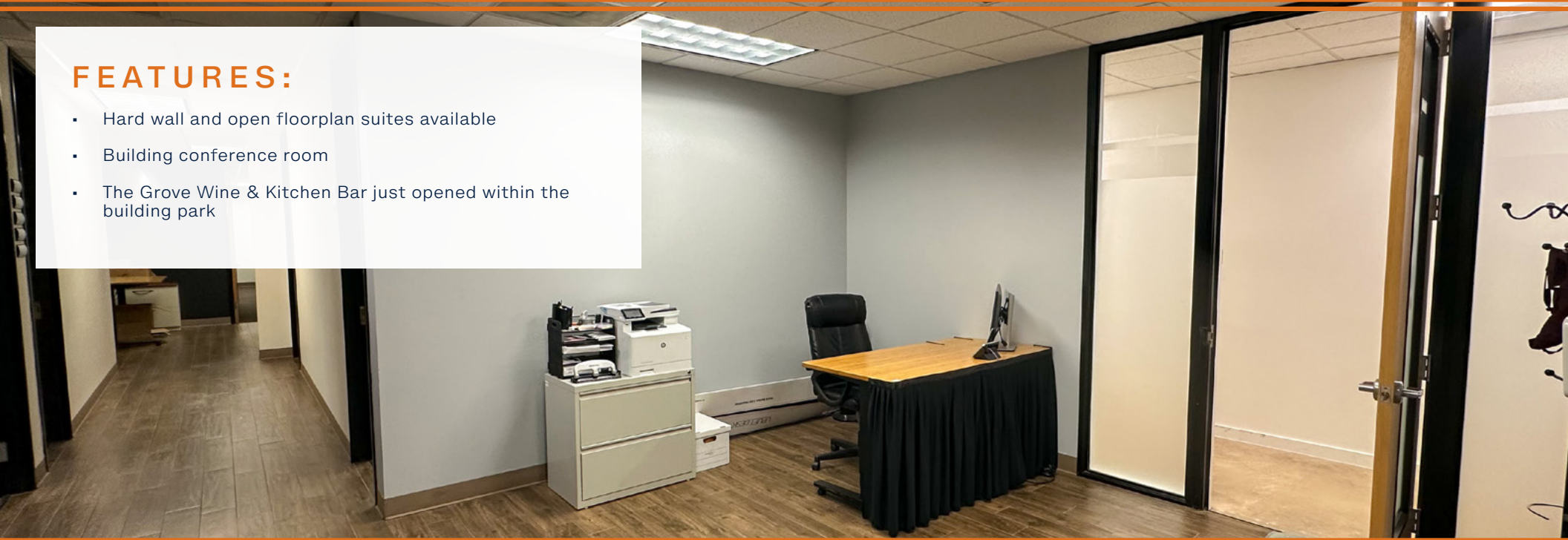




# VERSATILE FLOORPLAN

## FEATURES:

- Hard wall and open floorplan suites available
- Building conference room
- The Grove Wine & Kitchen Bar just opened within the building park



## RECEPTION AREA



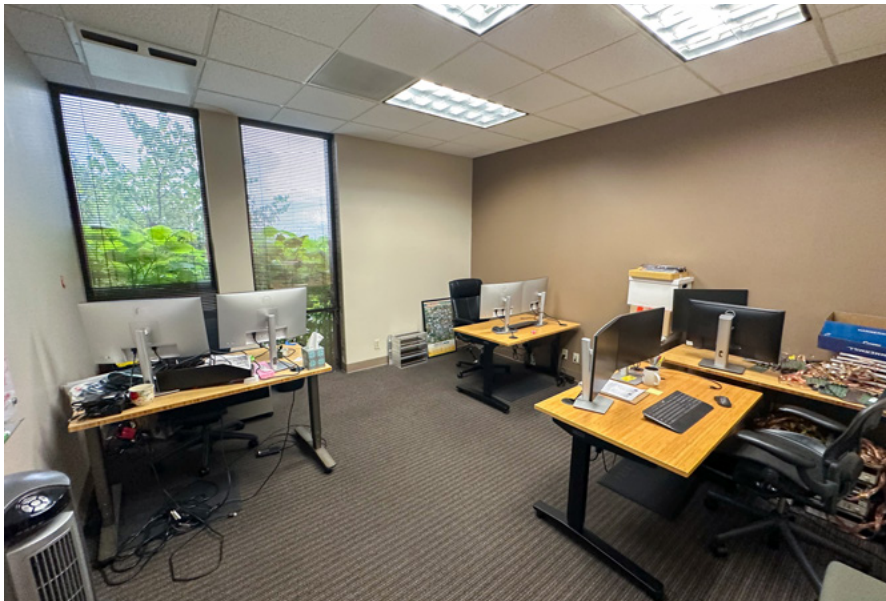
## TENANT BREAK AREA





# CREATIVE OFFICE DESIGN

## CONFERENCE ROOM



## PRIVATE OFFICE





# SUBLEASE LOCATION

## EST. DRIVE TIMES

DOWNTOWN: 15 Minutes

THE DOMAIN: 8 Minutes

AUSTIN AIRPORT: 25 Minutes

MOPAC EXPY: <1 Minute

HWY 183: 5 Minutes

3409 EXECUTIVE CENTER DR



NORTHWEST HILLS



# HPI

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