OFFICE SPACE FOR SUBLEASE

7,677 SF AVAILABLE NOW

AMENITY-RICH SOUTH AUSTIN AREA



2901 S 1ST STREET

AUSTIN, TX 78704

HPI TENANT ADVISORS

CASE MCCOY | (940) 456-0920 | cmccoy@hpitx.com

COLE MARTINEZ | (972) 215-6996 | cmartinez@hpitx.com

SUITE 120 & 200 OVERVIEW

Size: 7,677 SF

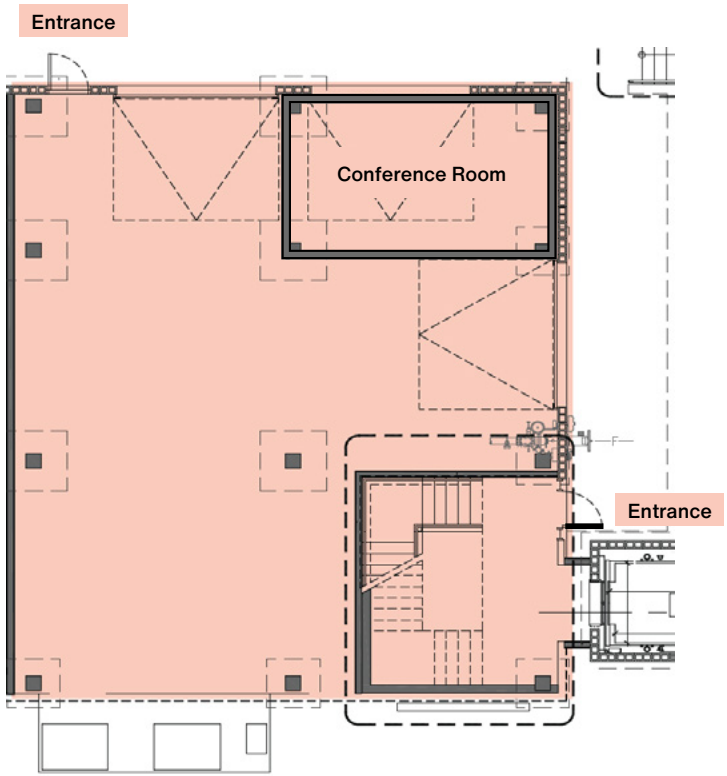
Available now

Parking: 23 spaces

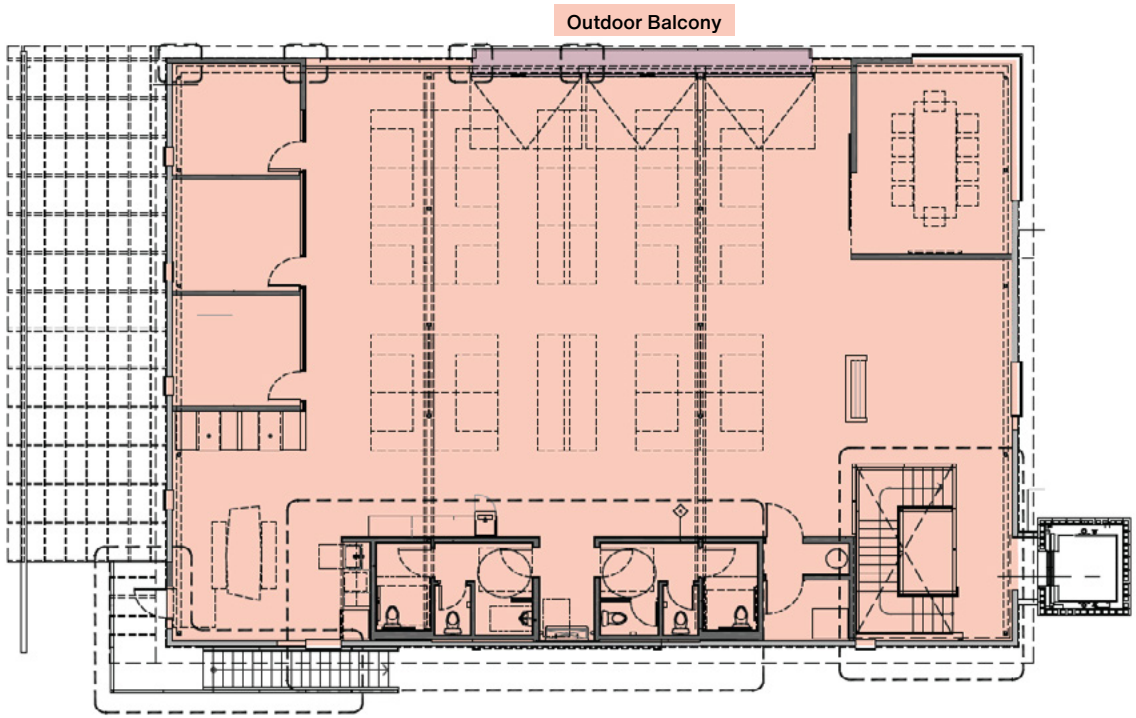
Rate: $43.00/SF Gross

Expiration: May 31, 2027

Furniture is included



1ST FLOOR

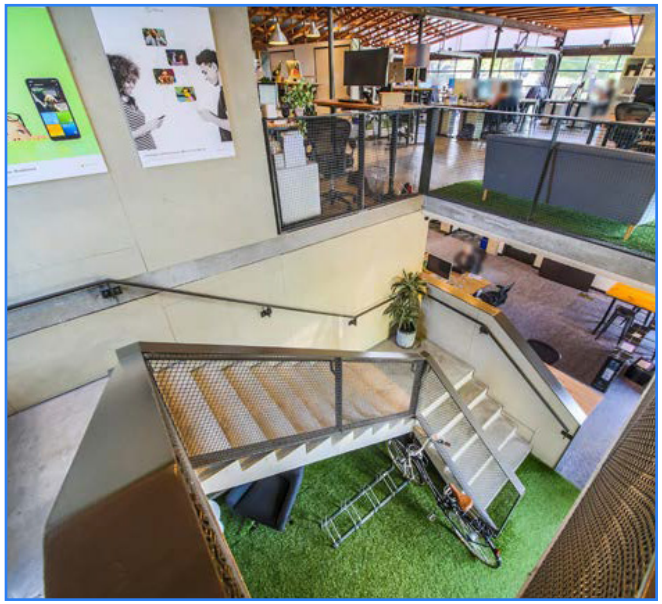
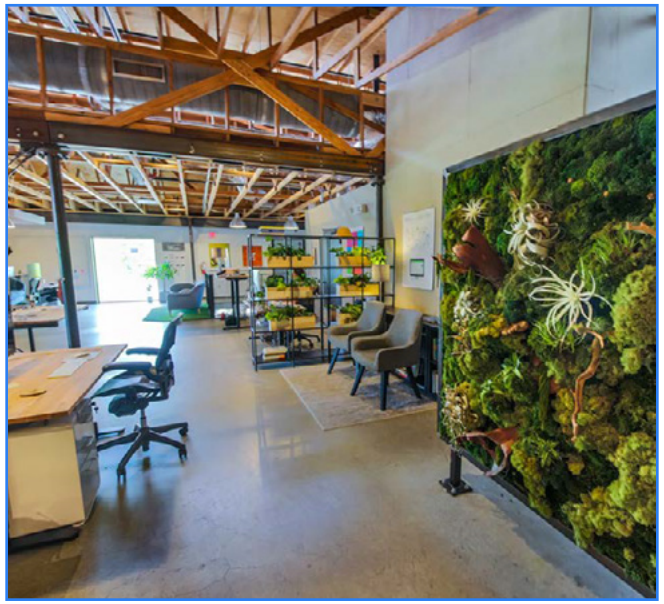
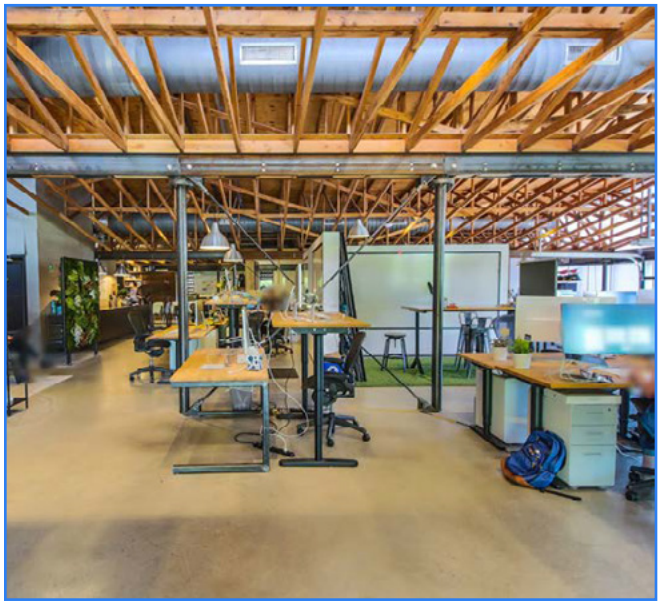


2ND FLOOR

HPI TENANT ADVISORS

CASE MCCOY | (940) 456-0920 | cmccoy@hpitx.com
COLE MARTINEZ | (972) 215-6996 | cmartinez@hpitx.com

SOUTH AUSTIN OPPORTUNITY




HPI TENANT ADVISORS

CASE MCCOY | (940) 456-0920 | cmccoy@hpitx.com
COLE MARTINEZ | (972) 215-6996 | cmartinez@hpitx.com

SOUTH AUSTIN OPPORTUNITY

FEATURES:

- 3 private offices, 2 conference rooms, creative open workspace, breakroom, and bathrooms
- Next door to Toss Pizzeria
- Expansive windows/natural light
- Multiple roll-up doors

NEARBY AMENITIES:

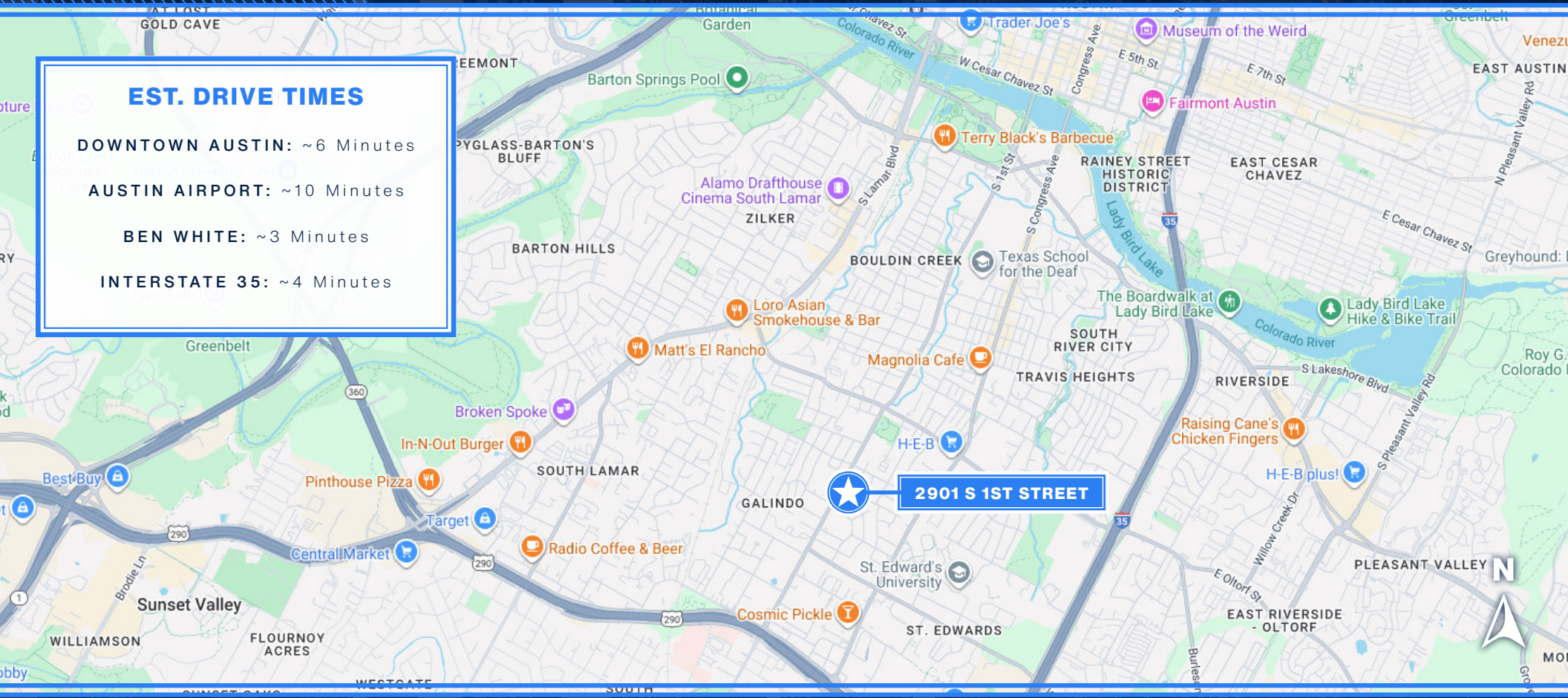
Terry Black's Barbecue
Magnolia Cafe Austin Texas
Chuy's Fine Tex-Mex
Kerbey Lane All Day Cafe
H-E-B
Matt's El Rancho Since 1952
Home Slice Pizza



HPI TENANT ADVISORS

CASE MCCOY | (940) 456-0920 | cmccoy@hpitx.com
COLE MARTINEZ | (972) 215-6996 | cmartinez@hpitx.com

BUILDING **LOCATION**



HPI
TENANT ADVISORS

CASE MCCOY | (940) 456-0920 | cmccoy@hpitx.com
COLE MARTINEZ | (972) 215-6996 | cmartinez@hpitx.com

■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■