

SUITE 300 FOR SUBLEASE

17,134 SF IN INCREDIBLE LOCATION



4700 MUELLER BLVD

AUSTIN, TX 78723

KENDALL CANTELE | (512) 740-7868 | cantele@hpitx.com

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



SUITE 300 OVERVIEW



Size: 17,134 SF



Rate: Contact Broker
Est. 2026 OPEX: \$24.57



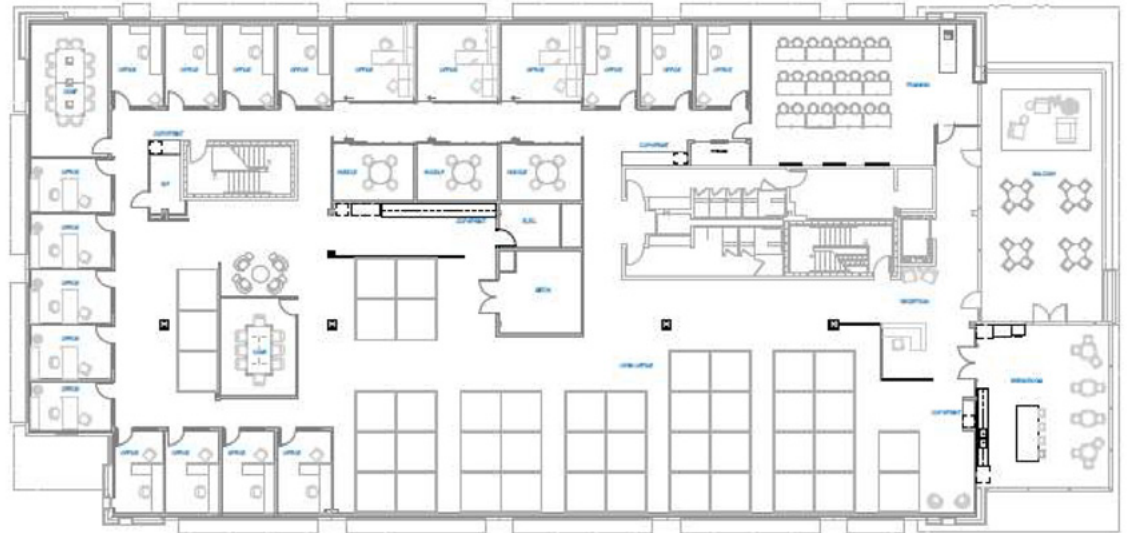
Available Q2 2026



Expiration: April 30, 2030



Parking: 2.00/1,000 SF
& street parking



 TAKE A VIRTUAL TOUR

HIGH-END OFFICE OPPORTUNITY

FEATURES:

- Full floor opportunity with private elevator access
- Large private terrace
- Modern finishes
- Prime location in the center of Mueller, offering ample walkable amenities



PRIVATE OUTDOOR TERRACE



MODERN BREAK ROOM



HIGH-END OFFICE OPPORTUNITY



BUILDING LOCATION

4700 MUELLER BLVD

EST. DRIVE TIMES

DOWNTOWN: 10 Minutes

THE DOMAIN: 15 Minutes

AUSTIN AIRPORT: 15 Minutes

INTERSTATE 35: 3 Minutes

AMENITY-RICH ZONE



VERACRUZ
Fonda & Bar

Kerbey Lane
ALL DAY CAFE

Chuy's
FINE TEX-MEX

TORCHY'S TACOS

STARBUCKS COFFEE

CHI'LANTRO
KOREAN BBQ INSPIRED

CHIPOTLE
MEXICAN GRILL

H-E-B

ALAMO
DRAFTHOUSE CINEMA

& Much More...



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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■