CREATIVE OFFICE SUBLEASE AVAILABLE NOW

4,731 - 15,711 SF IN INCREDIBLE LOCATION

HARTLAND PLAZA

1717 W 6TH ST, AUSTIN, TX 78703

CORTLAND LOWE III | (561) 281-4304 | lowe@hpitx.com

HPI TENANT ADVISORS

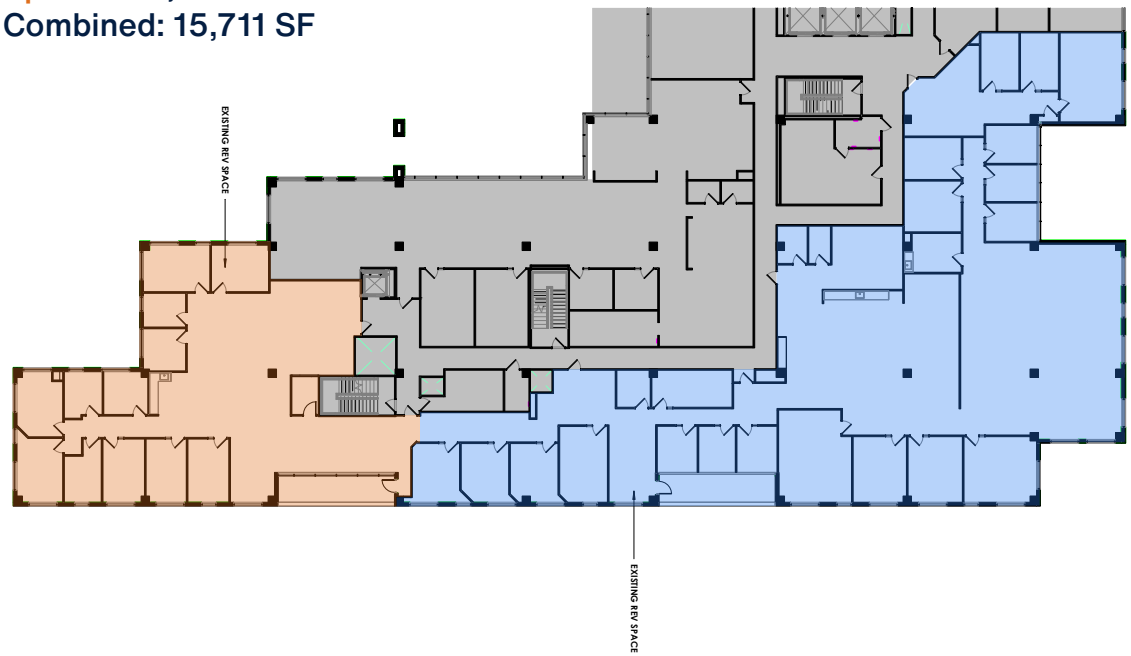
SUITE OVERVIEW

LARGE CORNER OFFICE

RECEPTION AREA

- Size: 4,731 – 15,711 SF
- Rate: $39.00/SF
  Est. OPEX: $24.16/SF
- Available Now
- Expiration: February 29, 2028
- Parking: 2.5/1,000 SF
  $125 per space/month
- Furniture Negotiable

Space A: 10,980 SF
Space B: 4,731 SF
Combined: 15,711 SF



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CREATIVE OFFICE OPPORTUNITY

FEATURES:

- Space includes a mixture of hard-wall offices, huddle rooms, conference rooms, open workspaces, private outdoor balconies, and several tenant break areas.
- Incredible views and close proximity to numerous downtown amenities and restaurants, and Zilker Park.

TENANT BREAK AREA

SEVERAL HUDDLE/CONFERENCE ROOMS

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CREATIVE OFFICE OPPORTUNITY

LARGE CONFERENCE ROOMS

SEVERAL PRIVATE OFFICES

FLEX SPACE

SEVERAL OPEN WORK AREAS

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BUILDING **LOCATION**

EST. DRIVE TIMES

DOWNTOWN: 5 Minutes

THE DOMAIN: 15 Minutes

AUSTIN AIRPORT: 20 Minutes

MOPAC EXPY: 2 Minutes

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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■