

# CREATIVE OFFICE SUBLEASE AVAILABLE NOW

4,731 SF IN INCREDIBLE LOCATION



 TAKE A VIRTUAL TOUR

INCLUDES WORKSTATIONS FOR 20+ PEOPLE

## HARTLAND PLAZA

1717 W 6TH ST, AUSTIN, TX 78703

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

**HPI**  
TENANT ADVISORS

# SUITE OVERVIEW



**SMALL HUDDLE ROOM**



Size: 4,731 SF



Rate: \$39.00/SF  
Est. OPEX: \$24.16/SF



Available Now



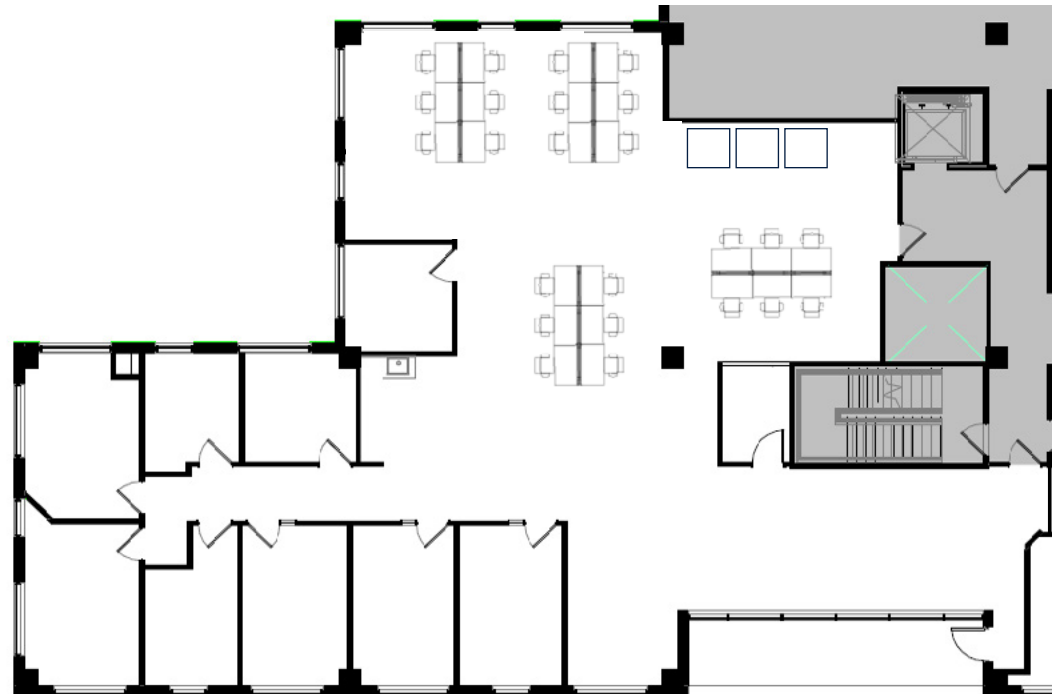
Expiration: February 29, 2028



Parking: +/- 10 Spaces at  
\$125 per space/month



Furniture Negotiable



# CREATIVE OFFICE OPPORTUNITY

## FEATURES:

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



## TENANT BREAK AREA



## SEVERAL CONFERENCE ROOMS

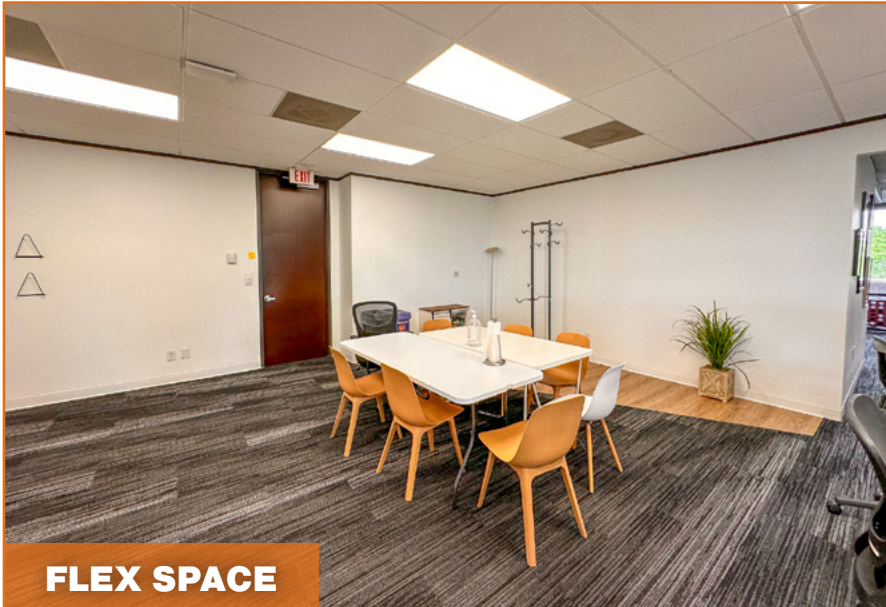


# CREATIVE OFFICE OPPORTUNITY

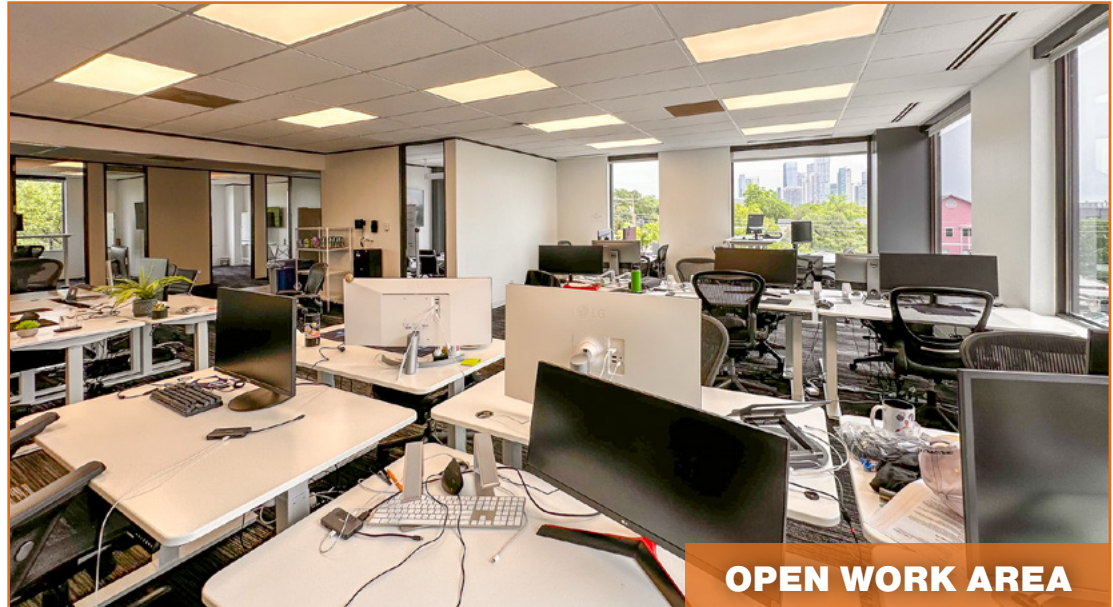
**LARGE CONFERENCE ROOMS**



**SEVERAL PRIVATE OFFICES**



**FLEX SPACE**



**OPEN WORK AREA**

# BUILDING LOCATION

## EST. DRIVE TIMES

DOWNTOWN: 5 Minutes

THE DOMAIN: 15 Minutes

AUSTIN AIRPORT: 20 Minutes

MOPAC EXPY: 2 Minutes



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