

2,079 - 6,779 SF AVAILABLE

BANKING SPACE SUBLEASE OR DIRECT LEASE OPPORTUNITY



**BUILDING & MONUMENT
SIGNAGE AVAILABLE**

TEJAS PLAZA

2009 S CAPITAL OF TEXAS HWY, AUSTIN, TX 78746

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SUITE 100 HIGHLIGHTS



Size: 4,700 SF

- Can be combined with Suite 110 for a total of 6,779 SF



Base Rent: \$24.00/SF NNN

Operating Expenses: \$12.50/SF



Expiration: June 30, 2027



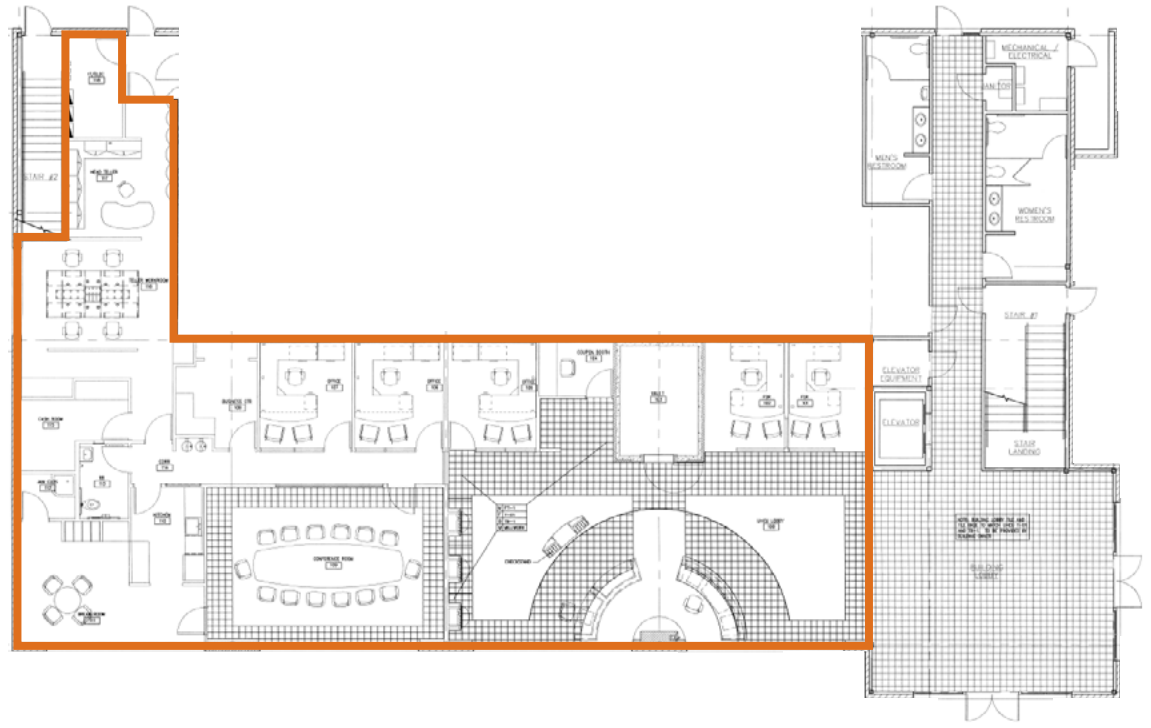
Available Now



Parking: 4.0/1,000 SF



Furniture Available



SUITE 100 HIGHLIGHTS

FEATURES:

- High-end, Class A bank space with direct lobby exposure and a connected drive-through area.
- Layout consists of a reception area, 6 private offices, a phone room, a large conference room, a break room, and a private restroom.
- Bank Vault
- Building and monument signage available



DIRECT LOBBY EXPOSURE



BREAK ROOM



SUITE 110 HIGHLIGHTS



Size: 2,079 SF

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Base Rent: \$24.00/SF NNN
Operating Expenses: \$12.50/SF



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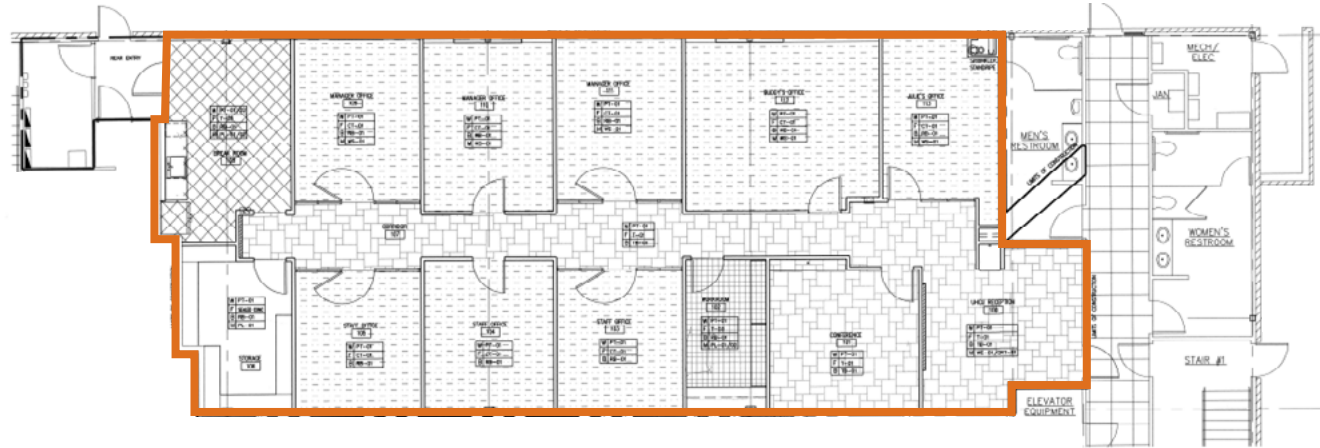
Available Now



Parking: 4.0/1,000 SF



Furniture Available



SUITE 110 HIGHLIGHTS

FEATURES:

- 100% hard wall office layout that consists of 9 private offices, a lobby area, and a break room
- Ideal space for back-office executives, law firms, and financial services firms



RECEPTION AREA



BREAK ROOM



LOCATION AMENITIES

TEJAS PLAZA

EST. DRIVE TIMES

- DOWNTOWN: 15 Minutes
- THE DOMAIN: 18 Minutes
- AUSTIN AIRPORT: 13 Minutes
- LOOP 1: 4 Minutes
- HWY 290: 5 Minutes

WEST WOODS SHOPPING CENTER

- Raising Cane's CHICKEN FINGERS
- CAVA
- SMOOTHIE KING
- MODERN market FARM FRESH CATERIES
- CHIPOTLE MEXICAN GRILL
- Jordan Mike's SUBS

BARTON CREEK SQUARE MALL

- The Cheesecake Factory
- PANDA EXPRESS GOURMET CHINESE CUISINE
- california PIZZA KITCHEN

Rudy's LOUNGE STORE AND BAR-B-Q



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