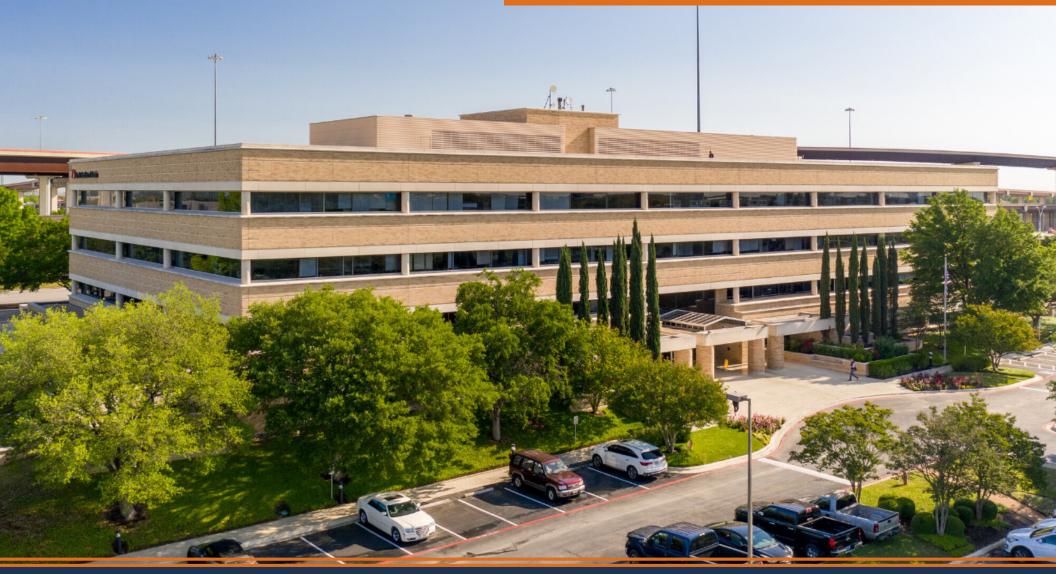
SUITE 450 FOR SUBLEASE 12,122 SF AVAILABLE NOW

CLASS A OFFICE SUBLEASE OPPORTUNITY



FRONTERA CROSSING

101 W LOUIS HENNA BLVD

RICK LANGE | (713) 447-0405 | rlange@hpitx.com

CASEY CASPER | (512) 538-1032 | ccasper@hpitx.com

SPACE HIGHLIGHTS



Size: 12,122 SF



Base Rent: \$19.00/SF NNN Operating Expenses: \$11.66/SF



Expiration: Decemeber 2027



Fully built out, high-end suite that is **available immediately**



Furniture Available



TENANT ADVISORS

High-end security system in place that includes key card access, cameras, and two new, recently added circuits





RENOVATED BUILDING

FEATURES:

- Recently renovated building located in thriving North Austin that is surrounded by countless amenities.
- Building amenities include a tenant lounge, on-site showers, and high loading dock.
- Built 1984 / Renovated 2017
- Class A Office Building
- Abundant Natural Light
- 6.0/1,000 SF Parking



HIGH-END FINISHES







HIGH-END OFFICE DESIGN

TENANT ADVISORS



HIGH-END OFFICE DESIGN





SUBLEASE LOCATION





RICK LANGE | (713) 447-0405 | rlange@hpitx.com CASEY CASPER | (512) 538-1032 | ccasper@hpitx.com PARTNER = EXPERT = NETWORK = GLOBAL =