

# 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](mailto:rlange@hpitx.com)

**CASEY CASPER** | (512) 538-1032 | [ccasper@hpitx.com](mailto:ccasper@hpitx.com)

**HPI**  
TENANT ADVISORS

# 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**



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



**TAKE A VIRTUAL TOUR**

# 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



## TENANT LOUNGE



## HIGH-END FINISHES



# HIGH-END OFFICE DESIGN



# HIGH-END OFFICE DESIGN



# SUBLEASE LOCATION



**RICK LANGE** | (713) 447-0405 | [rlange@hpitx.com](mailto:rlange@hpitx.com)

**CASEY CASPER** | (512) 538-1032 | [ccasper@hpitx.com](mailto:ccasper@hpitx.com)

■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■