

LADY BIRD LAKE OFFICE BUILDING

**Full Building
Sublease Available**



151 South 1st Street Austin, TX 78704

CBRE



FEATURES & BENEFITS



Full building opportunity



Numerous restaurants
& hotels nearby



Fully furnished



Walk to Auditorium Shores &
Butler Hike-and-Bike Trail



Incredible downtown views
from open air balconies



Premier location in the
heart of the CBD



SUBLEASE DETAILS

- 4,496 SF Available (divisible to 2,248 SF)
- Expires February 2028
- OPEX \$20.13/SF (estimated)
- Contact broker for rate
- 14 complimentary parking spaces
- No HOA fees
- TI allowance as-is

 HYATT REGENCY®

 EMBASSY
SUITES
by Hilton™

LADY BIRD LAKE
OFFICE BUILDING

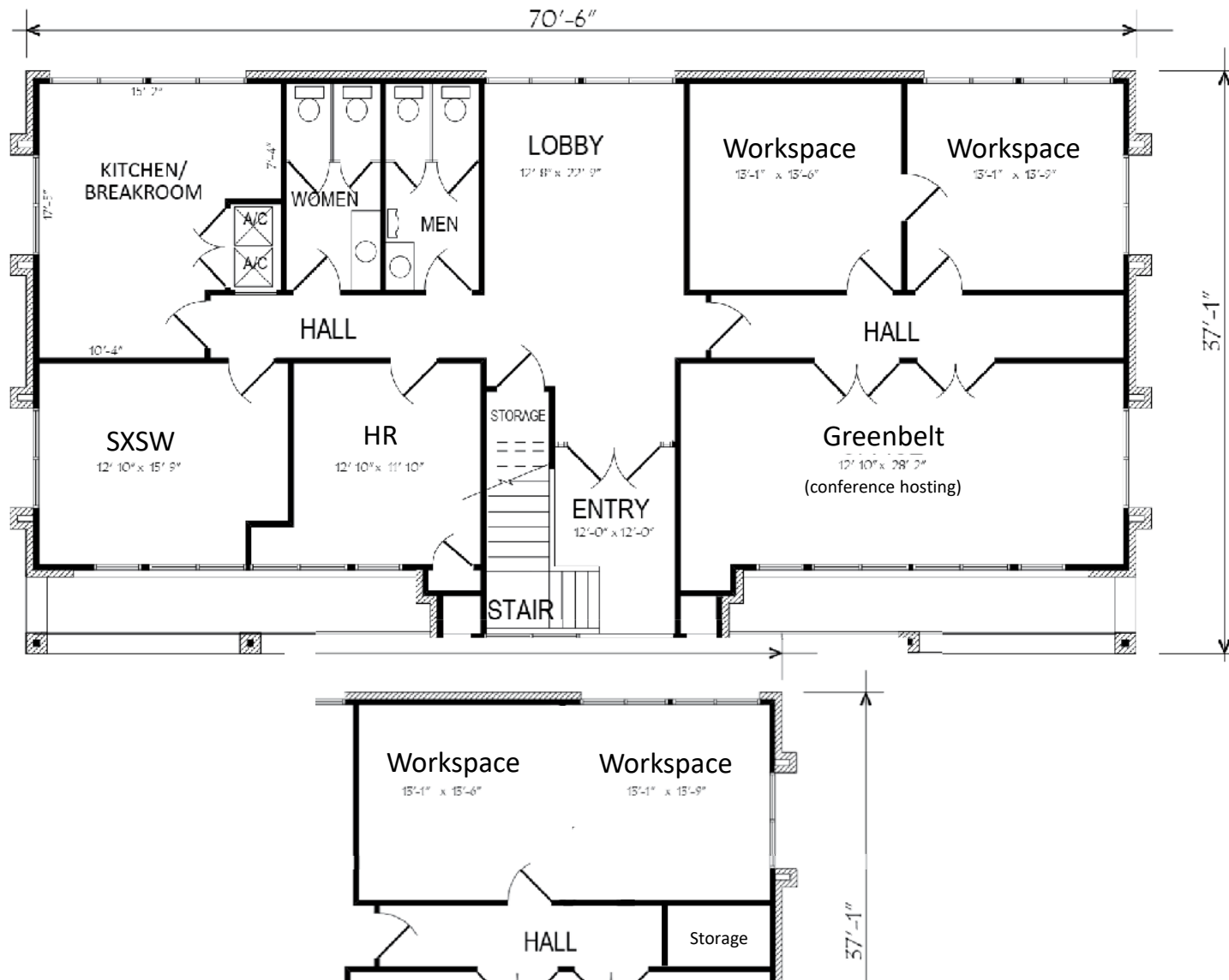
LADY BIRD LAKE

S 1ST ST



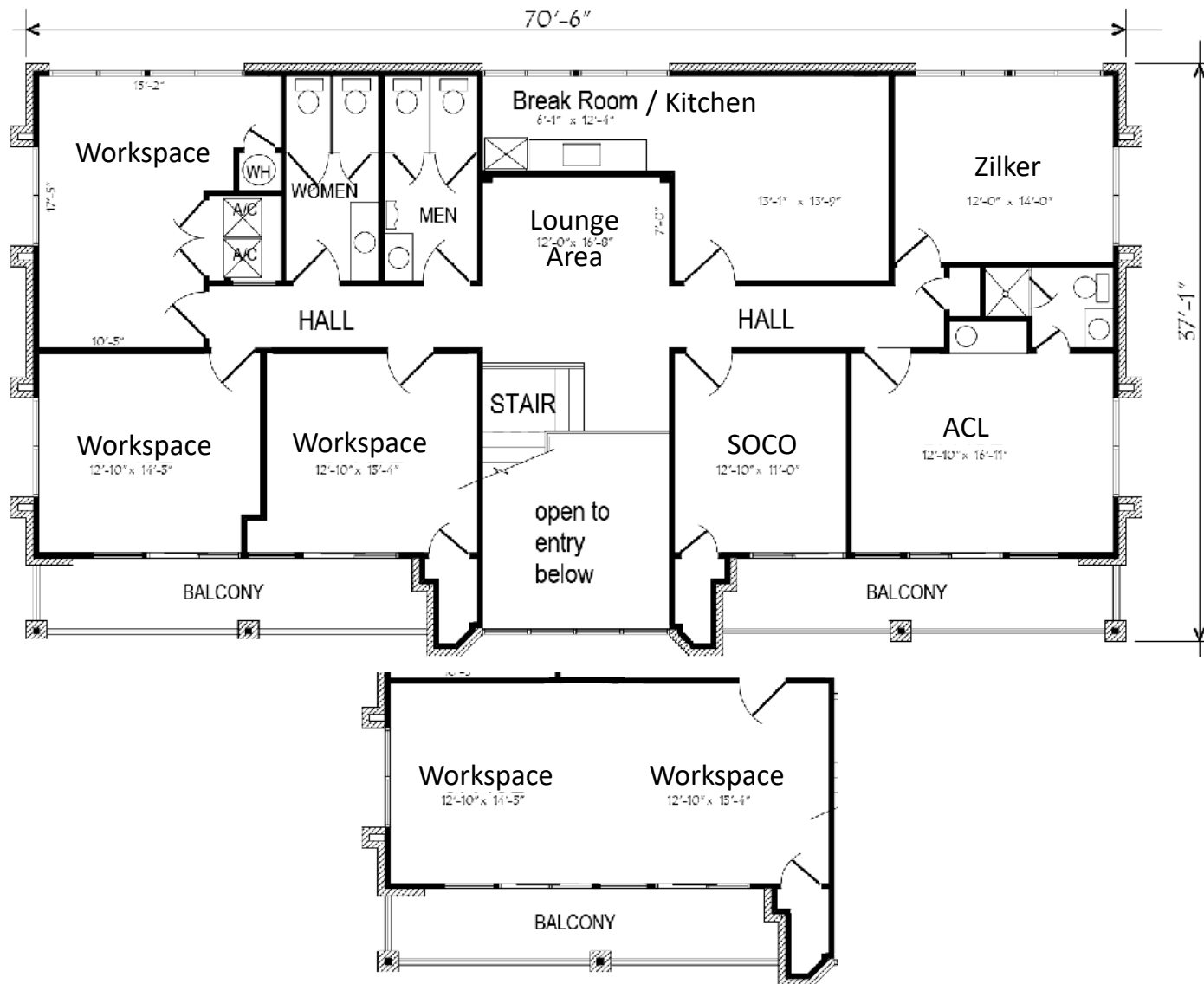
Floor Plans

FIRST FLOOR
2,248 SF



Floor Plans

SECOND FLOOR
2,248 SF





LADY BIRD LAKE OFFICE BUILDING



FOR MORE INFORMATION

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