



FULL BUILDING

FOR SUBLEASE
CENTRO SOUTH

1401 E 6th St., Austin, TX 78702



FULL BUILDING AVAILABLE

LEVEL 1	9,507 RSF (Reception/Coffee Bar/Lounge)
LEVEL 2	35,794 RSF
LEVEL 3	37,013 RSF
LEVEL 4	35,467 RSF
LEVEL 5	35,448 RSF
LEVEL 6	4,836 RSF (Rooftop deck)
TOTAL	158,065 RSF



BUILDING HIGHLIGHTS



Available:
Immediately



Term:
Flexible through 6/30/2034



Rate:
Call Broker



2026 OPEX:
\$22.39



Parking:
2.4/1,000 SF | \$200/space/month



BUILDING FEATURES



Ground floor reception with coffee bar and lounge



Rooftop balcony



Fitness center with lockers and showers in Project

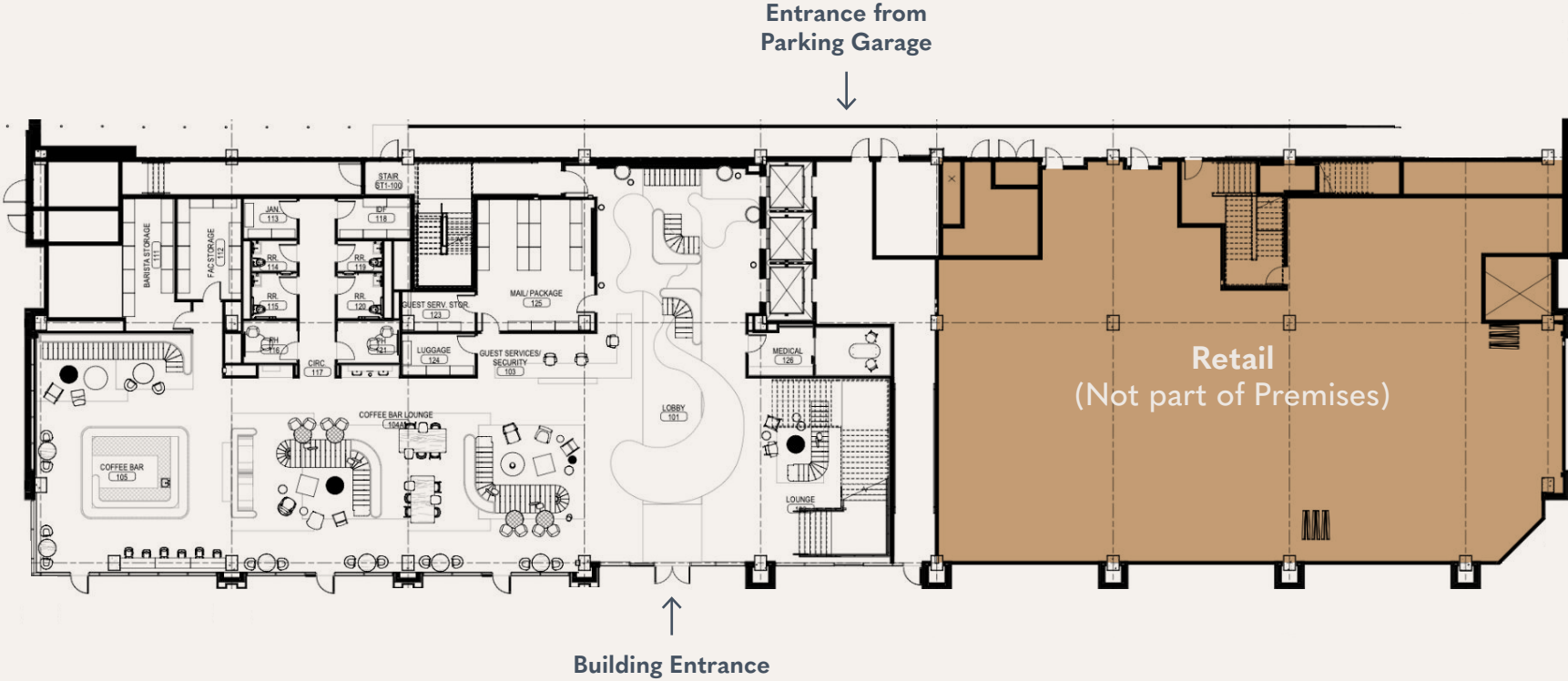


Bike storage in Project



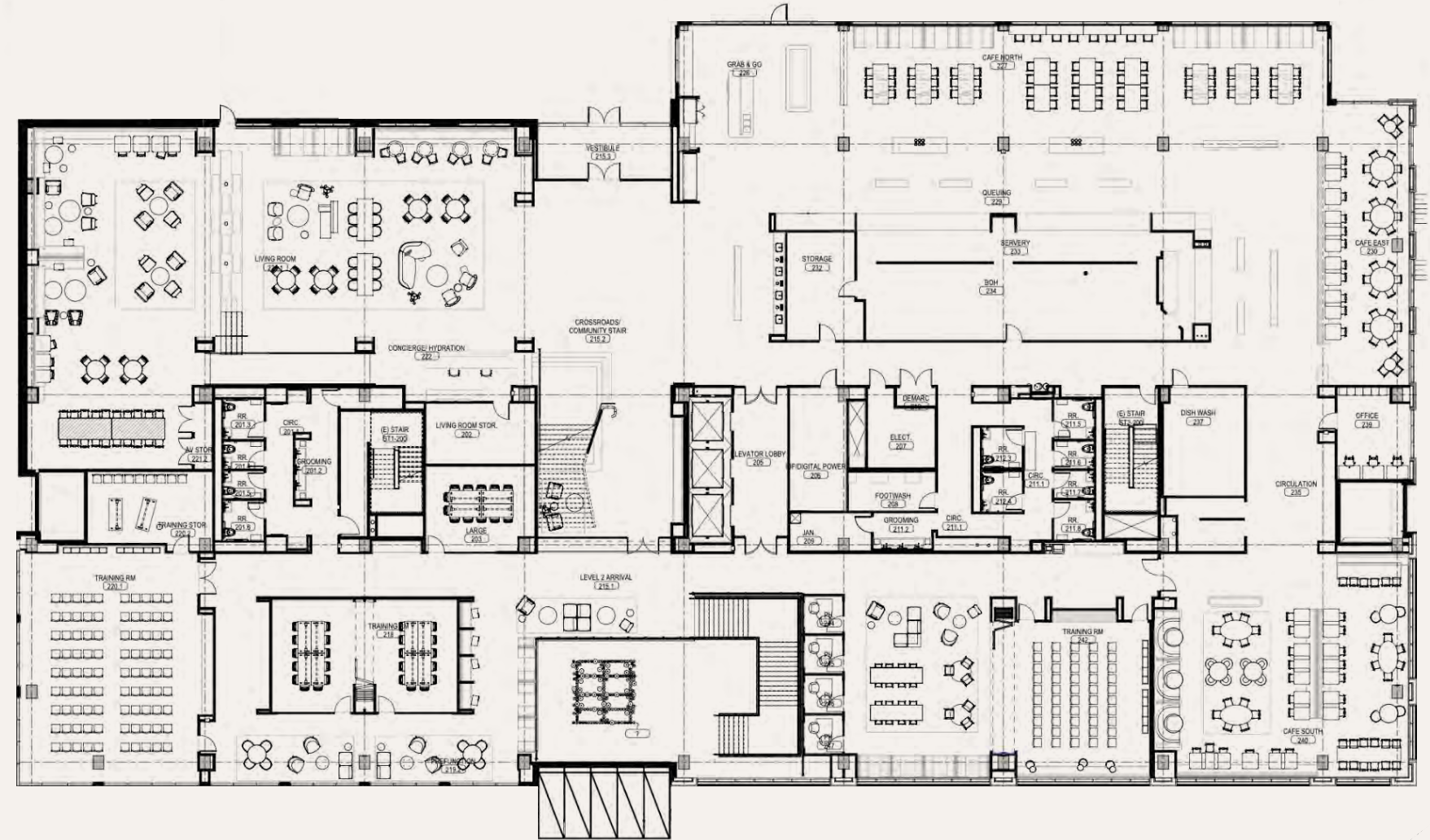
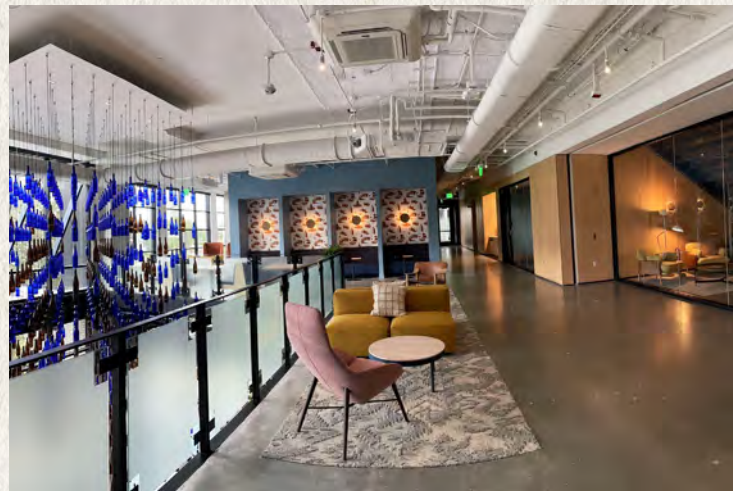
Retail and programmed outdoor space

LEVEL 1 FLOORPLAN



9,507 RSF

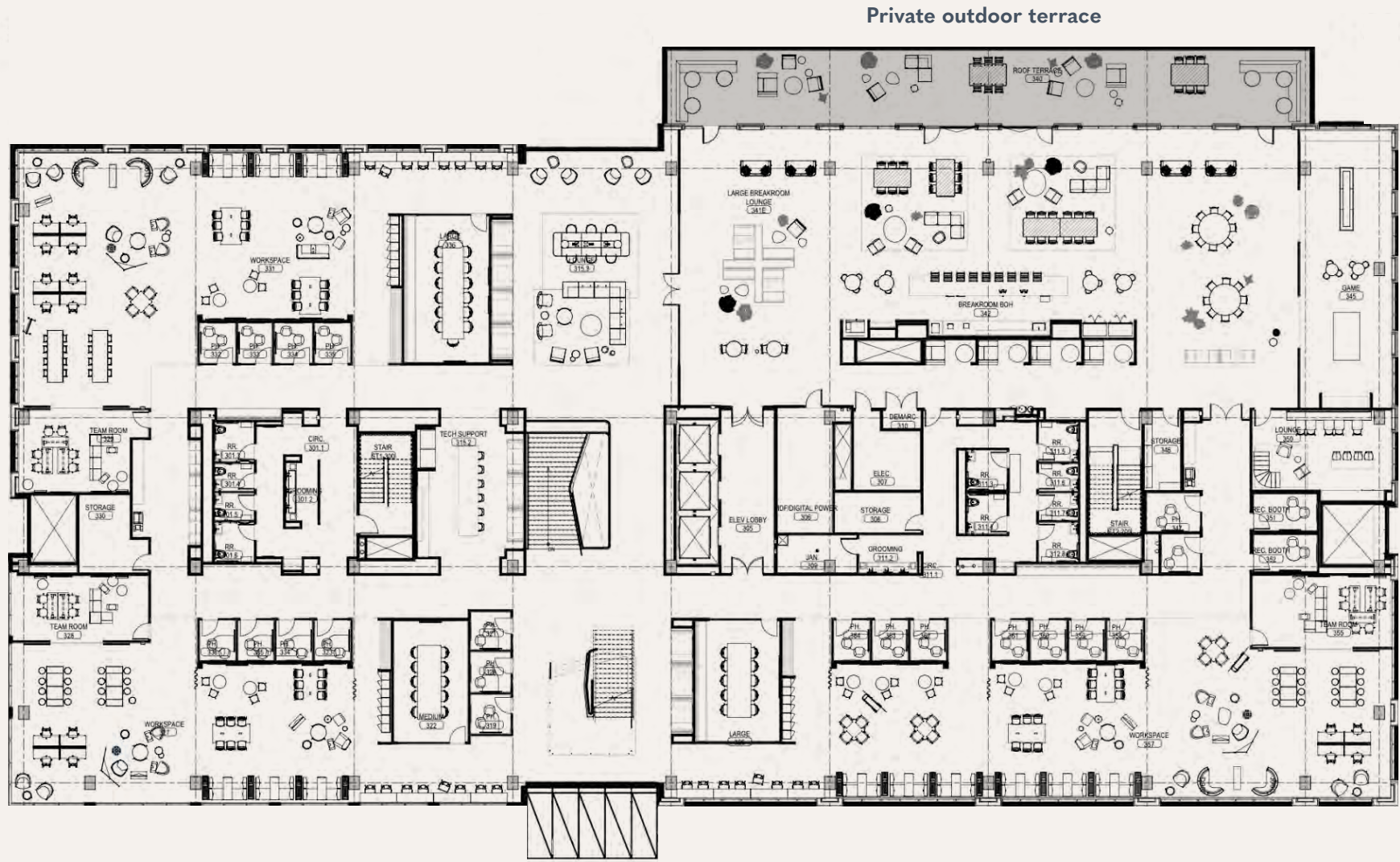
LEVEL 2 FLOORPLAN



35,794 RSF

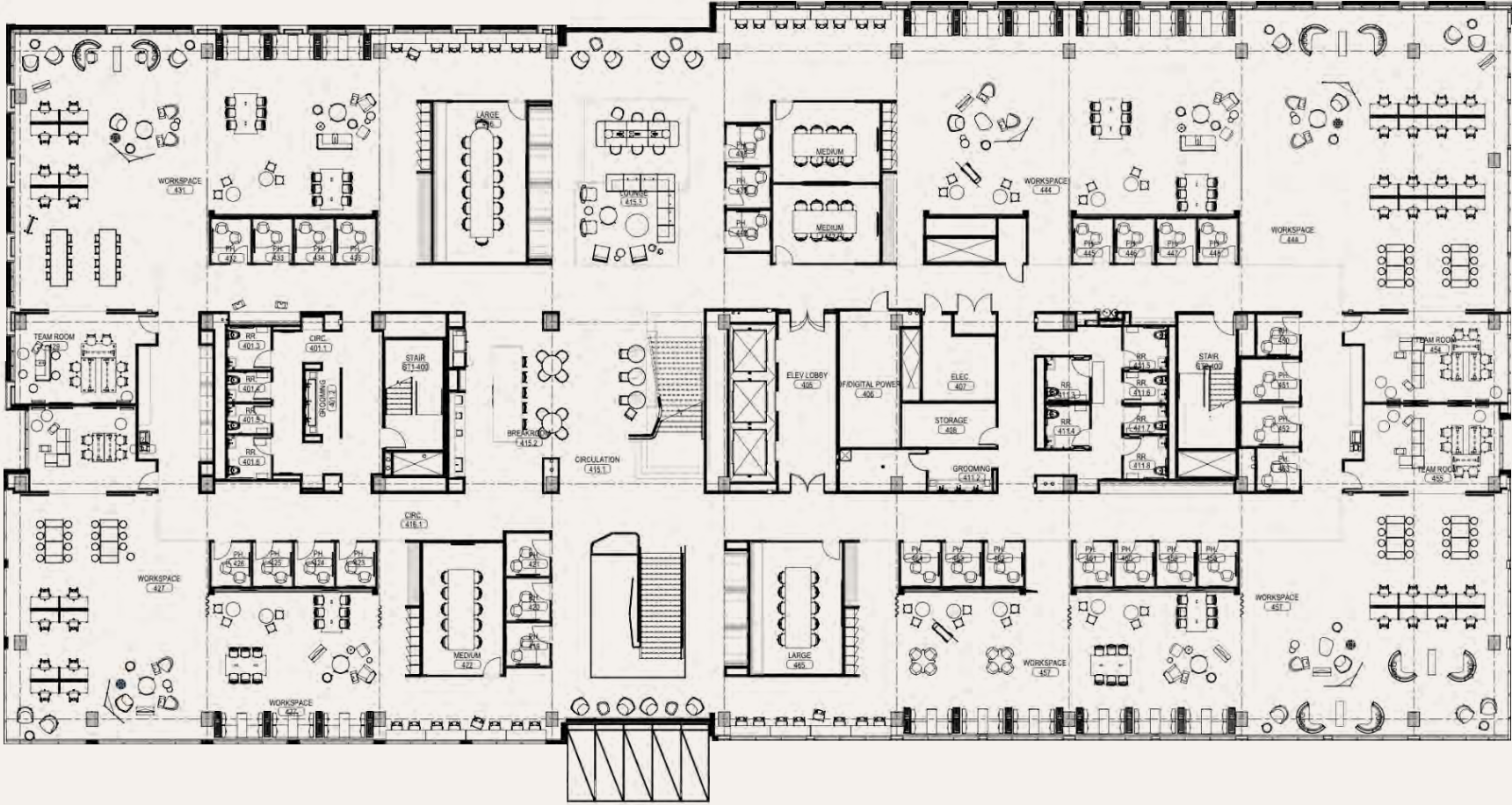
- Large commercial kitchen
- 90 Person training room

LEVEL 3 FLOORPLAN



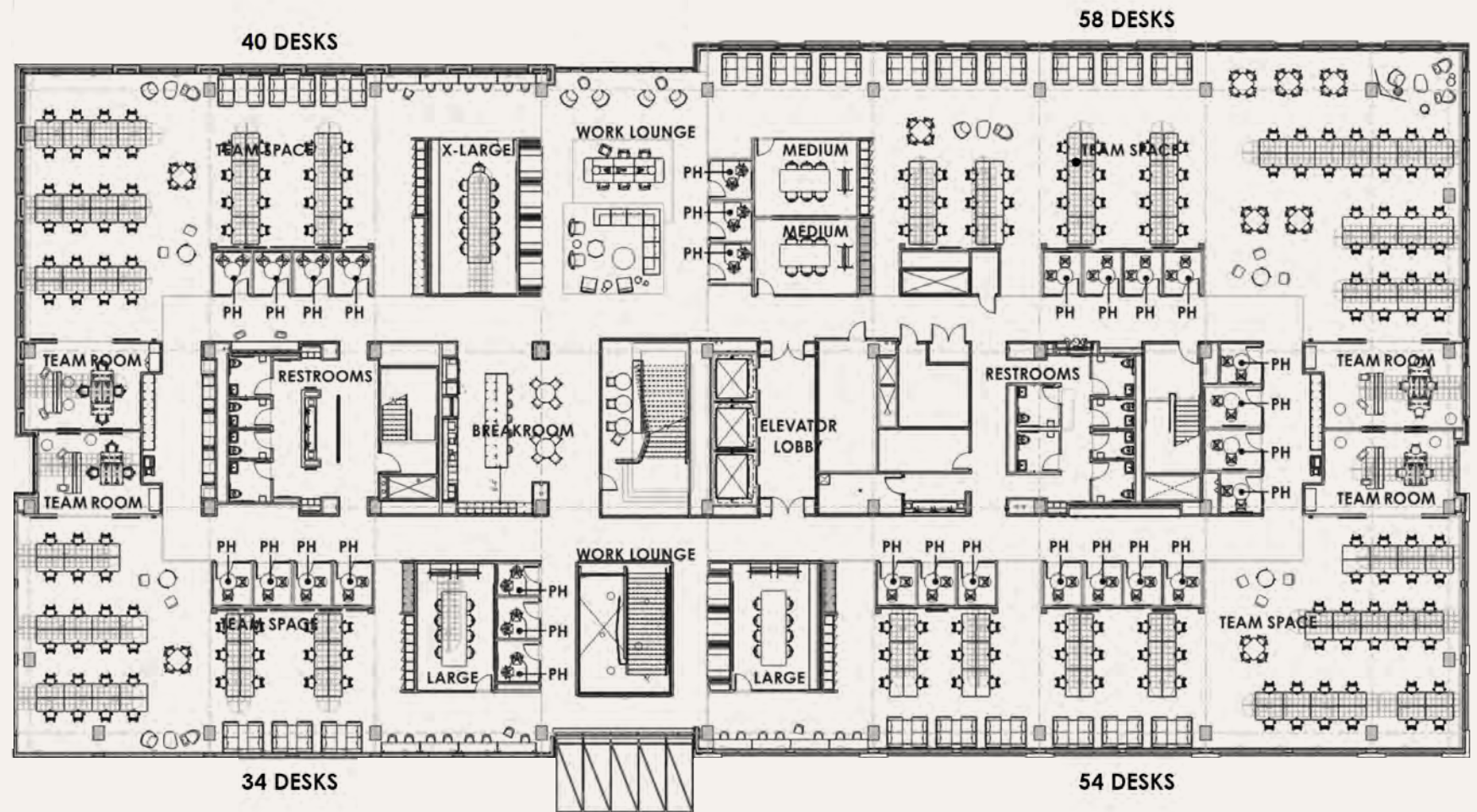
37,013 RSF

LEVEL 4 FLOORPLAN



35,467 RSF

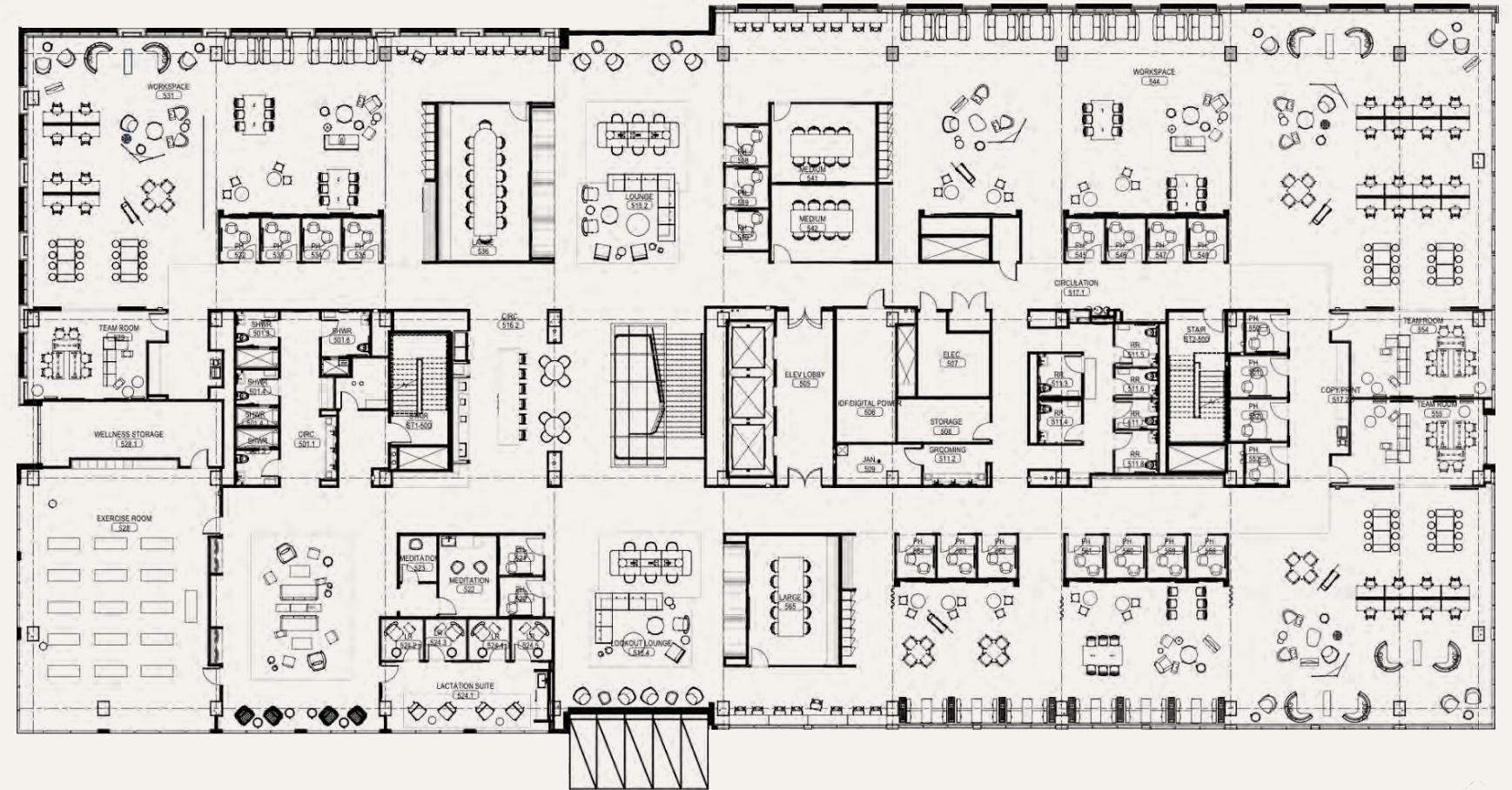
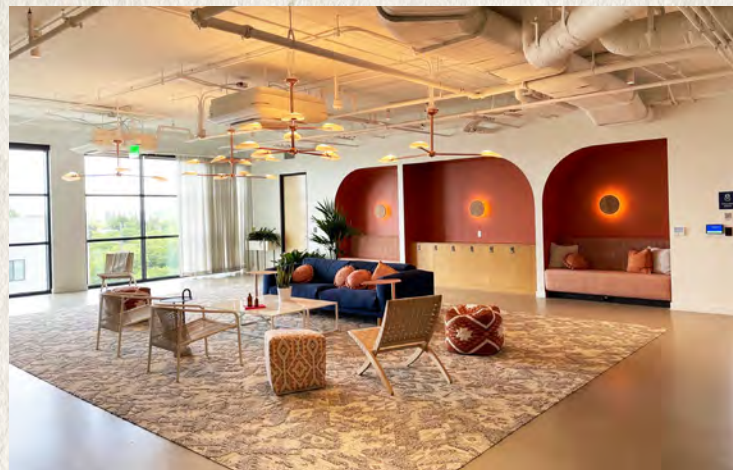
LEVEL 4 EXAMPLE TEST FIT



35,467 RSF

TYPE OF SPACE	ON THIS FLOOR
DESKS	186
PHONE	29
MEDIUM	2
LARGE	2
X-LARGE	1
TEAM	4
BREAKROOM	1

LEVEL 5 FLOORPLAN



35,448 RSF

- Private showers on floor

LEVEL 6 ROOF DECK

4,836 RSF



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BROKER CONTACTS:

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