



# For Sublease

Amber Oaks C  
13620 Briarwick Dr  
Austin, TX 78729

## Suite Details - Partial 1st

**Option 1: 6,380 SF**

**Option 2: 5,950 SF**

- Available: Immediately
- Term: Through 11/30/2034
- Rate: \$10.00/SF NNN
- OPEX: \$15.00/SF
- Parking: 5.0/1,000 RSF



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019 Jones Lang LaSalle IP, Inc. All rights reserved

## Features

- Free Parking
- Lifetime Fitness Center on property
- Easy access to Hwy 183 and Ranch Rd 620
- Above-standard finishes
- Restrooms in suite
- 2 Conference rooms

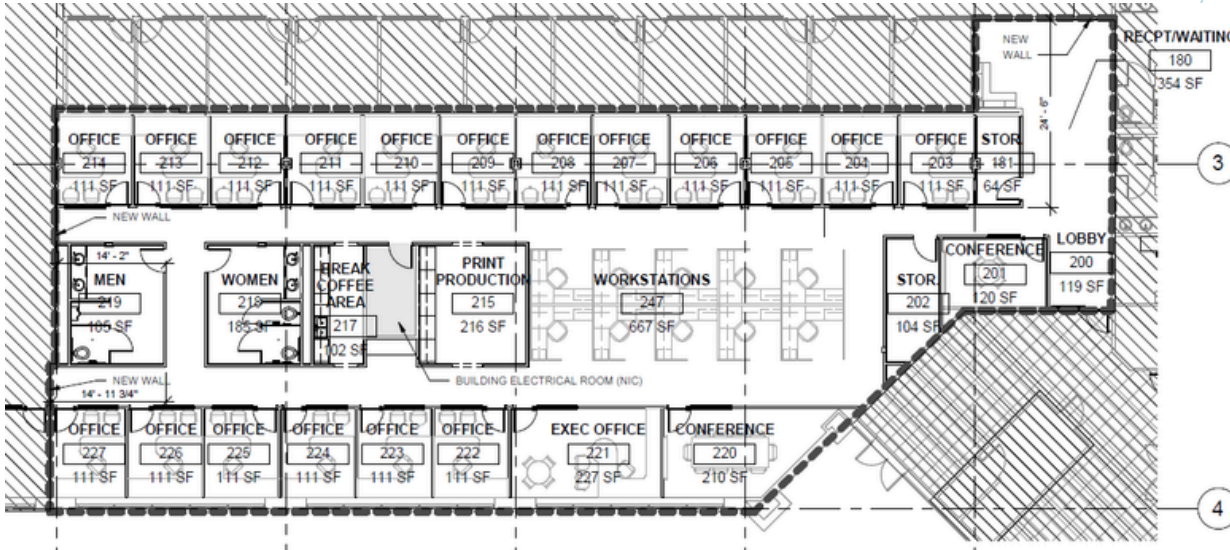


# For Sublease

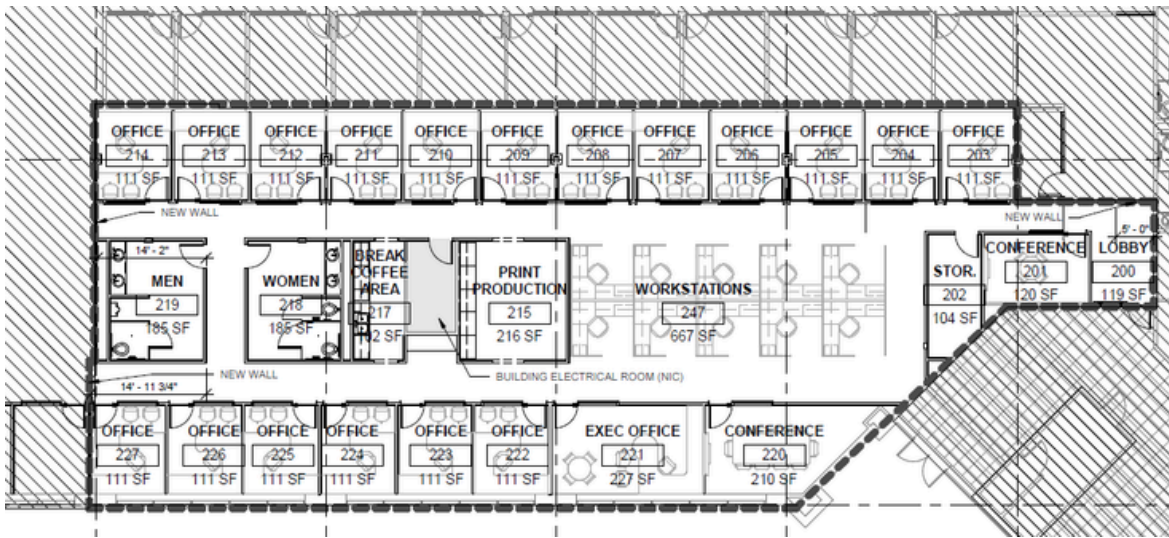
## Amber Oaks C

[Click to Tour](#)

Option 1: 6,380 SF



Option 2: 5,950 SF



**Zeke Sheffield**

Zeke.Sheffield@jll.com

512 806 7642

**Chrissy Fuller**

Chrissy.Fuller@jll.com

512 225 2715