

CREATIVE OFFICE SUBLEASE AVAILABLE NOW

4,731 – 15,711 SF IN INCREDIBLE LOCATION



 TAKE A VIRTUAL TOUR

INCLUDES WORKSTATIONS FOR 20+ PEOPLE

HARTLAND PLAZA

1717 W 6TH ST, AUSTIN, TX 78703

CORTLAND LOWE III | (561) 281-4304 | lowe@hpitx.com

HPI
TENANT ADVISORS

SUITE OVERVIEW



SMALL HUDDLE ROOM



Size: 4,731 – 15,711 SF



Rate: \$39.00/SF
Est. OPEX: \$24.16/SF



Available Now



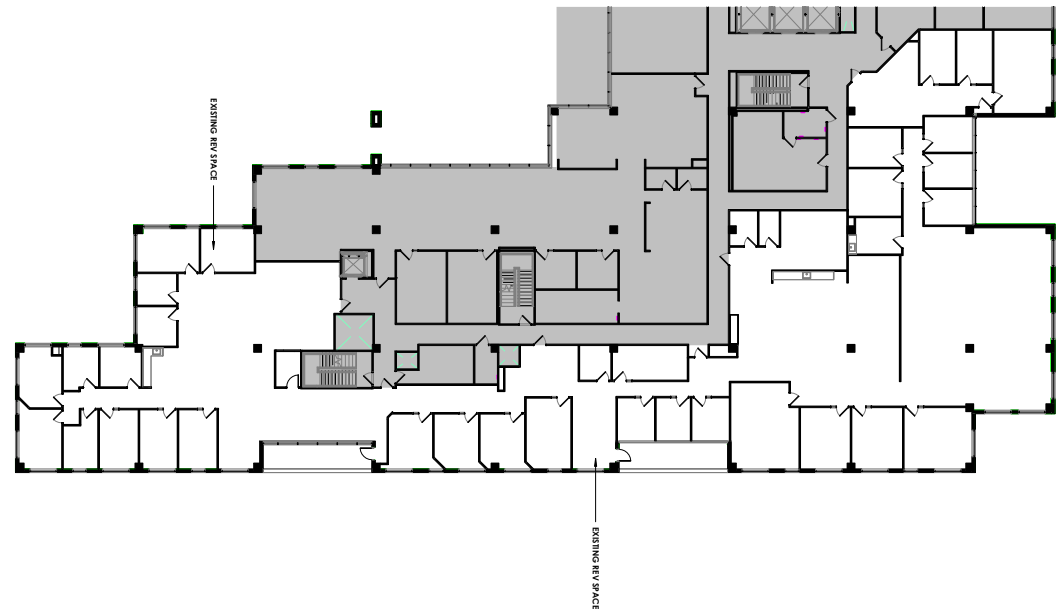
Expiration: February 29, 2028



Parking: +/- 10 Spaces at
\$125 per space/month



Furniture Negotiable



CREATIVE OFFICE OPPORTUNITY

FEATURES:

- Space includes a mixture of hard-wall offices, huddle rooms, conference rooms, open workspace, a private outdoor balcony, and a tenant break area.
- Incredible views and close proximity to numerous downtown amenities and restaurants, and Zilker Park.



TENANT BREAK AREA



SEVERAL CONFERENCE ROOMS

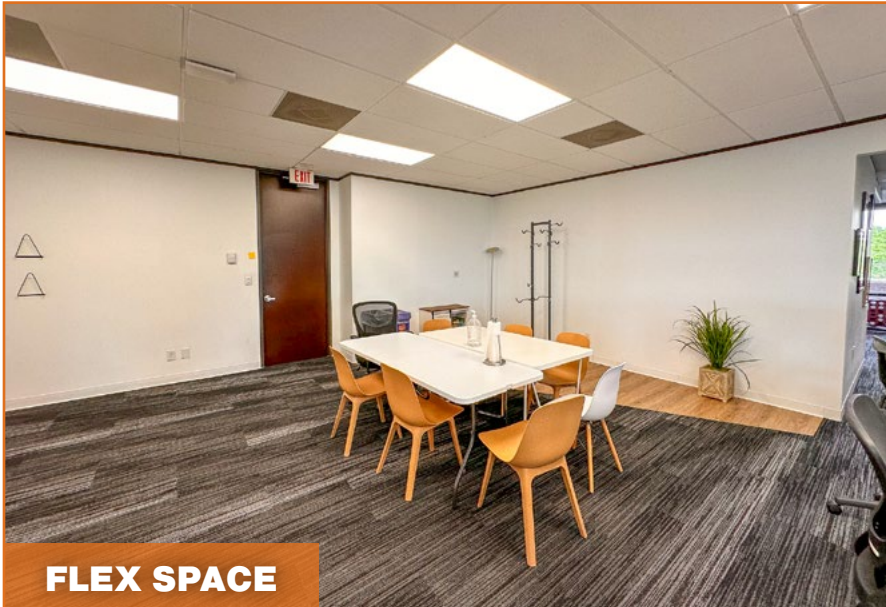


CREATIVE OFFICE OPPORTUNITY

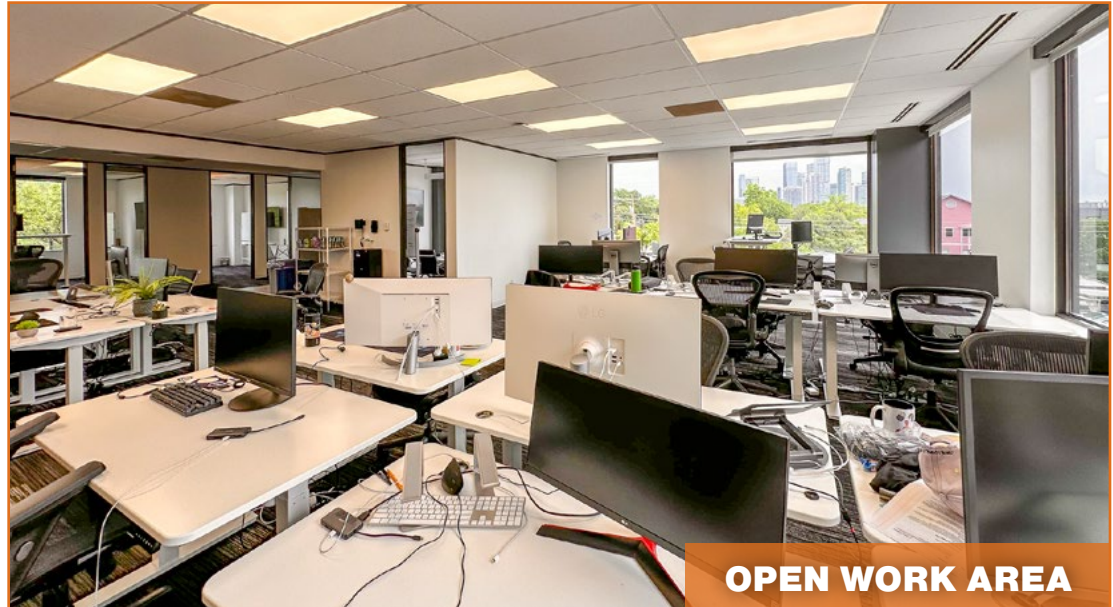
LARGE CONFERENCE ROOMS



SEVERAL PRIVATE OFFICES



FLEX SPACE



OPEN WORK AREA

BUILDING LOCATION

EST. DRIVE TIMES

DOWNTOWN: 5 Minutes

THE DOMAIN: 15 Minutes

AUSTIN AIRPORT: 20 Minutes

MOPAC EXPY: 2 Minutes



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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■