



# FOR SUBLEASE

**NORTHTECH BUSINESS CENTER 4**

**±100,190 SF AVAILABLE**

**4616 West Howard Lane, Austin, TX 78728**



## PROPERTY FEATURES

- **±100,190 SF available in Q1 2026**
  - Can be subdivided as small as 46,755 SF
- **Located in the North Austin submarket**
- **Convenient access to Mopac, SH-45 and IH-35**
- **Master lease expires on November 30, 2030**
- **Approximately 8,000 SF office space**
- **ESFR automatic fire sprinkler system**
- **24' clear height**
- **Eighteen (18) dock high doors**
- **Three (3) drive-in doors**
- **Annual Rental Rate/SF: \$10.00 + \$5.22 NNN**

FOR MORE INFORMATION OR TO SCHEDULE A TOUR,  
PLEASE CONTACT:

**ANDY SWANSON** • mobile: (512) 777 9916  
• email: swanson@centric-re.com

**NICK OWENS** • mobile: (512) 202 8880  
• email: owens@centric-re.com



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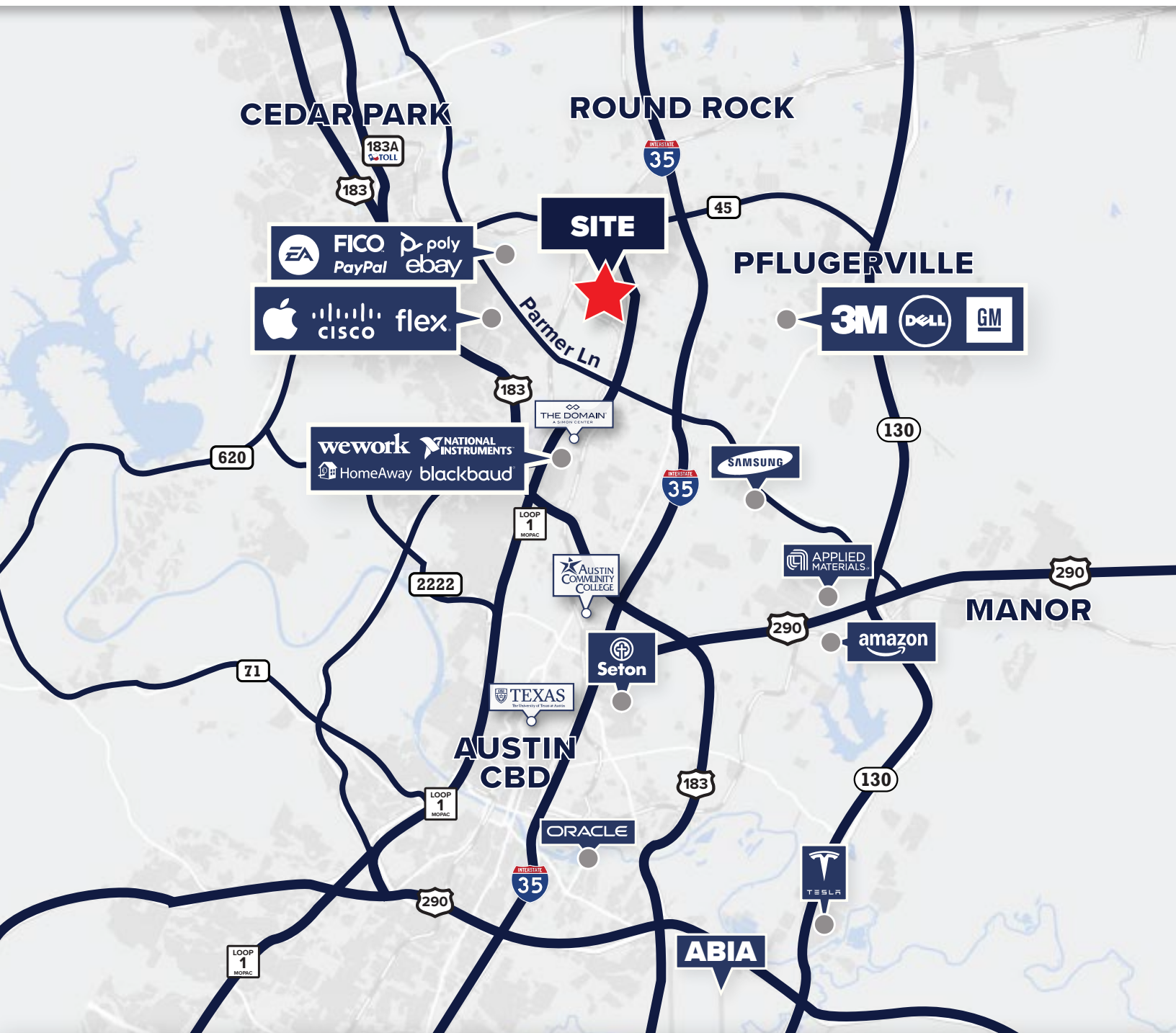
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## AREA MAP



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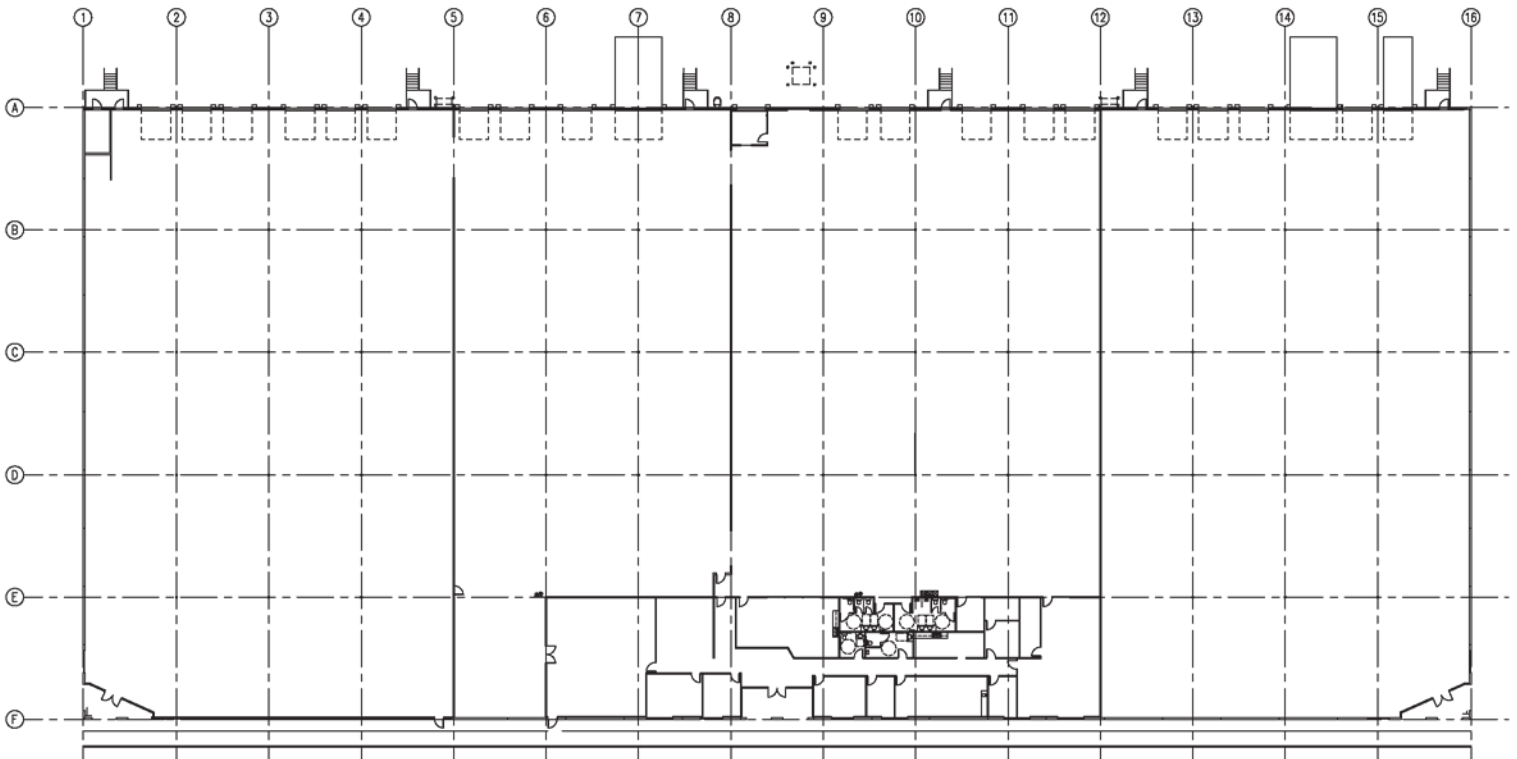
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## FLOOR PLAN

### BUILDING 4

±100,190 SF



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