



# For Sublease

Mirabeau  
2330 S Lamar Blvd  
Austin, TX 78704

# Suite Details

**Suite 201: 3,484 RSF**

**Suite 300: 10,798 RSF**

- Can be leased together or separate
- Available: Immediately
- Term: Through 1/31/2032
- Rate: Contact Broker
- OPEX: \$16.17/RSF (2026 Estimate)
- Parking: 3:1,000 SF (Free)
- TIA: \$27.50/RSF Offered



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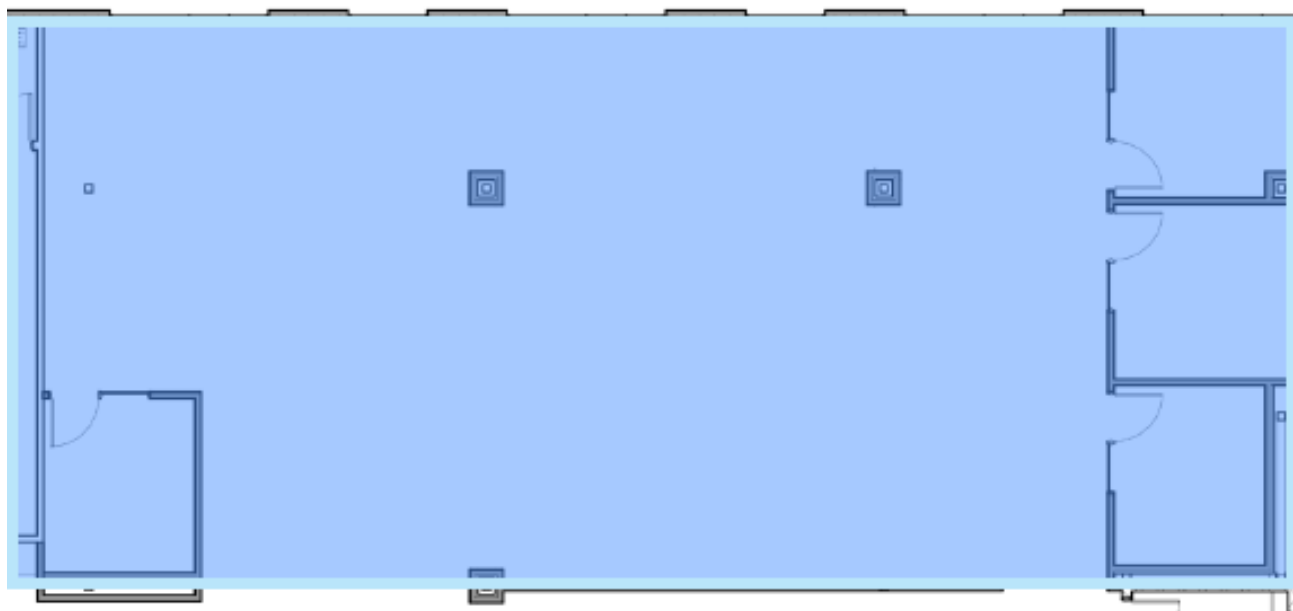


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**Mirabeau**

Suite 201: 3,484 RSF

[Click to Tour](#) **360°**



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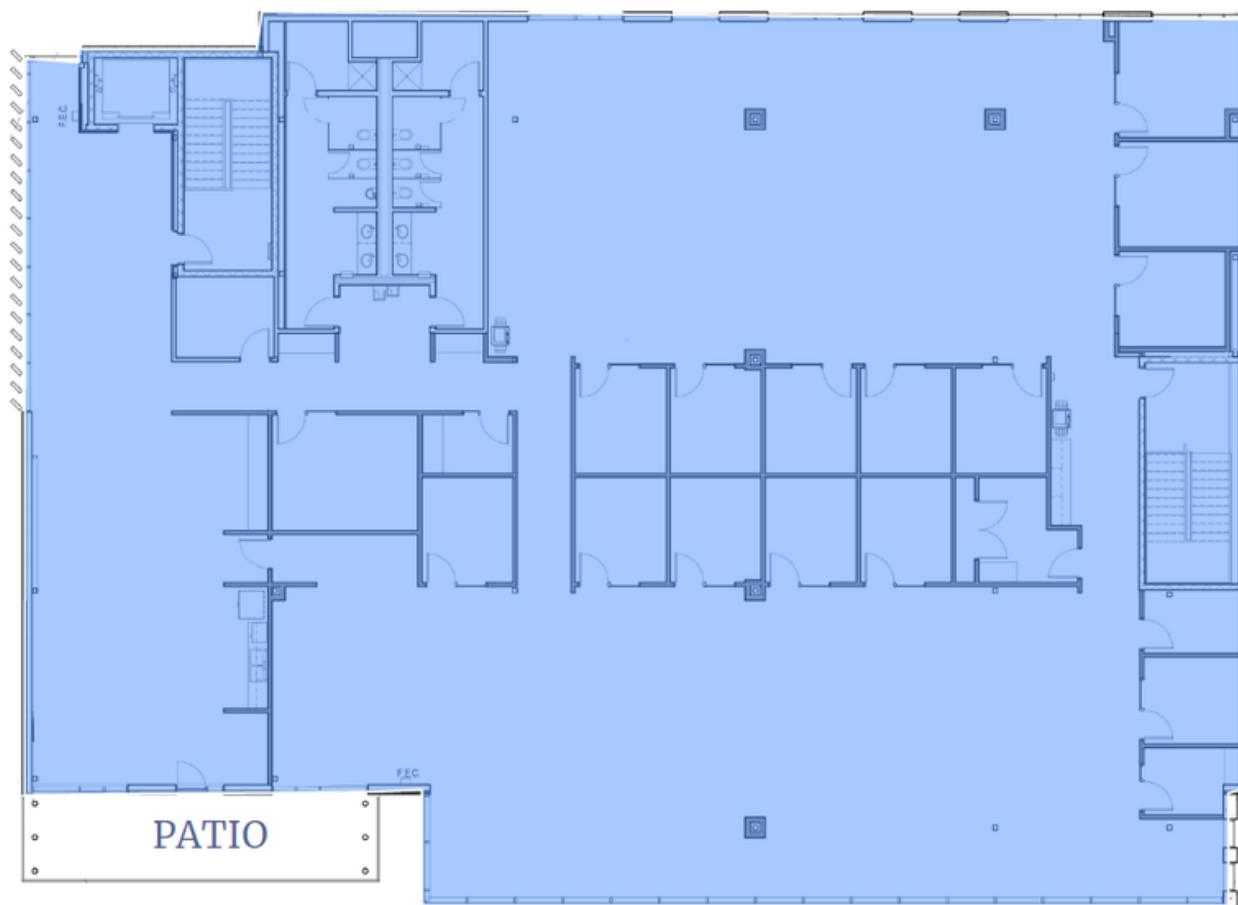
512 225 2705

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