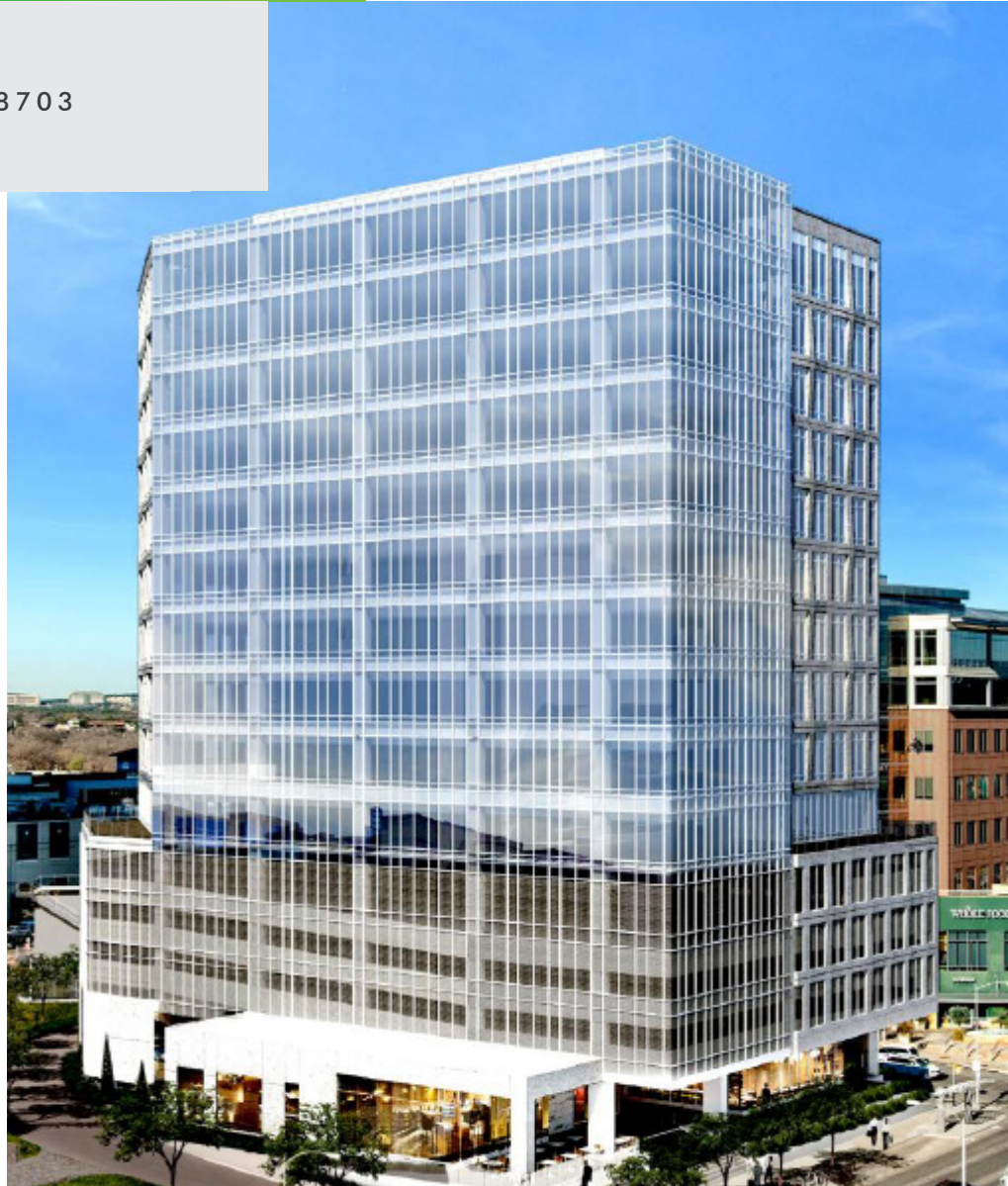
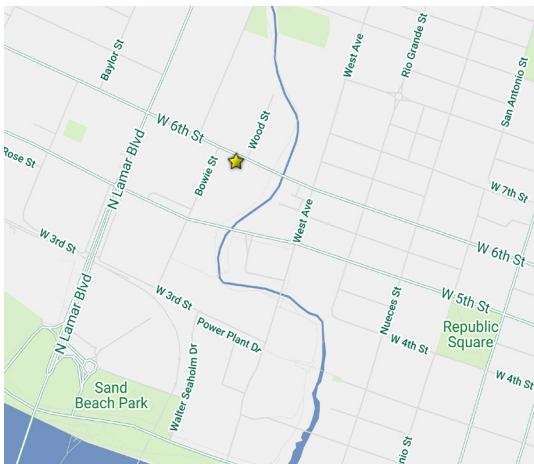


# SHOAL CREEK WALK

835 W 6TH ST | AUSTIN, TX 78703

## OFFICE SPACE OPPORTUNITY

- **14TH FLOOR: 6,513 RSF**
- **AVAILABLE 30 DAYS**
- **TERM THROUGH: 8/31/26**
- **RATE: \$40.00/NNN**
- **OPEX: \$21.50 + ELECTRIC**
- **FURNITURE NEGOTIABLE**
- **PARKING: 2.7/1,000**
- **\$175/SPACE/MO**



## CONTACT US

### MARC VANDERSLICE

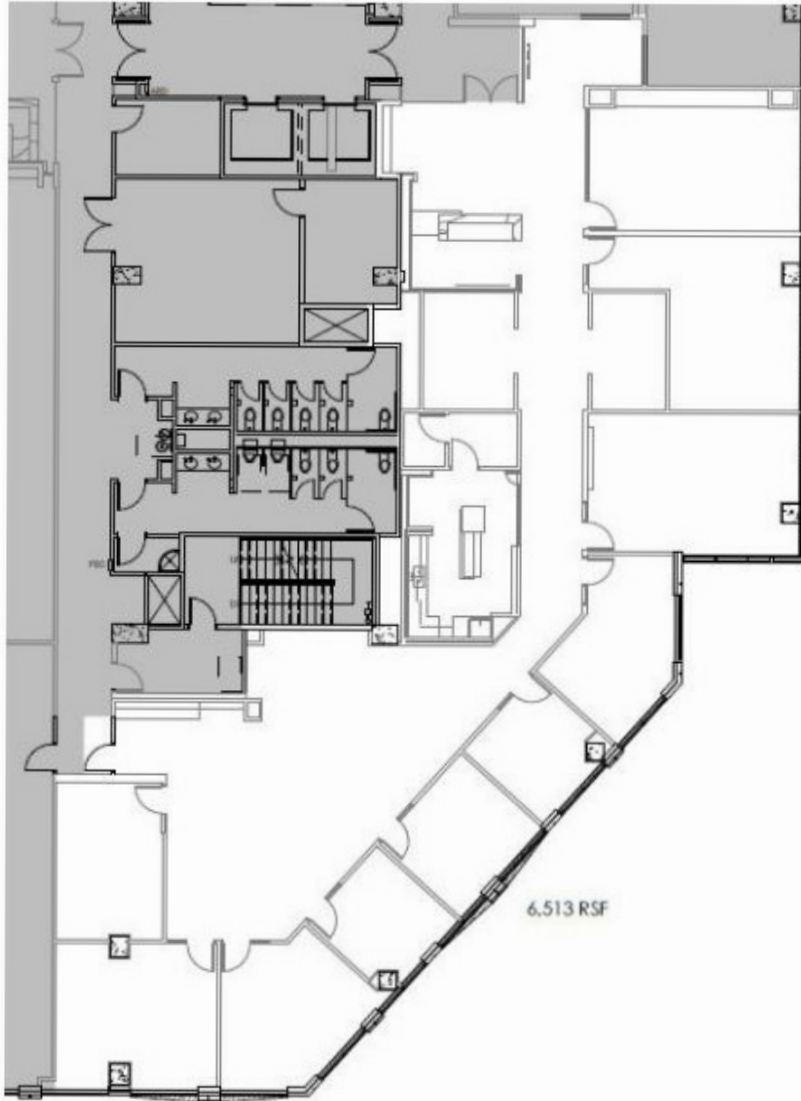
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## 14TH FLOOR - 6,513 SF



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## SPACE PHOTOS



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