

FOR SUBLEASE

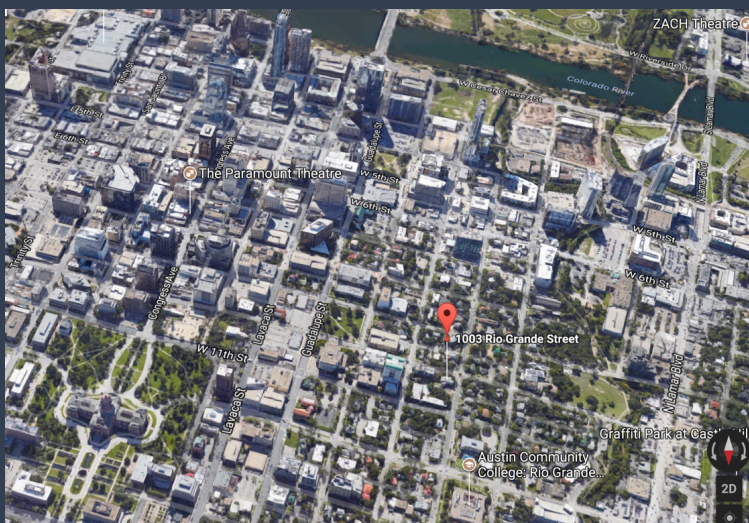
Sampson-Nalle House

10th & Rio Grande | Austin, Texas 78701

Contact Greg Porter: 512-971-9792

Recently renovated by Clayton & Little Architects, this 5,400 SF historic home built in 1877 boasts exquisite interiors and is truly one of the most elegant historic remodels in Austin. Twelve-inch-thick native limestone block construction, stunning staircase, original light fixtures, plaster walls, hardwood floors, and meticulous trim carpentry are found throughout the house.

The entire downstairs floor of the main house is available which consists of a reception/office, one exceptionally large 400sf office (former living room) and two offices which are just under 300sf. The downstairs has a men's and women's restroom, shared break room (with additional bathroom), server/phone closet and a small, 83 sf office which could be used as an office or printer room. There is also a large basement downstairs included for storage. The three large offices connect directly to a huge, wrap around porch, surrounded by heritage oak trees.



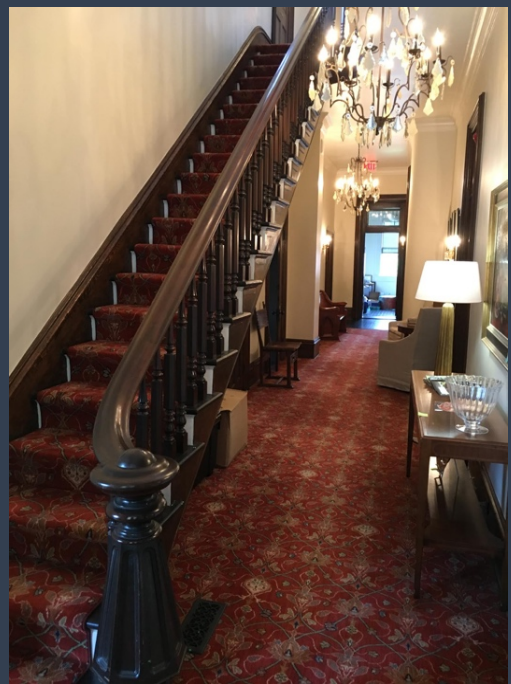
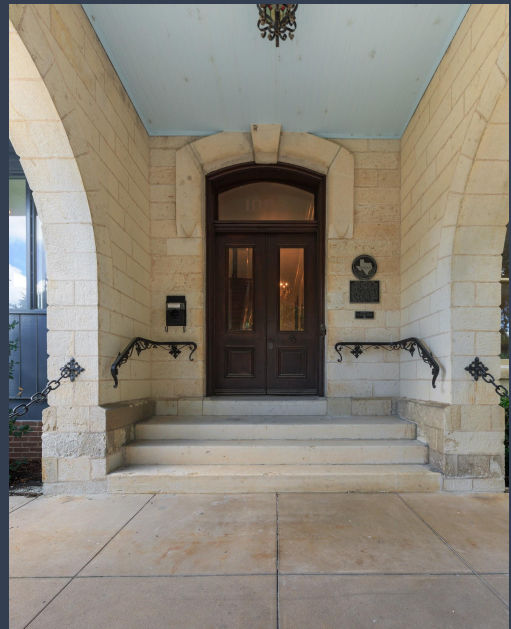
- Approximately 2200sf + wrap around porch
- \$36 NNN + Pro rata share of Utilities/Internet/Janitorial
- 4 dedicated parking spaces available for \$150/mo.
- Ample surrounding 3 and 5 hr. street parking
- Exterior Pylon Signage
- Private Entry Door to Reception/Office
- 3 Year term
- Additional Space available in 18 and 24 months anticipated lease rollover

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This space is ideal for a tenant of 4 - 15 members who wants an upscale office with easy parking, and wants to avoid elevators and parking garages. This is walking distance to Whole Foods, the State Capital and W 6th St. I am reserving this space for occupants with positive/balanced emotional energy as my intention is to create a great office culture and work environment.



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History:

<http://cdn.loc.gov/master/pnp/habsh aer/tx/tx1100/tx1121/data/tx1121dat a.pdf>

Floorplan: <http://www.loc.gov/pictur es/search/?q=Drawing:%20tx1121 &fi=number&op=PHRASE&va=ex act&co%20=hh&st=gallery&sg%2 0=%20true>

