

Las Cimas I



804 LAS CIMAS PARKWAY • SUITE 100
CLASS A OFFICE SUBLEASE OPPORTUNITY



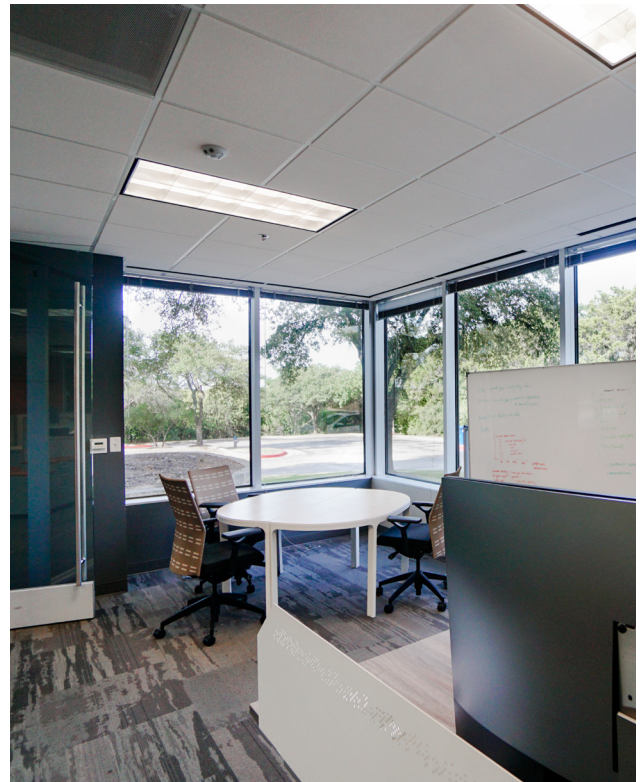


804 Las Cimas Parkway

Located with easy access to Capital of Texas Highway with a lighted intersection, this Southwest Austin office has a premier location and surrounding amenities that make an ideal work environment.

Neighboring trails and parks, Las Cimas I has easy access to residential communities and downtown Austin. This premier location also has walkable amenities across Loop 360 to Village at Westlake.

Suite 100 is a professional space with a modern feel and has abundant natural light in this move-in ready open floorplan space.



Las Cimas I

Total SF: 82,787 SF

3 Floors

Built in 1998

Class A Office Building

Premier Southwest Location

Abundant Natural Light

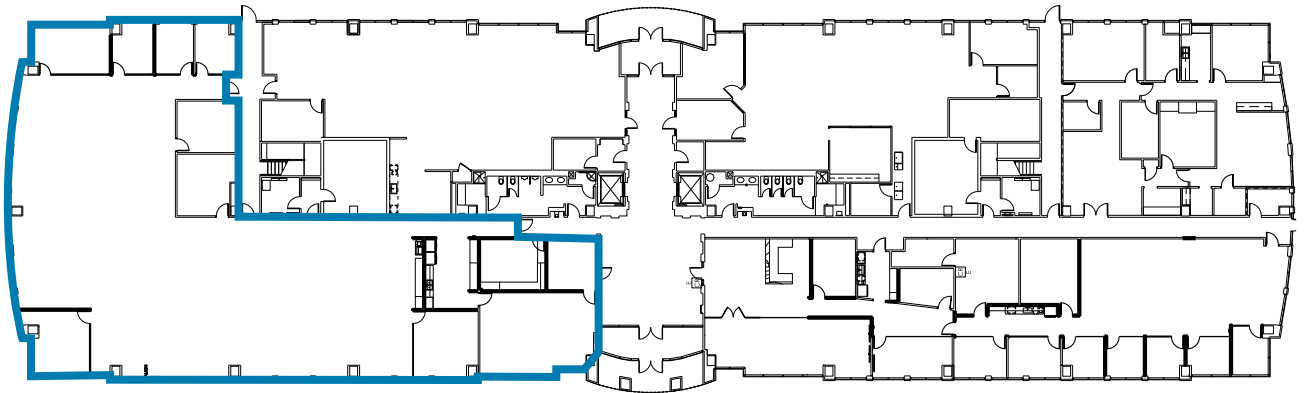
Suite 100 Sublease Available



804 Las Cimas Parkway Sublease Details

- Suite 100
- SF Available: 5,000 - 9,476 SF
- Sublease Term: June 30, 2022
- Base Rate: \$19.00 NNN
- 2020 OPEX: \$15.86
- Move-in Ready
- Modern & Professional Office Sublease
- Open Concept
- Abundant Natural Light
- Furniture is Available
- 4/1000 SF

Las Cimas I · Suite 100



CLICK TO VIEW
VIRTUAL TOUR

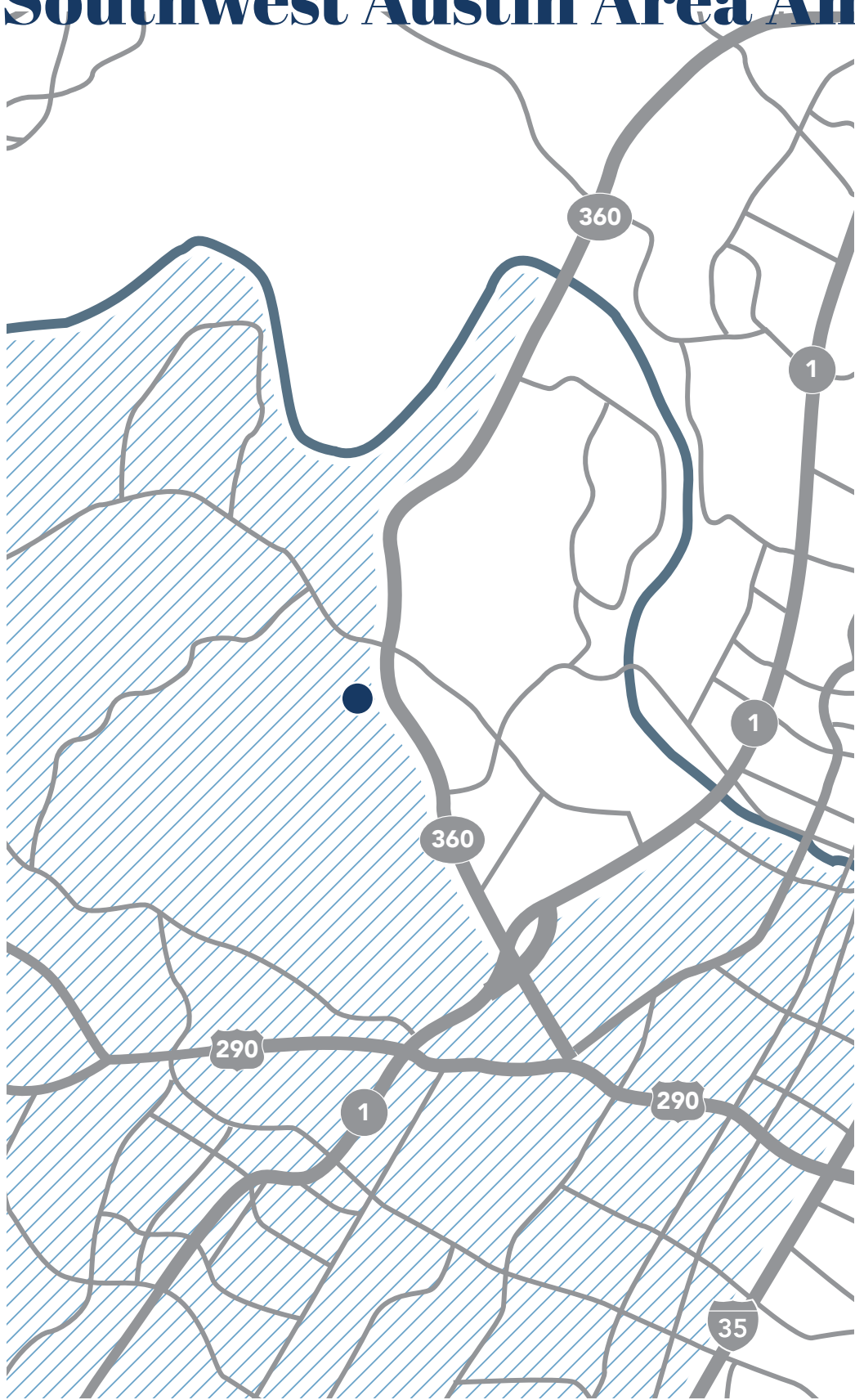


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Southwest Austin Area Amenities



SHOP

JOS. A BANK
WOOF GANG BAKERY
& GROOMING
TYLER'S
DILLARD'S
MACY'S
NORDSTROM'S
APPLE STORE
H-E-B GROCERY
TWIN LIQUOR STORE
WESTLAKE GROCERY
WESTLAKE AUTO CARE

DINING

THE COUNTY LINE BBQ
LUPE TORTILLA
MOD PIZZA
ZOE'S KITCHEN
P. TERRY'S BURGER STAND
JUICELAND
TACODELI
CHICK-FIL-A
SNAPPY SALADS
SNAP KITCHEN
JIMMY JOHN'S
THE GROVE WINE BAR &
KITCHEN
HAT CREEK BURGER
STARBUCKS
BOB'S STEAK &
CHOP HOUSE

SEE & DO

BARTON CREEK
SQUARE MALL
AMC THEATRE
OMNI BARTON CREEK
RESORT & SPA
LOST CREEK
COUNTRY CLUB
LAKE AUSTIN
BOULDER PARK
WILD BASIN
NATURE RESERVE
VIREO NATURE
PRESERVE
BARTON CREEK
WILDERNESS PARK
BARTON CREEK
GREEN BELT

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SUITE 100

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The logo for Stream Realty features a white wavy line above the word "STREAM" in a bold, white, sans-serif font.

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