

FOR SUBLEASE LAS CIMAS II

807 LAS CIMAS PARKWAY
AUSTIN, TEXAS 78754

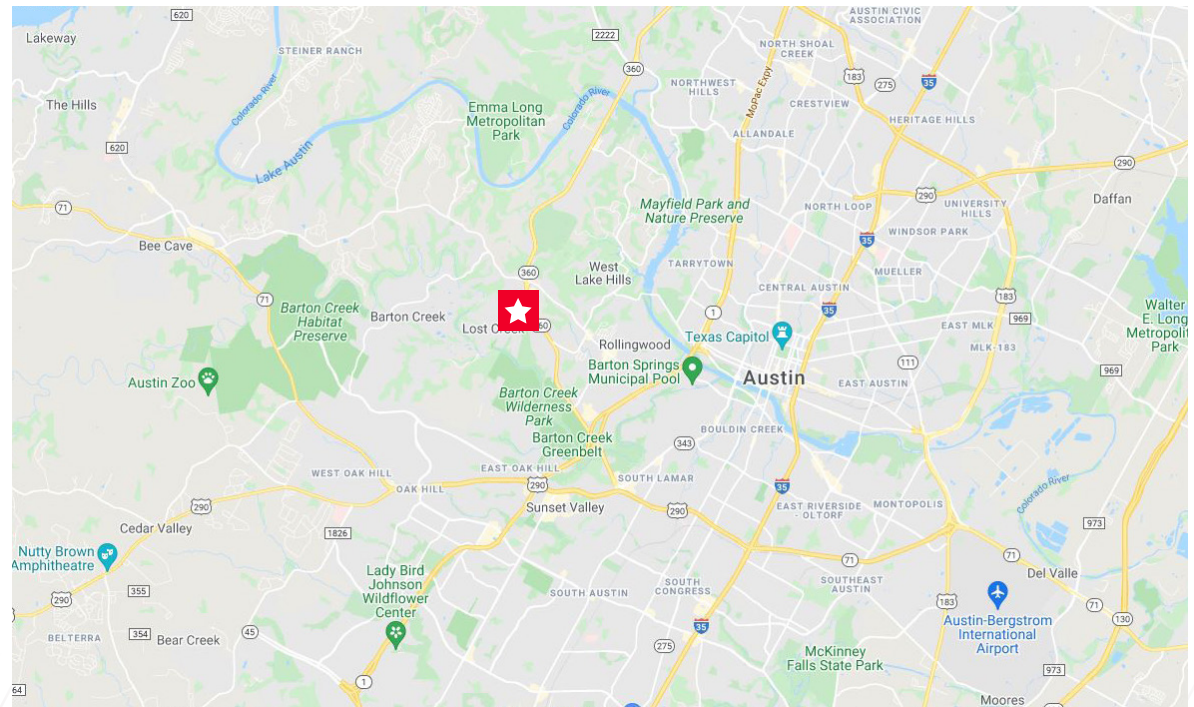


OFFICE SUBLEASE SUITE 245: 1,738 RSF

SUBLEASE RATE	\$32.00/NNN
2021 OPEX (ESTIMATED)	\$16.34/RSF
DATE AVAILABLE	Now
LEASE EXPIRATION DATE	7/31/2022

HIGHLIGHTS

- Accessible location in desirable Southwest Austin submarket
- Brand new amenities include tenant lounge, fitness center, conference center and canopied decks
- 4/1000 structured parking and stop-light access off of Loop 360



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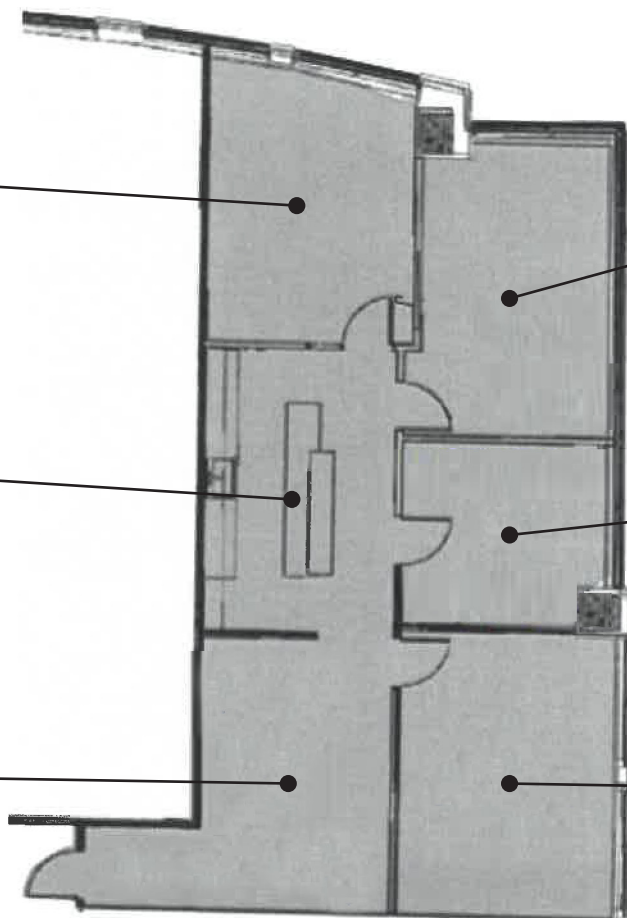
OFFICE A



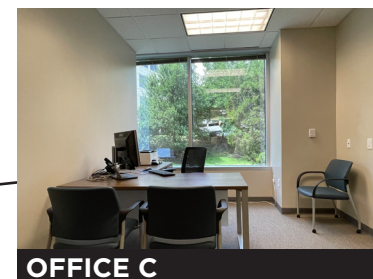
BREAKROOM



COLLABORATIVE AREA



OFFICE B



OFFICE C



CONFERENCE ROOM

For more information, please contact:

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Director

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SUITE GALLERY



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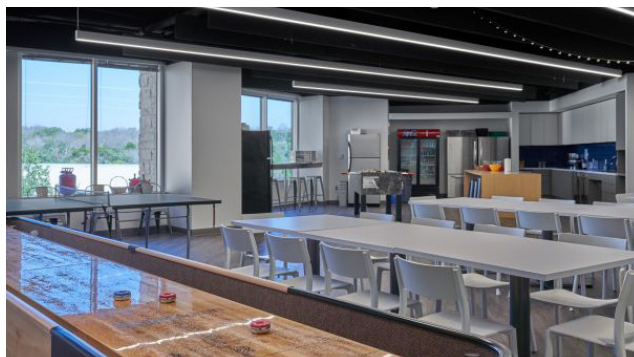
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BUILDING GALLERY



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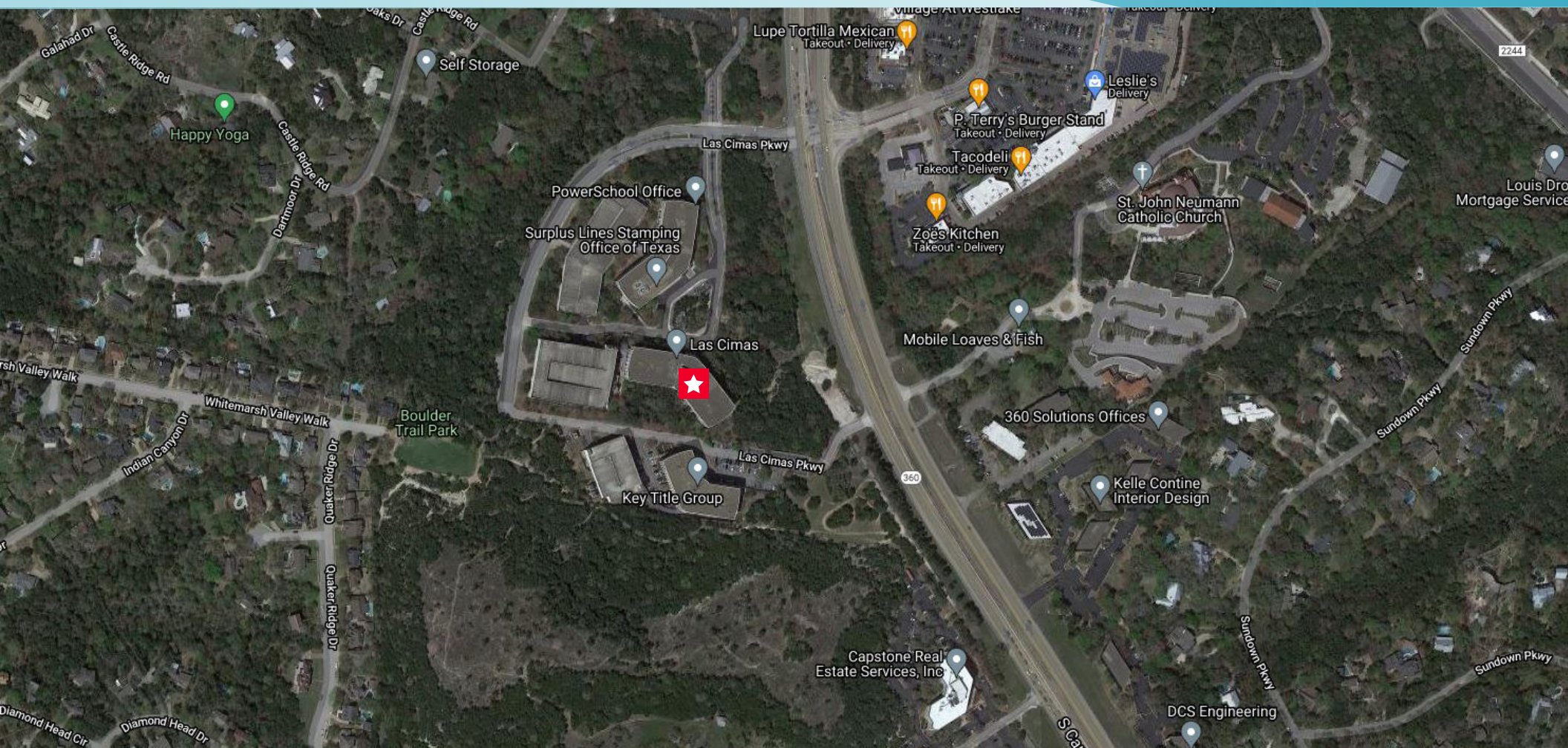
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