

SUITE 275 FOR SUBLEASE

9,747 SF AVAILABLE NOW

CLASS A OFFICE SUBLEASE OPPORTUNITY



ENCINO TRACE I

5707 SOUTHWEST PARKWAY

KENDALL CANTELE | (512) 740-7868 | king@hpitx.com

CASE MCCOY | (512) 538-0068 | cmccoy@hpitx.com



SUITE 275 HIGHLIGHTS



Size: 9,747 SF



Base Rent: Contact Broker
Operating Expenses: \$18.69/SF



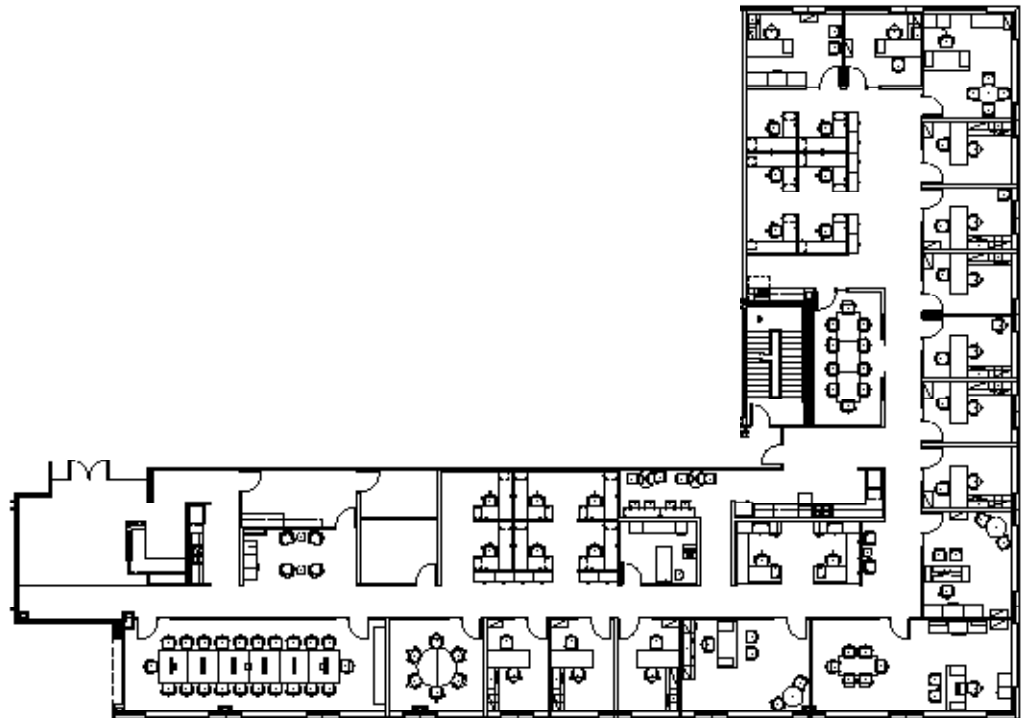
Expiration: October 31, 2027



Available Within 30 Days



Parking: 4.0/1,000 SF



MODERN CLASS A DESIGN

FEATURES:

- Exterior offices and interior open bull pen space
- Multiple conference rooms
- High end lobby presence
- Furniture is negotiable
- Ample covered parking with 6 reserved spaces
- Modern Class A office campus loaded with outdoor amenities (sport courts, pavilion and jogging trails)
- Building gym with showers and lockers

 **TAKE A VIRTUAL TOUR**



SEVERAL CONFERENCE ROOMS



HIGH-END FINISHES



MODERN CLASS A DESIGN



SUBLEASE LOCATION



★ **5707 SOUTHWEST PKWY**



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■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■