



FOR SUBLEASE

LAVACA PLAZA

504 LAVACA STREET • AUSTIN, TX 78701

CBRE



SPACE INFORMATION

- Suites 840 & 850: 13,888 SF
- Rate: \$42.00/NNN
- OPEX: \$28.30
- Available Now
- Term: Thru 11/30/24
- Parking Ratio: 4.0/1,000 SF @ \$240/mo
- New, creative, tech build out
- High parking ratio
- Partially furnished

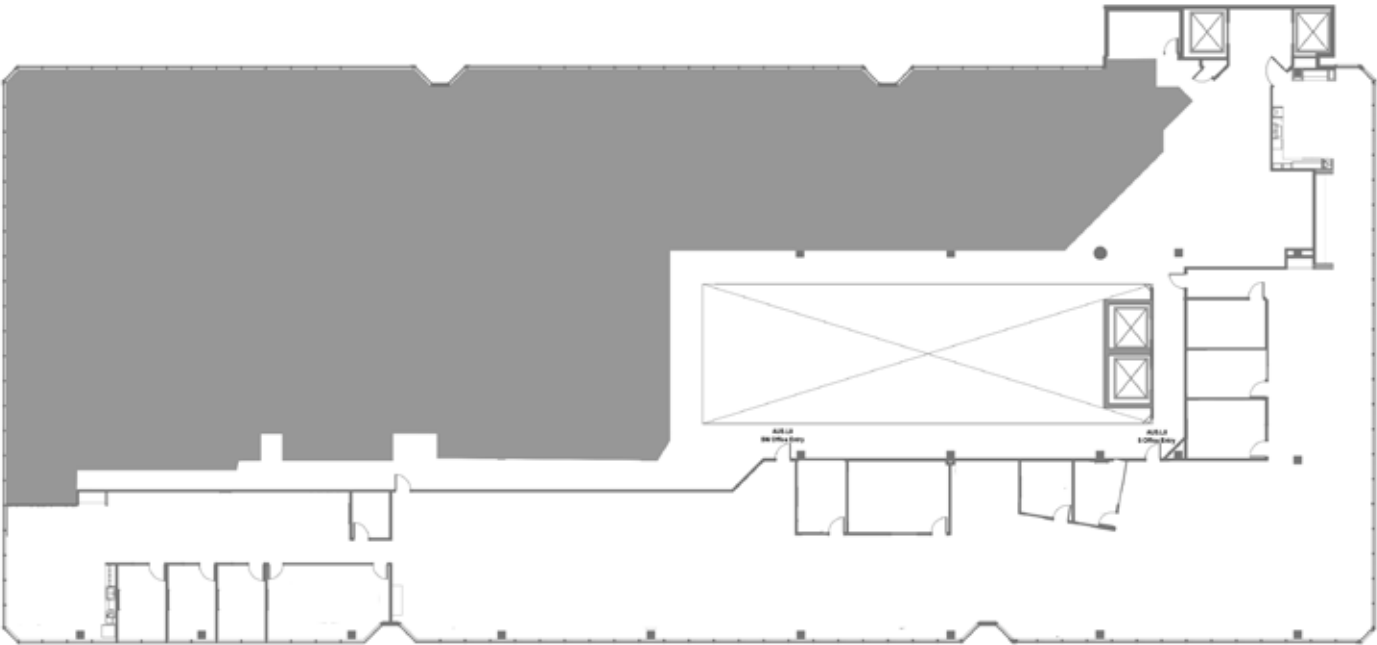


AMENITIES

- Walking Distance to Lady Bird Lake, Hike and Bike Trail and Dozens of Retail and Restaurant Locations
- Adjacent to Republic Park and only a Few Blocks From Austin City Hall, Congress Ave, 2nd Street Retail and the Federal Courthouse
- Common area Improvements Recently Completed
- Common Conference Room
- Fitness Facility and Showers
- Secure Bike Storage Room
- Sky Lounge with Break-Out Areas & Wi-Fi
- Sky Bridge Connecting to Bank & Headliners Club
- Great Views of Downtown and the Texas Hill Country



SUITE SUITES 840 & 850: 13,888 SF



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CONTACT US

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