



BRIDGEPOINT SQUARE 3

6300 BRIDGEPOINT PARKWAY, AUSTIN, TX 78730

DIVISIBLE TO ~
4,000 SF
4,800 SF
8,800 SF

FOR SUBLEASE

[VIDEO TOUR LINK - CLICK HERE](#)



- SIZE : 8,800 SF +/- DIVISIBLE
- BASE RENT : \$20.00 WITH 3% INCREASES
- \$8 BELOW LANDLORDS RATE!
- 2025 NNN : \$15.45
- TERM : SUBLEASE THROUGH 5/31/28
- AVAILABILITY : IMMEDIATELY

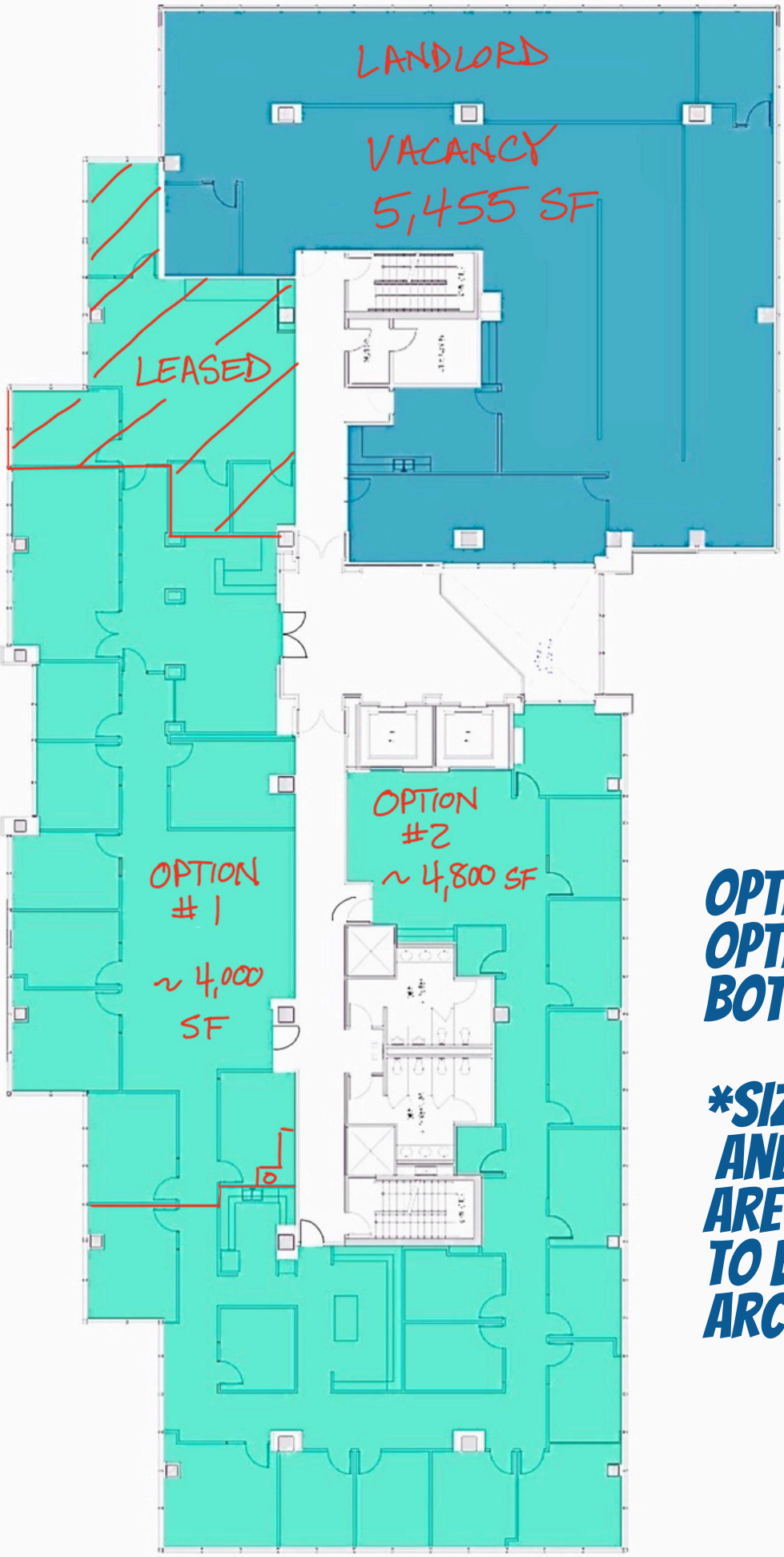


CHAD JEWELL // 512-633-7703 MOBILE
CHAD@AUSTINOFFICESPACE.COM



SUITE DETAILS :

- PRIVATE OFFICE LAYOUT WITH CLASS A FINISHES
- BEAUTIFULLY DECORATED AND FULLY FURNISHED
- SUITE ACCESS FROM ELEVATOR LOBBY
- VIEWS OF THE 360 BRIDGE AND DOWNTOWN
- MULTIPLE WAYS TO DIVIDE THE SPACE FOR USERS OF DIFFERENT SIZES



PROPERTY DETAILS

- FIVE-BUILDING CAMPUS
- FITNESS CENTER W/ SHOWERS, LOCKERS & TOWEL SERVICE IN BUILDING 4
- TENANT LOUNGE WITH FOOD SERVICE
- VOLLEYBALL AND BASKETBALL COURTS
- FREE COVERED PARKING AT 3.51:1000

OPTION 1 ~ 4,000 SF
OPTION 2 ~ 4,800 SF
BOTH SPACES ~ 8,800 SF

***SIZE CALCULATIONS AND DEMISING POINTS ARE ESTIMATED AND NEED TO BE VERIFIED WITH AN ARCHITECT**

