

SUBLEASE AVAILABLE

601 W. 3RD STREET | THIRD+SHOAL

LINCOLN
PROPERTY
COMPANY
AUSTIN



SPACE OVERVIEW

ADDRESS:	601 W. 3rd Street
FLOOR:	25th
RATE:	\$44.00 NNN
OPEX:	\$15.50
SQUARE FEET:	3,000-7,000
AVAILABLE:	1/1/19
TERM:	2-5 years
PARKING:	2.5/1,000

*Furniture is negotiable

Warm and Open Lobby and Restaurant



4,000 SF Tenant Rooftop Lounge



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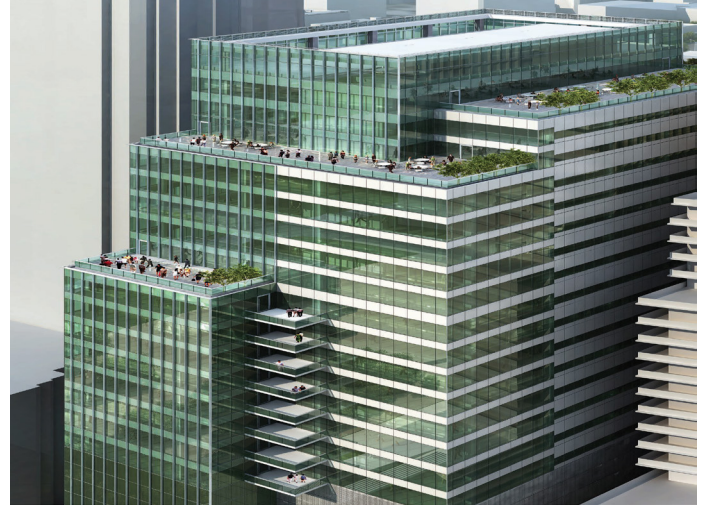
FOR ADDITIONAL
INFORMATION
PLEASE CONTACT

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BUILDING AMENITIES

- 4,000 SF tenant rooftop terrace overlooking Ladybird Lake and Hill Country
- Bike valet on site and 200+ bike lockers
- Fitness center with shower facilities
- Eleven balconies with outdoor seating
- Walking distance to Whole Foods, Shopping, Restaurants
- Easy access to Ladybird Lake and trails

