

FOR SUBLEASE
SUITE 220 & SUITE 340

MULTIPLE SUITES AVAILABLE NOW



PROMINENT POINTE I

8310 N CAPITAL OF TEXAS HWY

CORTLAND LOWE III | (512) 538-1033 | lowe@hpitx.com

J.D. LEWIS | (512) 538-0064 | dlewis@hpitx.com



SUITE 220 HIGHLIGHTS



Size: 6,296 SF



Base Rent: \$12.50/SF NNN ***REDUCED RATE***
Operating Expenses: \$18.45/SF



Flexible lease term



Available **Immediately**



Parking: 4/1,000 SF



SUITE 220

FEATURES:

- Brand new, Class A finishes are currently under construction
- Majority open office with a conference room and a break area
- Incredible Hill Country views
- Recently renovated common areas throughout the building
- Situated at a lighted intersection at Loop 360 and Spicewood Springs
- Full-service gym with showers and lockers
- Ample structured and surface parking



SUITE 340 HIGHLIGHTS



Size: 2,406 SF



Base Rent: \$12.50/SF NNN ***REDUCED RATE***
Operating Expenses: \$18.45/SF



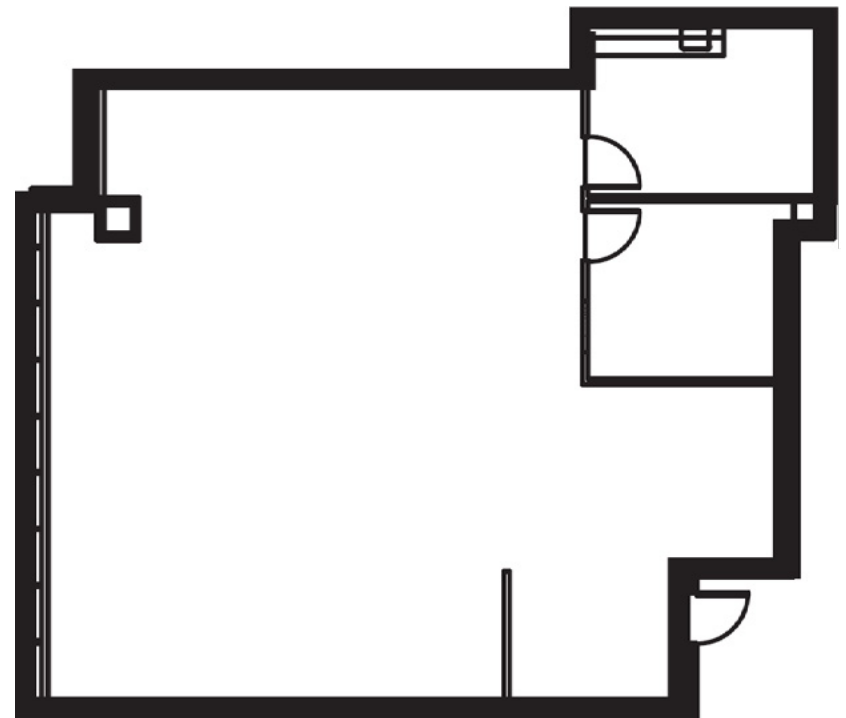
Expiration: January 31, 2028



Available **Immediately**



Parking: 4/1,000 SF



SUITE 340

FEATURES:

- Newly built out with high end finishes
- Ample natural light in the space
- Open office area with a break room and a utility room
- Incredible Hill Country views
- Recently renovated common areas throughout the building
- Situated at a lighted intersection at Loop 360 and Spicewood Springs
- Full-service gym with showers and lockers
- Ample structured and surface parking



SUBLEASE LOCATION



CORTLAND LOWE III | (512) 538-1033 | lowe@hpitx.com

J.D. LEWIS | (512) 538-0064 | dlewis@hpitx.com

■ PARTNER ■ EXPERT ■ NETWORK ■ GLOBAL ■