



FOR SUBLEASE

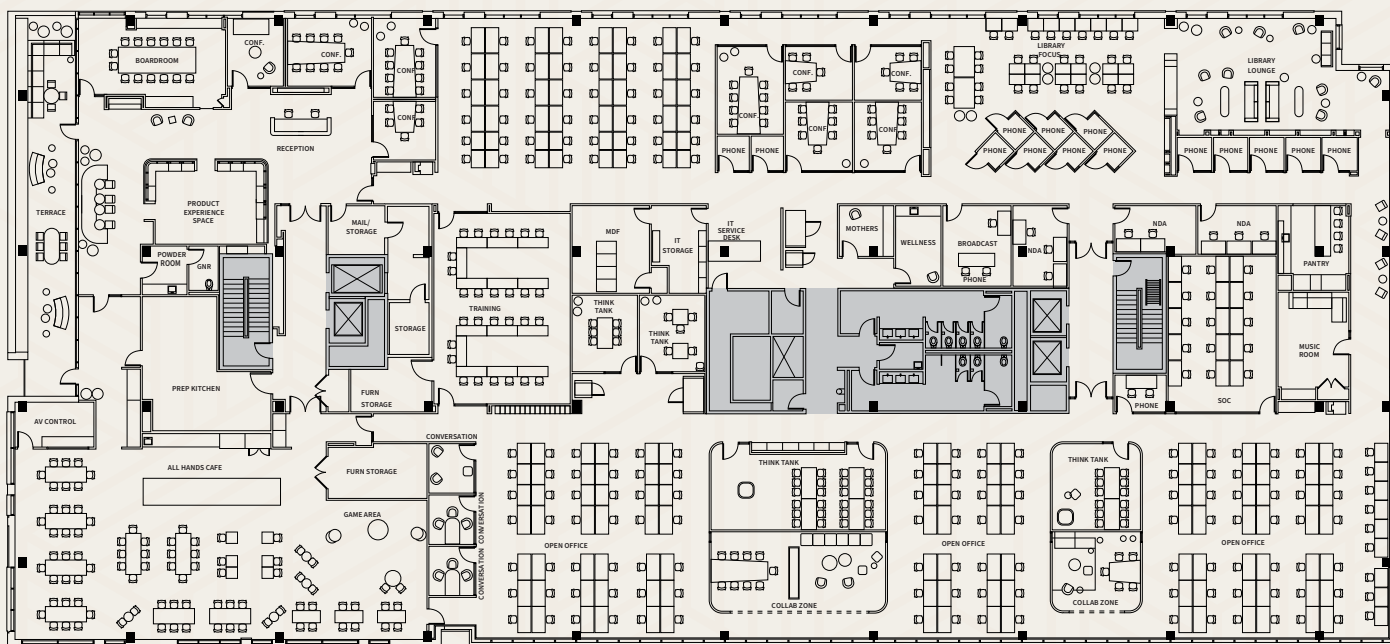
Foundry II
1600 East 4th Street
Austin, TX 78704





SUITE DETAILS

- **Suite 600:** 33,291 RSF (Divisible)
- **Available:** Q1 2025
- **Lease Expiration:** 12/31/2031
- **Rate:** \$38.00 NNN
- **OPEX:** \$22.86



SUITE FEATURES



Lightly used, high end modern tech space



Furniture negotiable



Private terrace



All hands cafe / serving hot bar with prep kitchen



Wellness and mother's room



Gender neutral restroom



BUILDING FEATURES



LEED Silver



2,000 SF common patio



Fitness center with lockers and showers



2 minute walk to CapMetro Light Rail Station



Bike room with storage up to 50 bikes



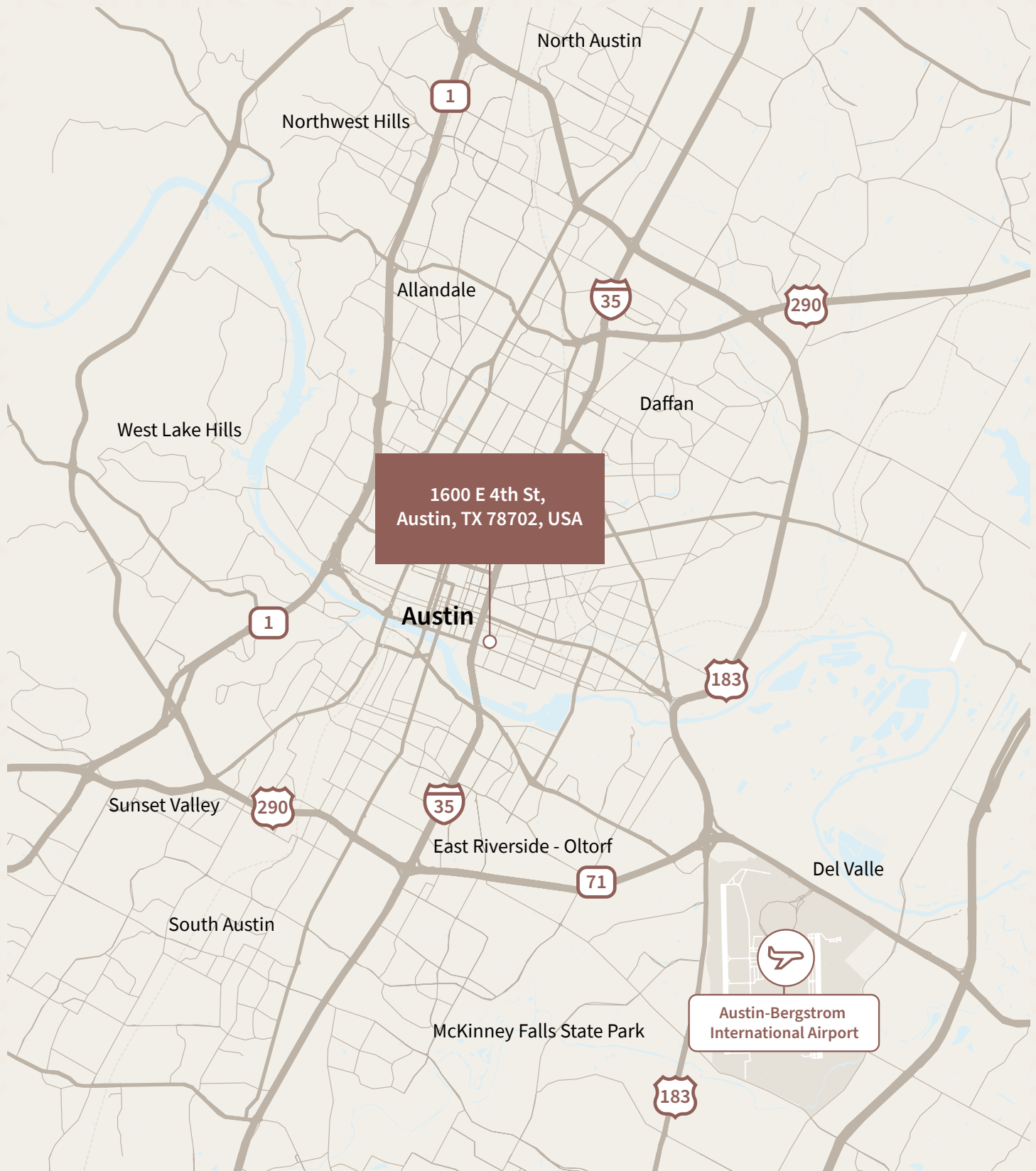
Structured parking at a 2 per 1,000 SF ratio (\$195/space)



INTERIOR PHOTOS



LOCATION MAP



Jake Ragusa

jake.ragusa@jll.com

512 225 2705

John Childers

john.childers@jll.com

512 225 2711



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

