



FOR SUBLEASE 5,284 RSF

**1300 GUADALUPE STREET**

**AUSTIN, TX 78701**



# 1300 GUADALUPE STREET AUSTIN, TX 78701

## PROPERTY FEATURES

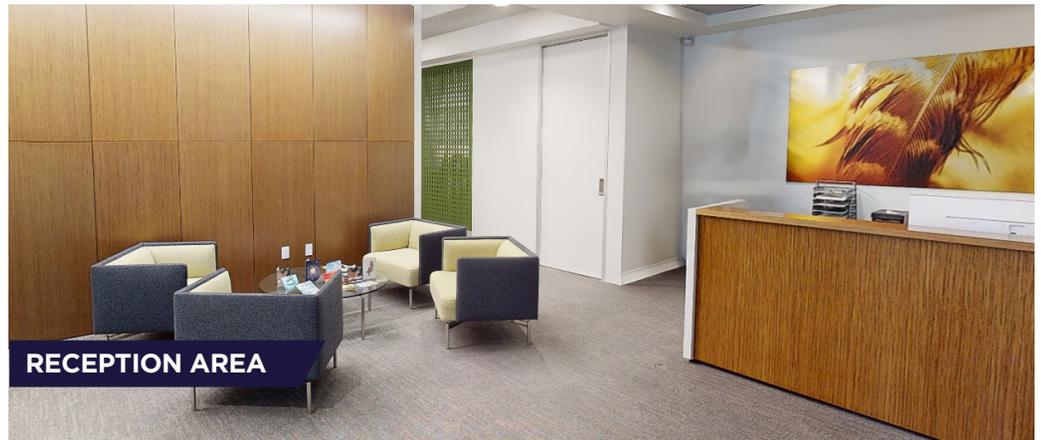
Suite:	250
RSF:	5,284
Base Rent:	\$24.00/RSF NNN
Opex:	\$14.81/RSF
Sublease Expiration Date:	9/30/2028



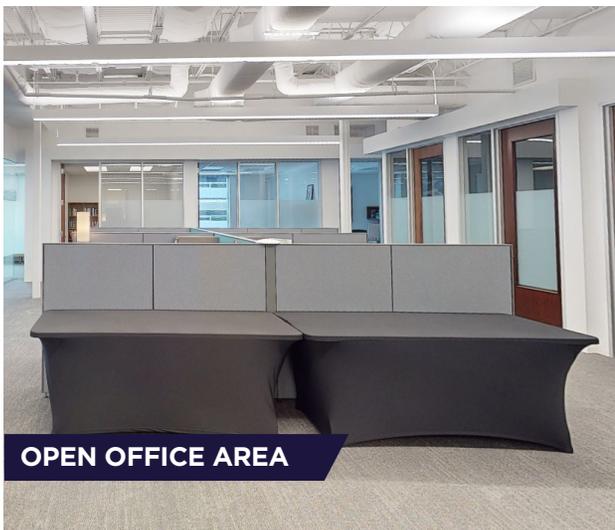
OFFICE



OFFICE



RECEPTION AREA



OPEN OFFICE AREA



KITCHEN

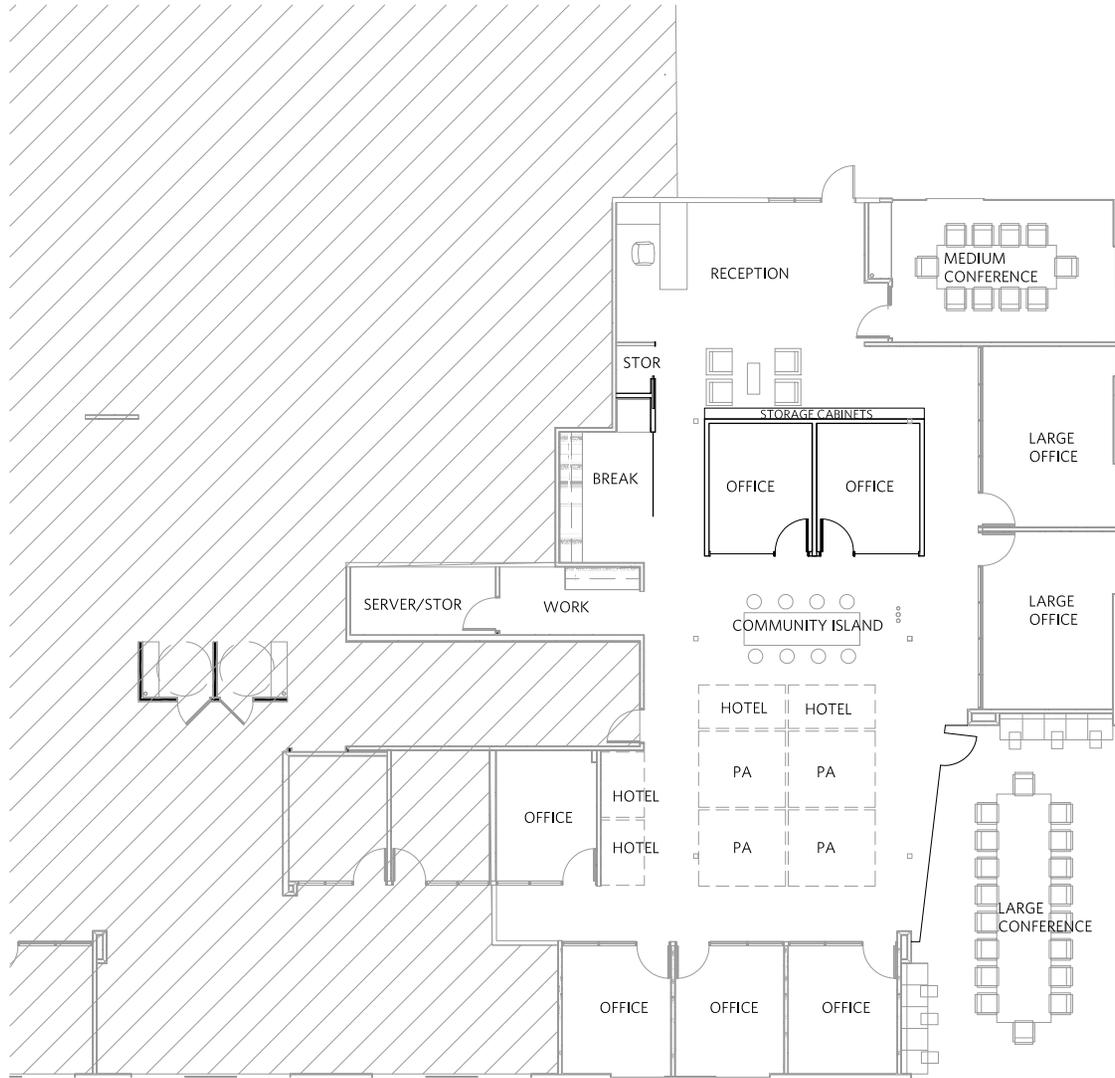


CONFERENCE ROOM

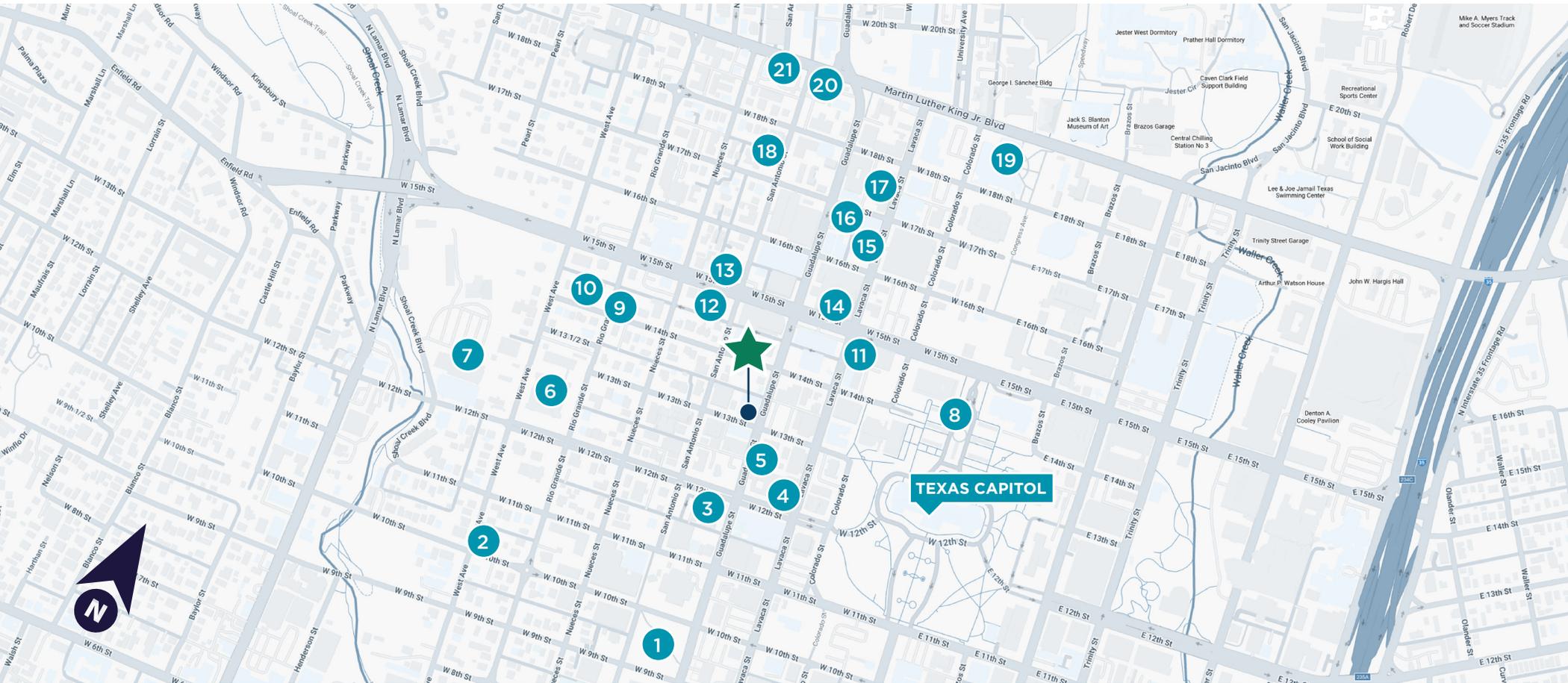
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## FLOOR PLAN



# 1300 GUADALUPE STREET AUSTIN, TX 78701



1. Woolridge Square
2. Prélude
3. Phoebe's Downtown
4. The UPS Store
5. Sweetwaters Coffee & Tea
6. Austin Community College
7. Idlewild Coffee
8. Texas Capitol Gift Shop
9. Sun Up Skin
10. ADINA
11. Texas Chili Parlor
12. Starbucks
13. uBreakiFix - Phone and Computer Repair
14. DoubleTree Suites
15. Chicken Bowl
16. Clay Pit Contemporary Indian Cuisine
17. Hilton Garden Inn
18. Olamaie
19. Bullock Texas State History Museum
20. Raising Cane's
21. Chick-Fil-A



**FOR MORE INFORMATION, CONTACT:**

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