



FOR SUBLEASE 5,284 RSF

1300 GUADALUPE STREET

AUSTIN, TX 78701



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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

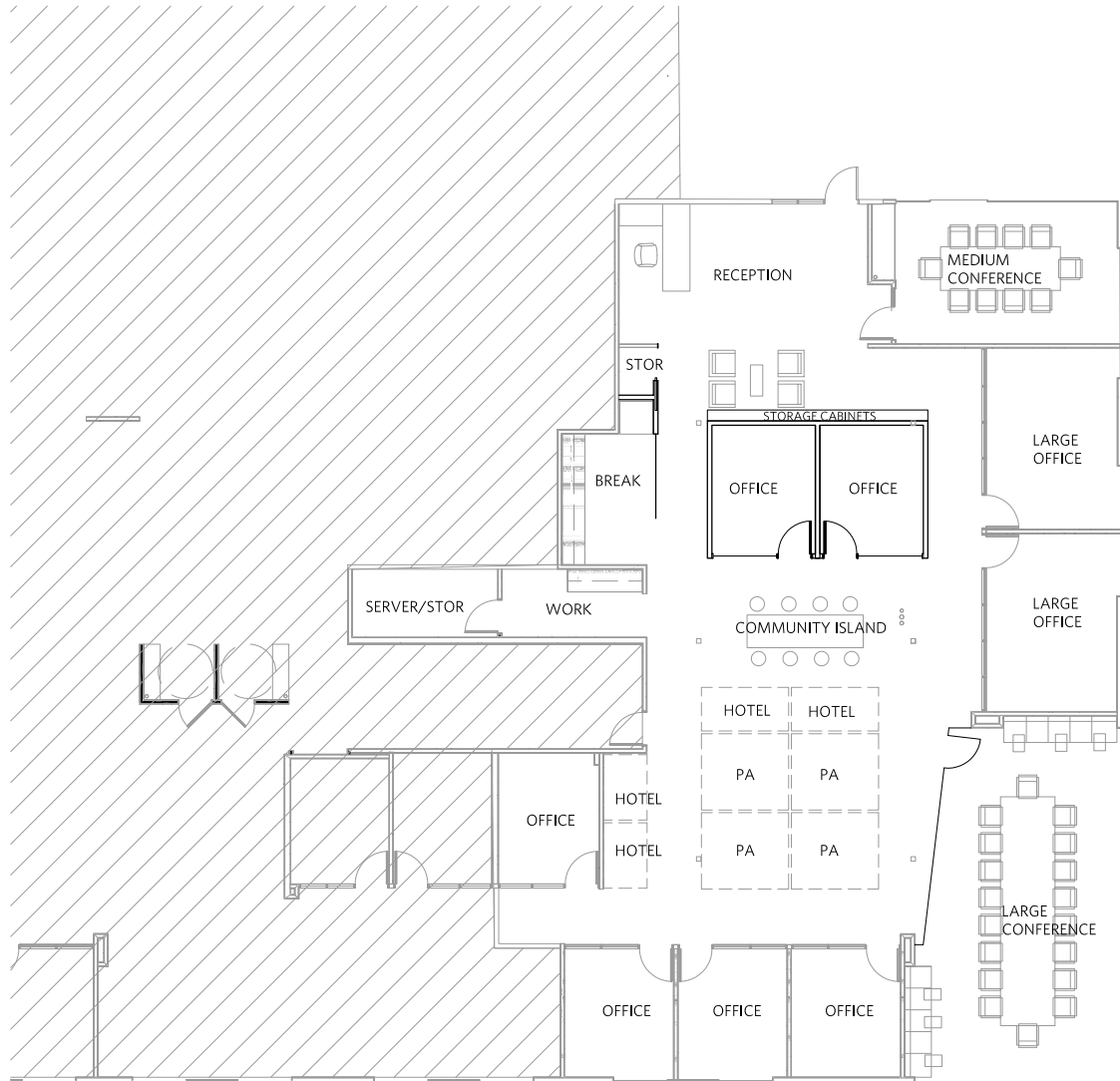


CONFERENCE ROOM

1300 GUADALUPE STREET

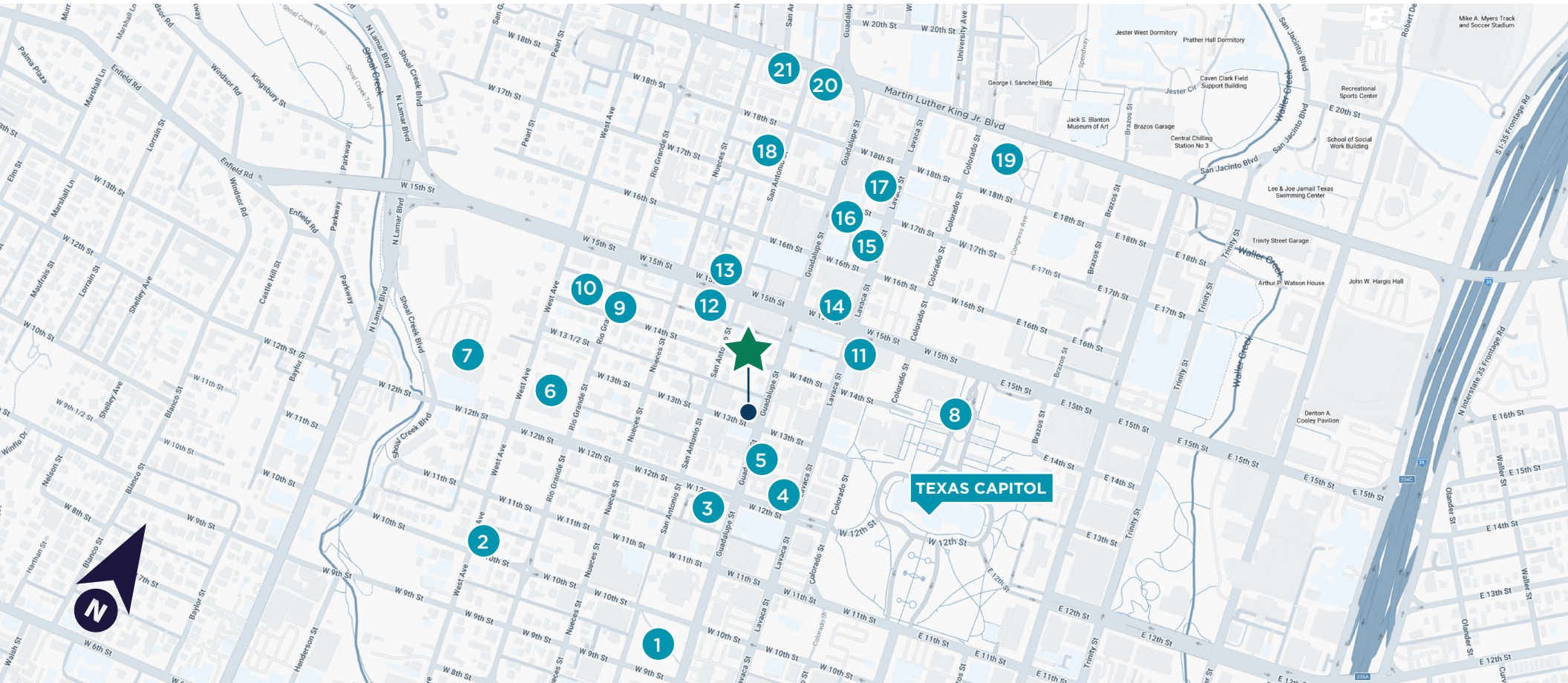
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FLOOR PLAN



1300 GUADALUPE STREET

AUSTIN, TX 78701



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



FOR MORE INFORMATION, CONTACT:

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