

FOR LEASE

401 WEST 15TH STREET

AUSTIN, TEXAS 78701



MARK GREINER

Executive Director

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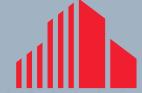
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**CUSHMAN &
WAKEFIELD**



PROPERTY HIGHLIGHTS

LEASE TERMS

Space Available

Suite 500	3,479 RSF
Suite 513	1,708 RSF
Suite 520	932 RSF
Suite 640	851 RSF
Suite 660	1,266 RSF
Suite 670	1,440 RSF
Suite 810	2,358 RSF
Suite 840	4,679 RSF
Suite 870	2,866 RSF
Suite 875	417 RSF
Suite 900	10,508 RSF
Suite 975	1,198 RSF

Net Rental Rate Call Brokers for Rate Info

Operating Expenses \$17.20/SF/YR

Tenant Improvement Allowance Negotiable

Parking

2:1,000 SF
\$75/mo (Unreserved)
\$135/mo (Reserved)

BUILDING FEATURES

- Newly Renovated State-of-the-Art Fitness Center and Modern Locker Rooms
- Brand New Auditorium with 200+ Seats featuring an adjacent catering kitchen
- 5 Shared Conference Rooms
- Spacious Tenant Lounge
- Owner Occupied & Managed
- Excellent Central Austin Location
- 2 Blocks from the Capitol & New Travis County Courthouse
- Direct Access to IH 35 & Mopac Expy.
- Easy Ingress/Egress

LOCATION MAP



AMENITY MAP



NEARBY AMENITIES



FLOOR PLANS

FIFTH FLOOR

SUITE 500: 3,479 RSF

SUITE 513: 1,708 RSF

SUITE 520: 932 RSF



FLOOR PLANS

SIXTH FLOOR

SUITE 640: 851 RSF

SUITE 660: 1,266 RSF

SUITE 670: 1,440 RSF



FLOOR PLANS

EIGHTH FLOOR

SUITE 810: 2,358 RSF

SUITE 840: 3,679 RSF

SUITE 870: 2,866 RSF

SUITE 875: 417 RSF

N

SUITE 840
4,679 RSF

360°
VIRTUAL TOUR
SUITE 840 1
VIRTUAL TOUR

360°
VIRTUAL TOUR
SUITE 840 2
VIRTUAL TOUR

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SUITE 870
2,866 RSF

SUITE 875
417 RSF

SUITE 810
2,358 RSF

360°
VIRTUAL TOUR
SUITE 870
VIRTUAL TOUR

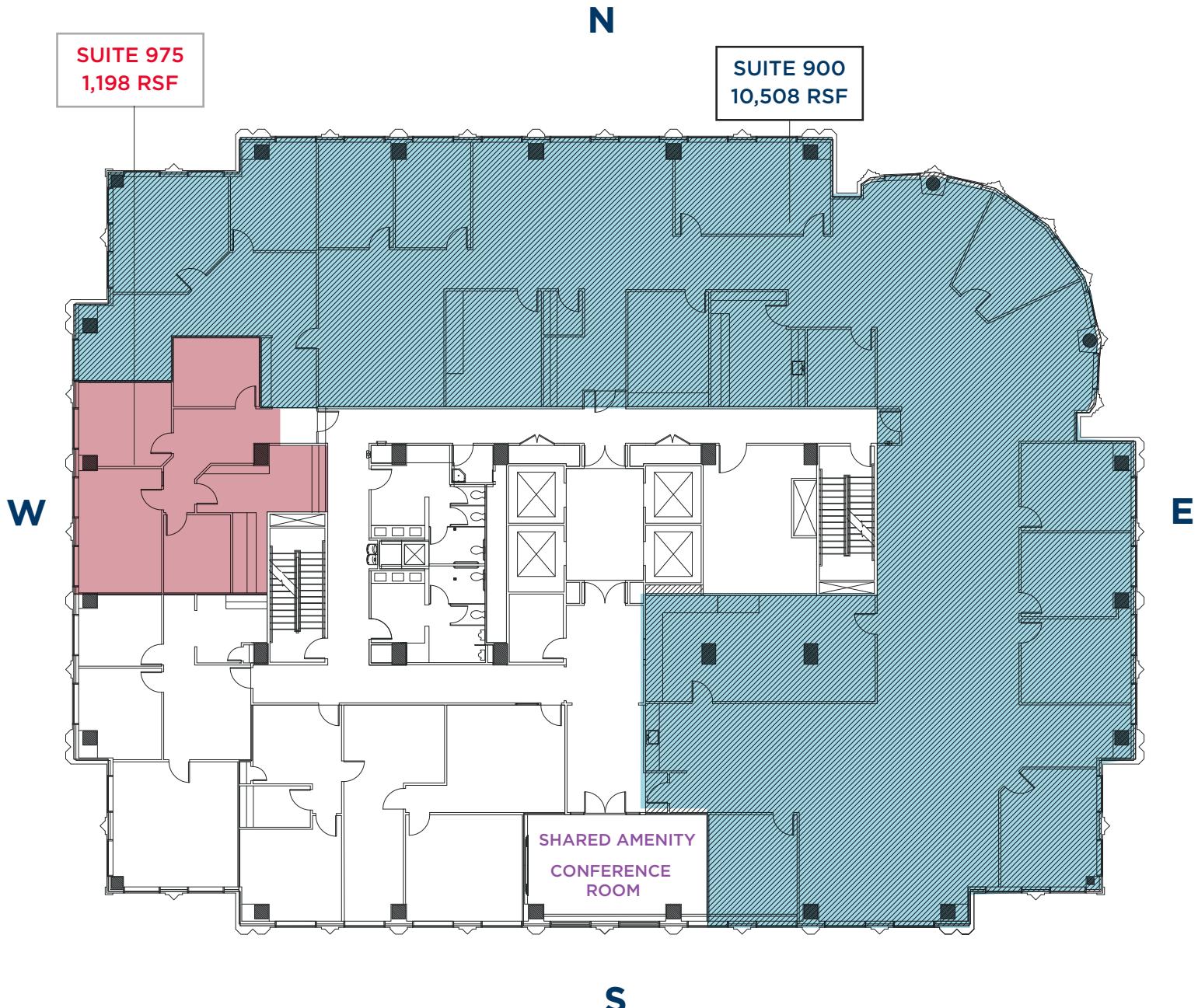
FLOOR PLANS

NINTH FLOOR

SUITE 900: 10,508 RSF

SUITE 975: 1,198 RSF

*TOTAL CONTIGUOUS - 11,706 RSF



PHOTOS





LEASING

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