

FOR LEASE

401 WEST 15TH STREET

AUSTIN, TEXAS 78701



MARK GREINER

Executive Director

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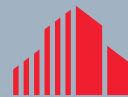
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**CUSHMAN &
WAKEFIELD**



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

LOCATION HIGHLIGHTS

2 Blocks

West of the
State Capitol & South of
County Courthouse

1 Mile

from UT and Dell
Medical School

**401 WEST 15TH
STREET**

1.2 miles to Mopac

1 mile to IH 35

DOWNTOWN
AUSTIN

401 W
15th St

UNIVERSITY
OF TEXAS

NEW COUNTY
COURTHOUSE

DELL MEDICAL
SCHOOL

EXISTING COUNTY
COURTHOUSE

TEXAS STATE
CAPITOL



AIRPORT

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

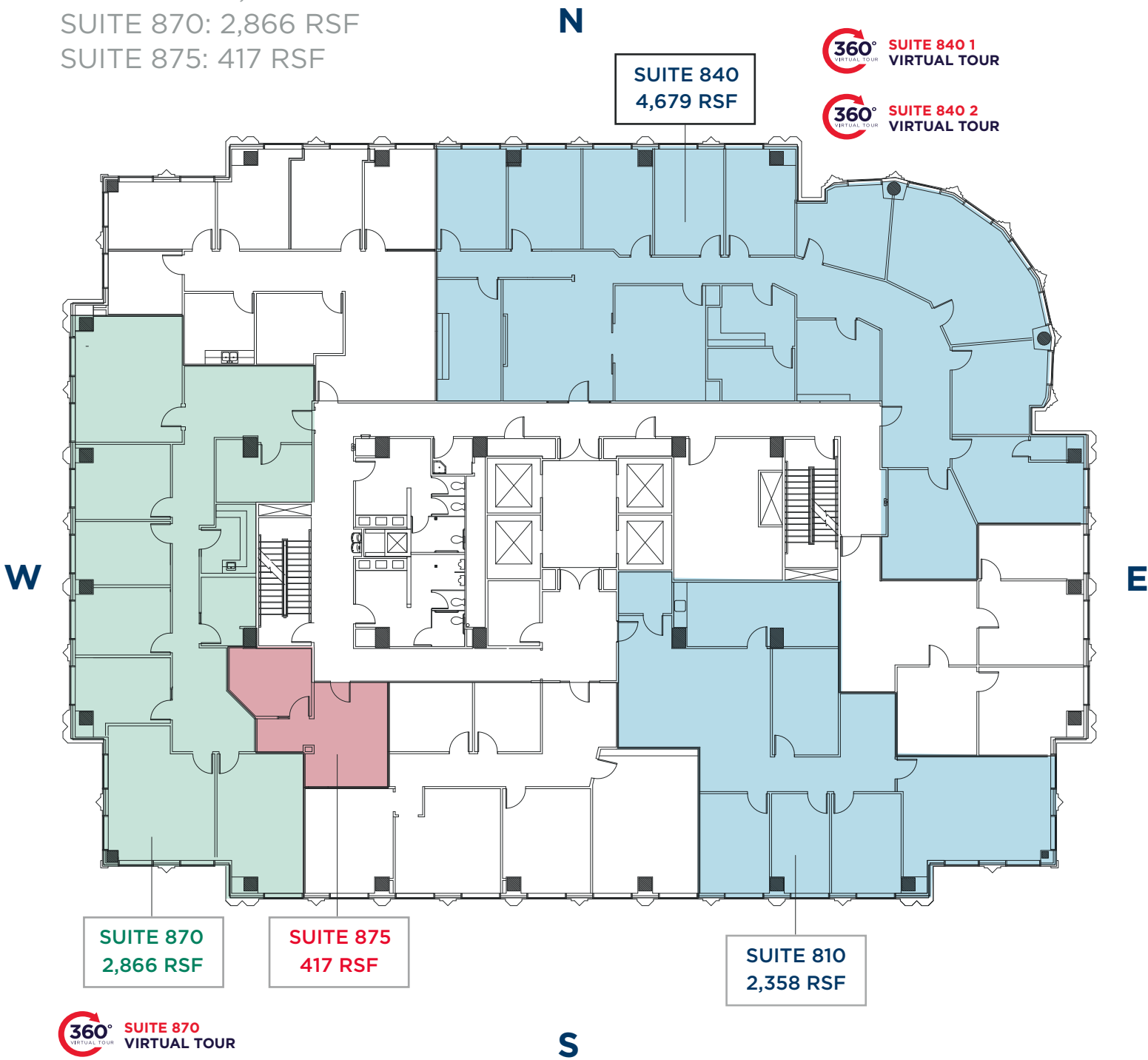
EIGHTH FLOOR

SUITE 810: 2,358 RSF

SUITE 840: 3,679 RSF

SUITE 870: 2,866 RSF

SUITE 875: 417 RSF



FLOOR PLANS

NINTH FLOOR

SUITE 900: 10,508 RSF

SUITE 975: 1,198 RSF

**TOTAL CONTIGUOUS - 11,706 RSF*



PHOTOS



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