

FOR LEASE



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Austin, Texas 78702

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Offered by the Texas State Affordable Housing Corporation

AVAILABLE JULY 2020

Office space in East Austin
located on a beautiful corner lot.

$\frac{1}{2}$ block to the bus stop
 $\frac{3}{4}$ mile to the MetroRail station
1 $\frac{1}{2}$ miles to Texas State Capitol

NEARBY AMENITIES

Coffee Shop



Sandwich Shop



Juice Bar



Neighborhood Bar



Location Includes 3 Office Suites Central Suite Available for Rent



**Central Suite pictured above*

Central Suite

\$2,400/month

***Available July 2020**

Office space includes:

- **Three Offices**
 - Office 1: 12.5' x 10'
 - Office 2: 11' x 9'
 - Office 3: 11' x 9'
- **Large open area** suitable for an additional 3-5 people
- **Approx. 850 useable square feet**

**Not included: Furniture or cubicle dividers, office equipment (copier, printer, etc.)*

Monthly Rent Includes:

1. **All utilities except telephone, internet and cable**
2. **Shared use of more than 1100 square feet of common area including:**
 - **Conference room**
 - **Entry/reception area**
 - **Full kitchen**
 - **Private fenced patio**
 - **Copy/storage area**
 - **3 restrooms, shower**
 - **IT closet**
3. **Off-street parking**
4. **Weekly cleaning service and yard/landscape maintenance**

