

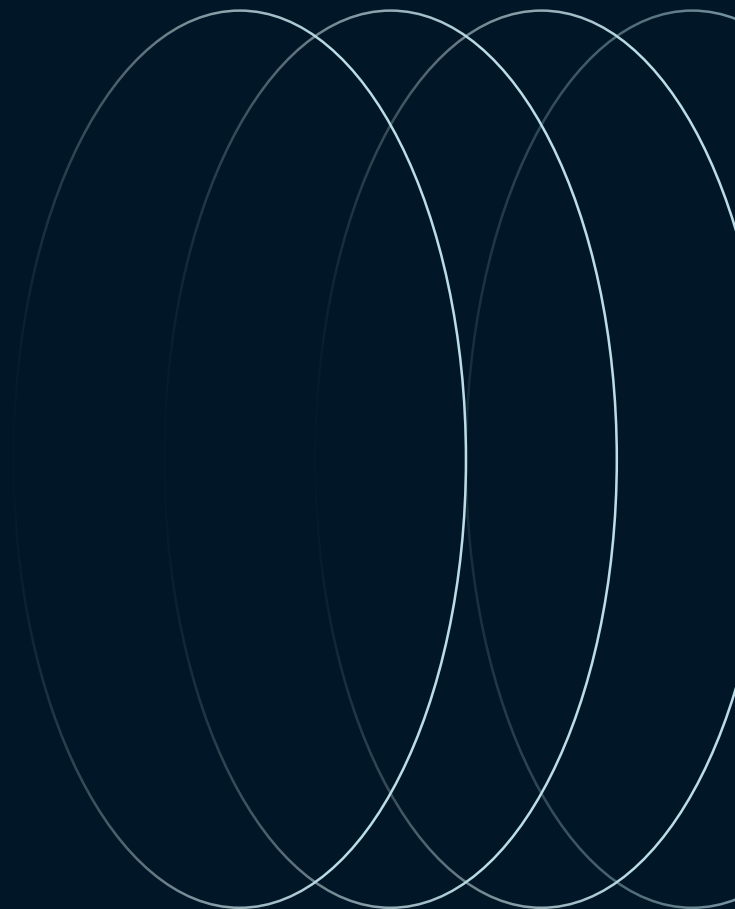


# For Sublease

Full Floor Opportunity

52,717 RSF

Bouldin Creek  
2043 S Lamar  
Austin, TX 78704





## Suite Details

Available Immediately

Term Through December 2032

Shell Space

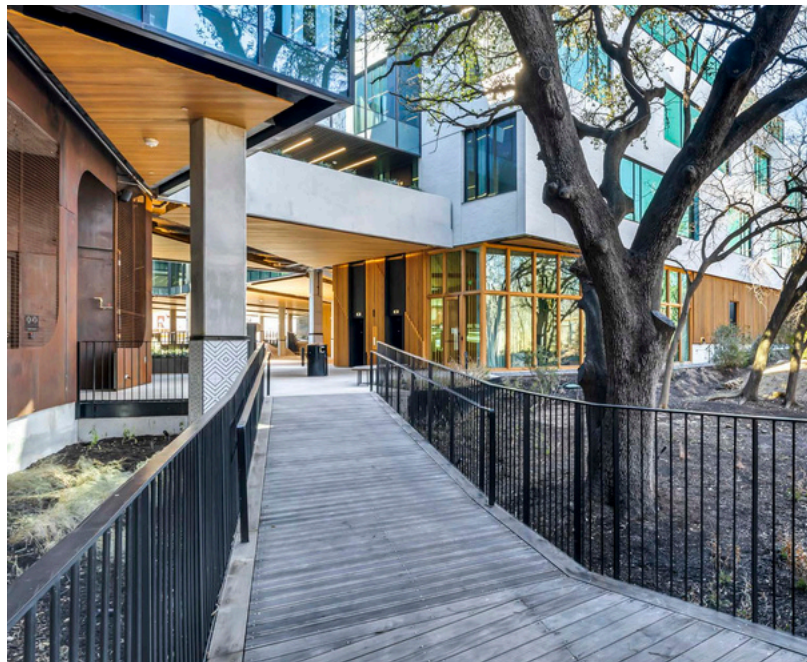
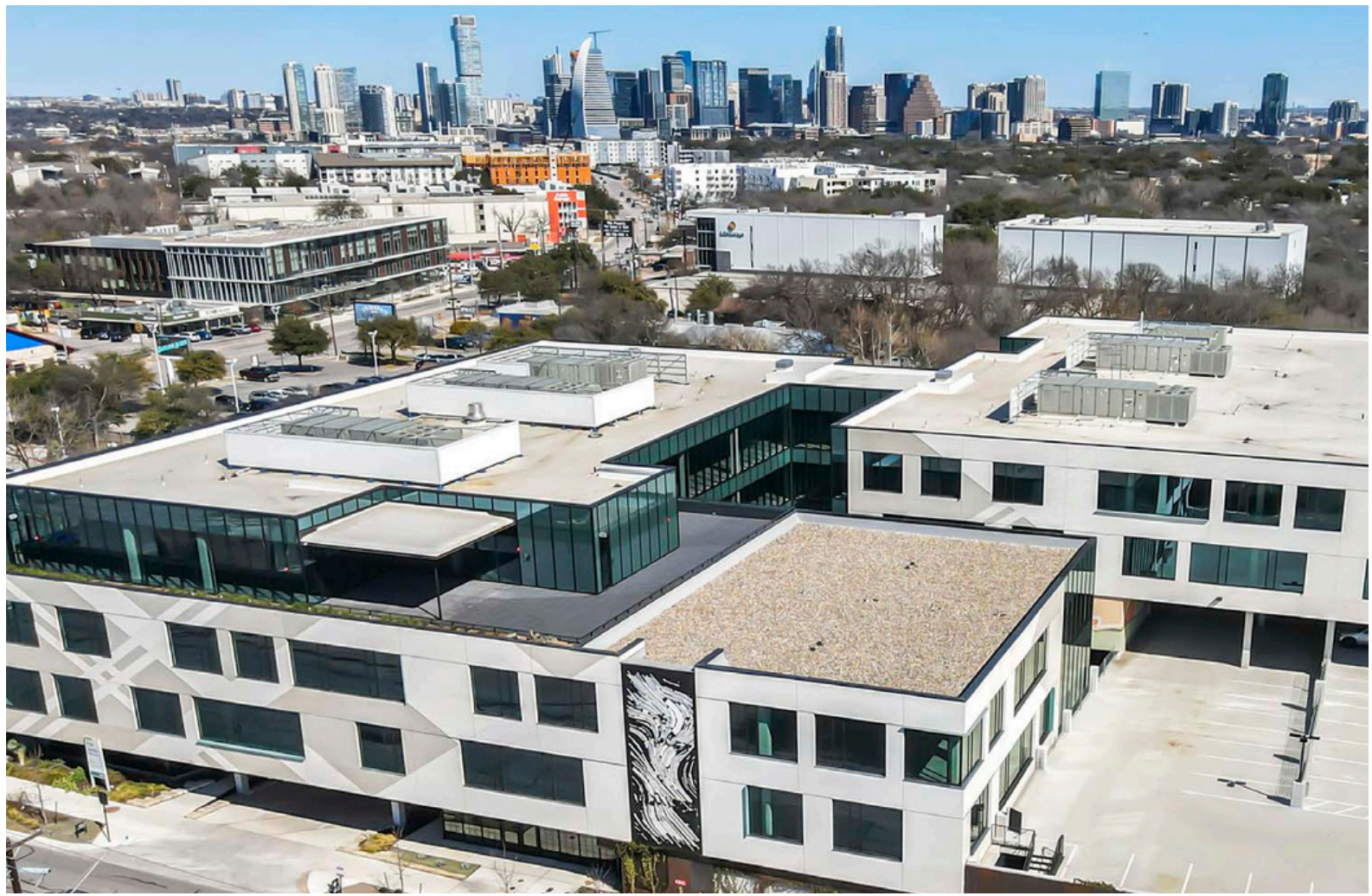
4.1 / 1,000 SF parking FREE

Outdoor terrace with views of  
downtown

Call broker for rate

OPEX: \$26.50





## Building Features

- On-Site Gym and Showers and Lockers
- On-Site Conference Rooms
- 5,000 SF deck with direct access to Bouldin Acres
- Bike Storage and Electric Car Charging
- Wi-Fi enabled outdoor spaces
- 82 Walk Score
- 10 min drive to Downtown
- Walkable food

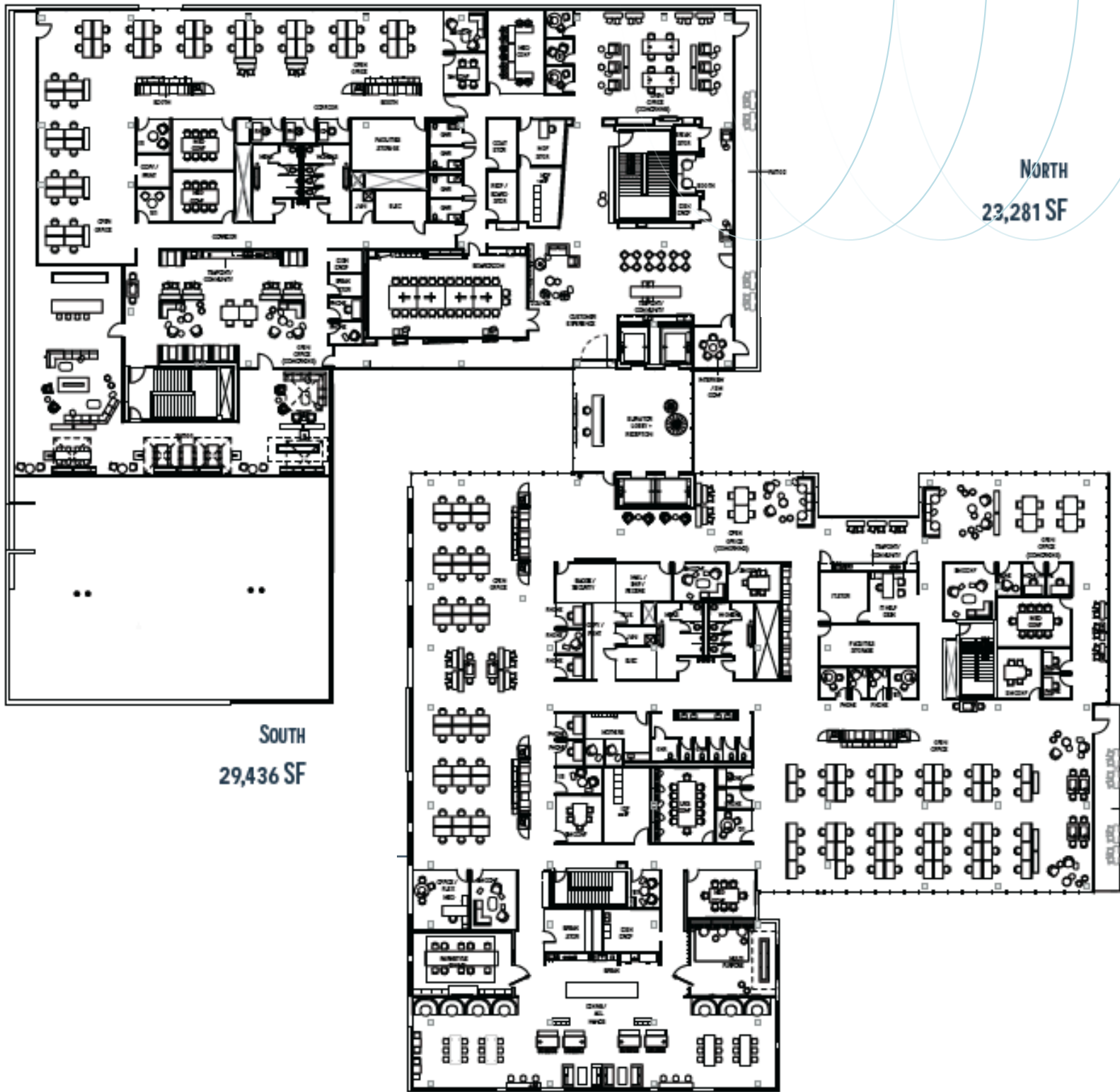
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