

## OFFICE LEASING ADVISORS

515 Congress Avenue, Suite 2620 Austin, Texas 78701 Phone: (512) 472-1234 Fax: 472-1242 donp@leasingadvisors.com

### 2,121 AND 1,810 RSF OFFICE SUBLEASES IN 823 CONGRESS

Premises: Both suites are on the 4th floor (not contiguous)

Available: Immediately

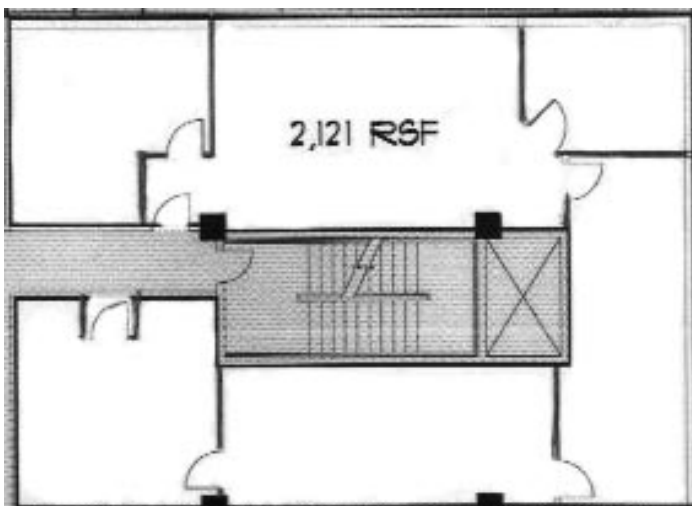
Term: Negotiable - short term or long term available

Rate: Negotiable

Parking: Combination of garage, surface, and reserved parking spaces are available

Notes: The 2,121 RSF suite is on the corner overlooking Congress Avenue, and the 1,810 RSF suite is on the other corner overlooking 9th Street and Congress Avenue. Both suites offer ample exterior glass (see floor plans below). This building offers redundant power grids and high-speed fiber and internet access, with an internet service provider and server hosting/management provider in the property. Free or discounted high-speed internet and email service may be included. The building has an on-site security guard 24x7 and is close to the State Capitol, multiple restaurants, retail shops, banks, services, theaters, and clubs.

Contact: Don Prater at 472-1234 x 11 or my cell phone at 567-8630



**These offers are subject to errors, omissions, any changes, prior leasing or subleasing, Landlord's review and approval, and withdrawal from the market at any time, all without prior notice.**