

CREEKSIDE • 22,204 SQUARE FEET OF CREATIVE OFFICE SPACE FOR LEASE OR SUBLEASE

CREEKSIDE

4001 W. PARMER LANE | AUSTIN, TX 78727

Jeff Henley | 512.413.5601 | jeffhenley@kuceraco.com

Jeffrey Henley, Jr. | 512.415.4066 | jhenley@kuceraco.com

THE KUCERA COMPANIES • See all of our listings at www.kuceraco.com.

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

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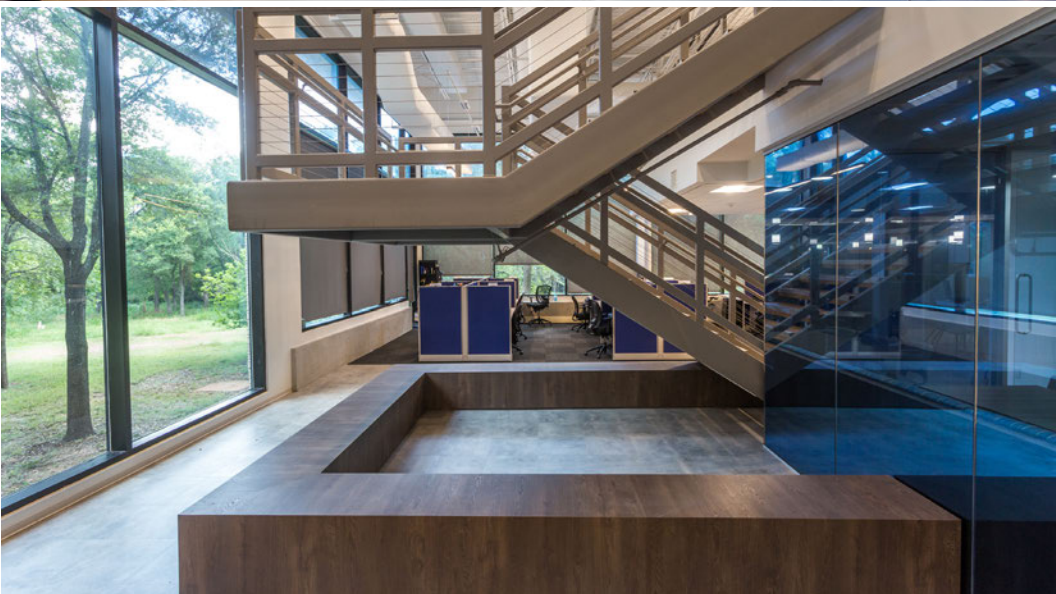
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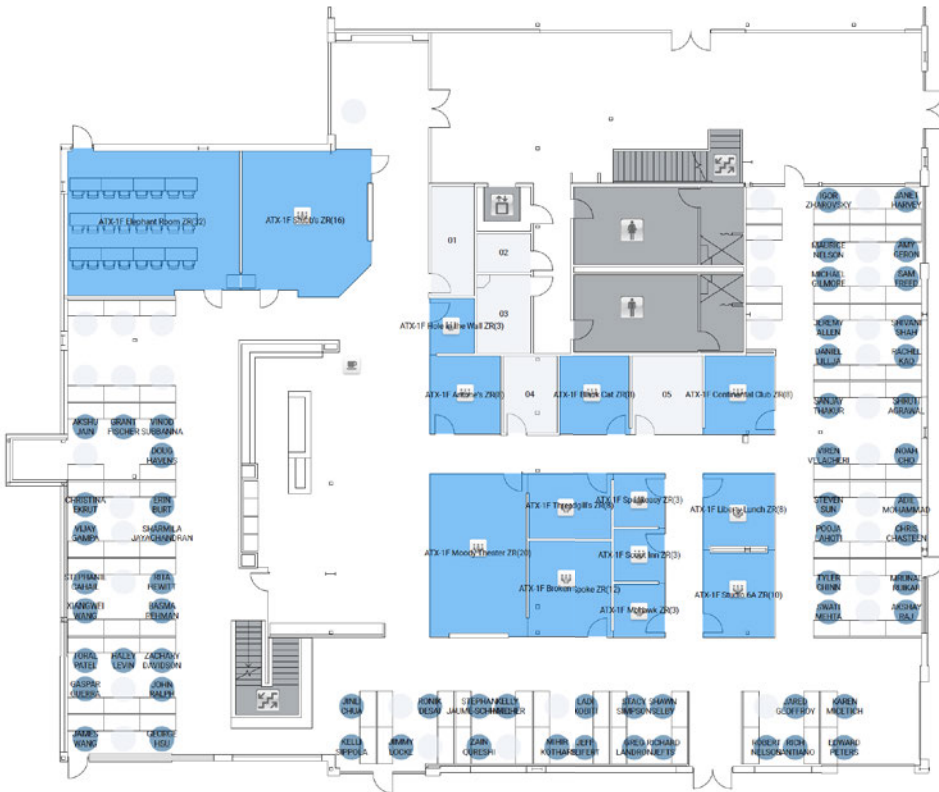
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Fully Furnished • Sublease Term through October 2024 (Longer term possible) • **\$27.00/RSF + \$15.44 NNN**



SUITE 100 • 13,378 RSF



MEZZANINE • 8,826 RSF

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AMENITIES WITHIN WALKING DISTANCE



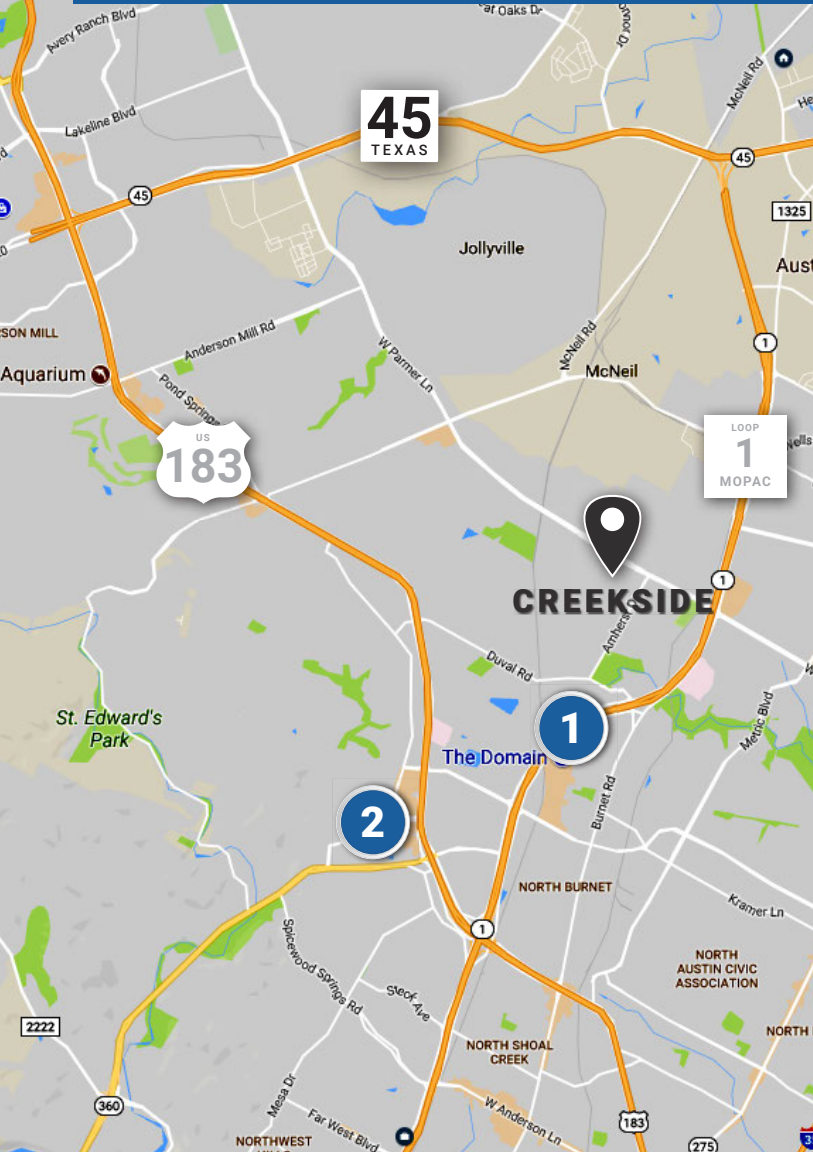
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1 THE DOMAIN

- Whole Foods
- California Pizza Kitchen
- Copper Restaurant & Dessert Lounge
- Cru - A Wine Bar
- Fleming's Prime Steakhouse
- Gloria's Restaurant
- Grand Lux Cafe
- Kona Grill
- Maggiano's
- McCormick's & Schmick's
- NoRTH
- Punch Bowl Social
- Shake Shack
- Sushi Zushi
- The Brass Tap
- The Steeping Room
- Urban - An American Grill
- MAD Greens
- Thai-Kun
- Saint Genevieve
- Culinary Drop-out
- Velvet Taco
- Tarka Indian Kitchen
- Lone Star Court
- Second Bar + Kitchen
- Sprinkles
- Frost Gelato
- Flower Child
- General T'so Boy
- Hat Creek Burger Company
- Lavaca Street Bar
- Turf N' Surf Kitchen

- Jinya Ramen
- Jack and Ginger's
- The Rose Room
- Apanas Coffee & Beer
- Mia Tapas Bar
- Salvation Pizza
- The Dogwood
- Kung Fu Saloon
- Weathered Coalition
- 24 Diner
- 77 Degrees
- Sway

2 THE ARBORETUM

- Eddie V's Prime Seafood
- Z'Tejas Mexican Restaurant
- The Cheesecake Factory
- Knotty Deck & Bar
- BRIO Tuscan Grille
- Blue Baker
- Manuel's
- Newk's Eatery
- Truluck's
- Modern Market
- Brick Oven
- Corner Bakery
- Roaring Fork
- P.F. Chang's
- Estância Churrascaria
- Pok-E-Jo's Smokehouse
- la Madeleine French Bakery
- Zoës Kitchen

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