

Free rent until Jan 2021 then

a \$22.00 NNN rental rate



Sublease



Click here to take the Virtual Tour

The Park at Barton Creek

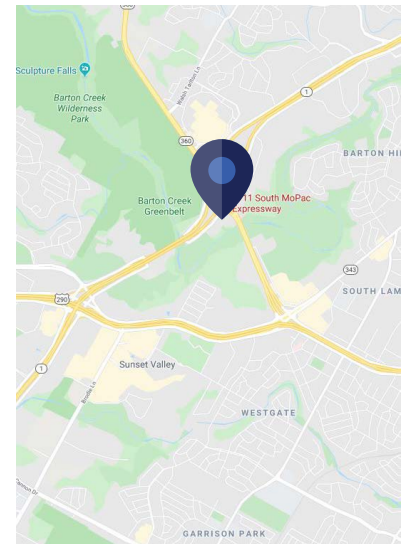
3711 S MoPac Expressway, Floors 1 and 4
Austin, TX 78701

Space Profile

Premises	Floors 1 and 4
RSF	1st: 18,519 SF 4th: 21,595 SF
Rental Rate	\$22.00/NNN
OPEX	\$16.61/SF (estimate)
Availability	Later of 30 days or Landlord approval
Term	Lease expires 8/31/2023
Building Class	A
Submarket	Southwest
Built	2007
Parking	4.00/1,000 SF Structured parking
Furniture	Can be made available

Features

- Located on S.Mopac Expressway at Loop360
- Access to Barton Creek greenbelt
- On-site fitness center/ showers/lockers
- Energy Star rated efficiency



Contact



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The Park at Barton Creek

Building 2 | Austin, TX



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1ST FLOOR: 18,519 SF



Click here to view virtual tour of 1st floor

4TH FLOOR: 21,595 SF



Click here to view virtual tour of 4th floor

