

# VIEW FROM THE TOP

Sublease Available • 3300 N IH 35, Suite 610, Austin, TX 78705

 \$24.00 Base + \$17.36 CAM = \$41.36 / SF  14 offices  3 conference rooms



## KEY FACTS

- Building Class: A
- 206,657 SF
- Year Built: 2009
- Walk Score: 77
- Transit Score: 57
- \$24.00 Base + \$17.36 CAM  
= \$41.36 / SF

Availability: Immediately with a few weeks notice, less than 30 days if needed

Tenant: Texas Restaurant Association is sublandlord

Lease term ends: May 2021

Longer term lease options available in collaboration with landlord.

Monthly Operating Expenses: \$16,219.00

Office space includes furniture and artwork

# A UNIQUE BUILDING

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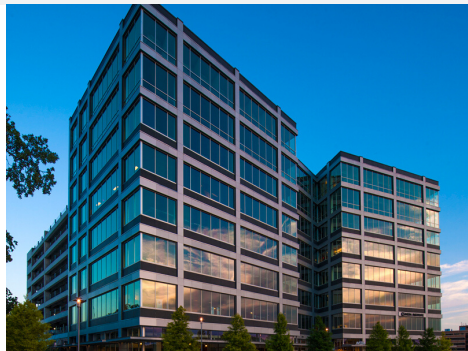
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## UNIVERSITY PARK

Located off IH-35, University Park is easily accessible and is just minutes from downtown Austin. Adjacent to the University of Texas, there are endless dining, residential and entertainment venues nearby. The highly visible building offers unmatched views of the skyline and western Hill Country.



## THE PROPERTY

- Onsite gym and locker rooms
- Highly visible, uptown location within 2 miles of downtown and adjacent to the University of Texas
- Proximate to rich selection of unique restaurants, neighborhoods and entertainment venues
- Easy access to I-35, the airport and multiple routes to Austin's western neighborhoods and suburbs



# THE NEIGHBORHOODS

University Park • 3300 N IH 35, Suite 610, Austin, TX 78705



# SURROUNDING SPOTS

University Park • 3300 N IH 35, Suite 610, Austin, TX 78705

## THE TRIANGLE

### EAT

Chili's  
Galaxy Cafe  
Jersey Mike's Subs  
Mama Fu's  
Mandola's Italian  
Maooz Vegetarian

### Moude's

My Fit Foods  
Smoothie King  
Snap Kitchen  
Taco Deli  
Uchiko  
Vino Vino

### DRINK

Flying Saucer  
The Parlor

### MOVE

CorePower  
Hyde Park Gym

## THE DRAG

### EAT

Austin's Pizza  
Big Bite  
Burger Tex 2  
Caffe Medici  
Chicki-ll-A  
Chipotle  
Conans Pizza  
Daito  
Diry Martin's  
Einstein Bros. Bagels  
El Pato  
Fat Sal's Deli  
Fuzzy's Taco Shop  
Halal Bros  
Jamba Juice  
Jimmy John's  
JuiceLand  
Ken's Donuts  
Kerby Lane Cafe  
Kismet Cafe  
Madam Mam's  
McDonald's  
Milo's Mediterranean

### Pho That Son

Pizzeria Verri  
Pretzelly Sandwiches  
Qdoba  
Raising Cane's  
Ramen Fukuya  
Ruby's BBQ  
Subway  
Symon's Burger Joint  
Taco Cabana  
Taco Shack  
Tostitos  
Torchy's Tacos  
Torchy's Texas Star  
VERTS  
Via 313  
Which Wich  
Whataburger

### DRINK

Hole in the Wall  
The Local  
Spider House

## UNIVERSITY PARK

## MUELLER

### EAT

Bribery Bakery  
Chipotle  
Gino's Vino  
HEB + Cafe Mueller  
Jamba Juice  
Kyanen Suk-i-ka  
(coming soon)  
La Madeleine  
Lick Ice Creams  
(coming soon)  
L'oca D'oro  
MOD Pizza  
Paco's Tacos  
Pad Thai  
Papa John's

### Phonatic

Smash Burger  
Starbuck's [2]  
Stella Public House  
(coming soon)  
Subway  
The Halal Corner  
Tiff's Treats  
Tino's Greek Food  
Torchy's Tacos  
Vans  
Which Wich  
Xian Sushi  
Youngblood's Fried  
Chicken  
(coming soon)

### DRINK

B.D. Riley's  
(coming soon)  
Halcyon  
(coming soon)

### PLAY

Alamo Drafthouse  
(coming soon)  
The Thinkery

### MOVE

Mueller Lake Park  
Bikram Yoga

## THE UNIVERSITY OF TEXAS

## TEXAS STATE CAPITOL

## AIRPORT BOULEVARD

### EAT

Church's Chicken  
Corrito  
Jack in the Box  
La Fruta Feliz  
McDonald's  
Popeye's  
Sonic  
Taco Bell

### Terry's Seafood

Whataburger

### DRINK

SkyArk Lounge

### MOVE

Dharma Yoga

## MANOR ROAD

### EAT

Austin Daily Press  
Benu  
Dai Dve  
East Side Cafe  
El Chile  
El Chilito  
El Sapo  
Elaine's Pork & Pie

Hoover's  
in.ingredients  
JuiceLand  
Mi Madra's  
Palmar's  
Sally Saw  
Sugar Mama's  
Taco Mex  
Thunderbird

### Unit-O Pizzeria

### DRINK

Butterfly Bar  
Haymaker  
School House Pub  
Tacho Mezcaleria  
The Wheel



## YOUR NEW HQ



Modern, clean style with large windows in this office with a view. Open concept kitchen and workstations. Combined and private offices. Room for large gatherings and intimate meetings.

 \$24.00 Base + \$17.36 CAM = \$41.36 / SF  14 offices  3 conference rooms





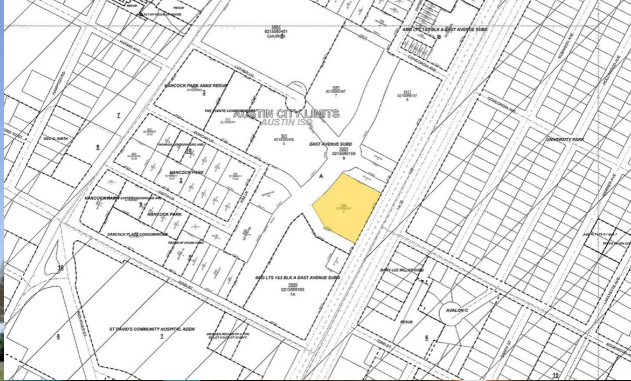


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FURNITURE PLAN 01





# SCHEDULE YOUR VISIT

Evan Williams | (512) 923-6905 | [evanw@graniteproperties.com](mailto:evanw@graniteproperties.com)



**MOVE-IN  
READY &  
GREAT  
LOCATION**

## **IMAGINE YOUR TEAM IN THIS STUNNING OFFICE**

This beautiful modern office has three flexible conference rooms, 14 private offices, and 5 shared office spaces.

### **SCHEDULE A VIEWING TODAY!**

Evan Williams | Granite Properties of Texas  
(512) 923-6905 | (512) 469-0925  
evanw@graniteproperties.com

