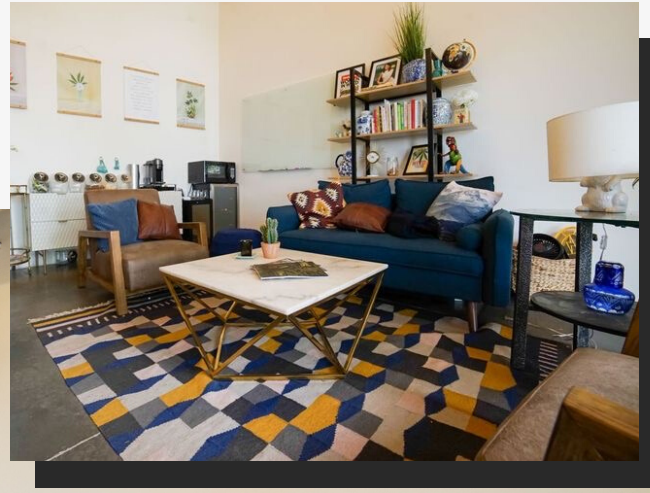


AIRY OFFICE IN RIVER NORTH TAXI COMPLEX | \$ 4,300/MO



PROPERTY FEATURES

- Two levels, total of 1,119 sq. ft.
- Expansive lower level, ~20 foot vaulted ceilings
- One private office on lower level ideal for calls or executive team
- Mezzanine level ideal for teams and/or storage
- Garage door that allows for sunshine and air flow as well as direct entry into the suite
- Space outside of garage has been ideal for happy hours, bringing dogs to work
- Some office furnishings available for sale/otherwise suite will be unfurnished

ABOUT THE LEASE:

Lease Length: The sublease is for approx. two years and will expire on April 30, 2022. Available immediately.

Lease Extension: At the expiration of two years, the subtenant may lease the space directly through the landlord. Rent is **\$4,300 monthly including building amenities** for the 2020-2021 lease year. Rent will increase to \$4,450 per month for the 2021-2022 lease year.





TAXI COMPLEX DESCRIPTION

Located on the repurposed 25-acre former Yellow Cab site, the TAXI community is a work-live development. The mixed-use community occupies nine buildings, which includes more than 100 workspaces and 90 residences. Signature styles found throughout the TAXI campus include native landscaping with storm-water management systems, roll-up glass garage doors, and repurposed industrial design elements. Amenities at the site include a restaurant, salon, café, fitness room, early childhood education center, community garden, and swimming pool. Tenants have access to all amenities and are able to book conference rooms throughout the property (conference room bookings included in rent!)

In the common area of the building you will find the lovely coffee shop Lost City River North serving from 8 am - 4 pm Mon-Fri. Clients coming into town? Book a large updated conference room on the fourth floor anytime! For your lunchtime, you can visit the highly rated Comal Food Incubator, steps away from the office.

