

FOR LEASE

808 W 34TH STREET

AUSTIN, TEXAS 78705



CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

RENTAL RATE \$22.00 NNN

OPEX \$14.71

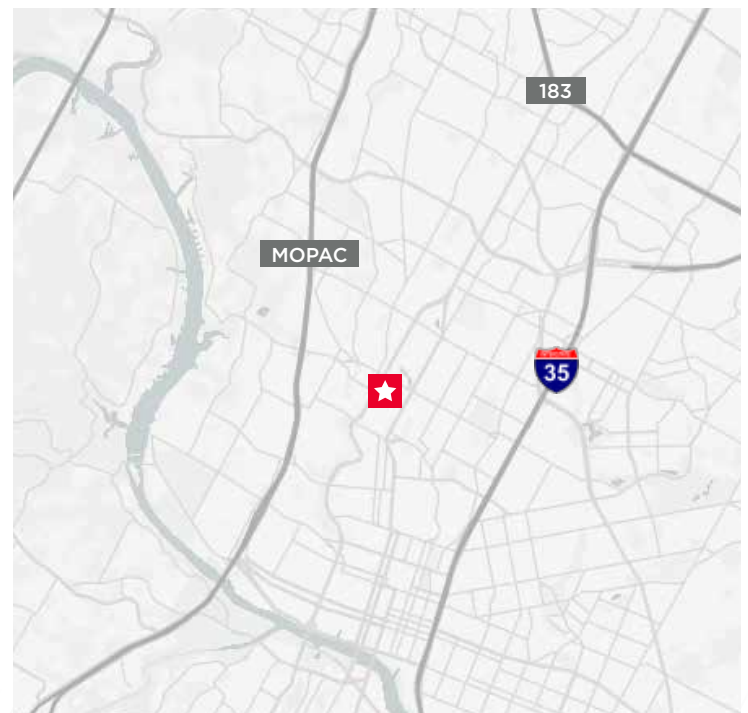
SPACE AVAILABLE

1,498 SF STAND ALONE BUILDING

- Creative office building
- Excellent location in Central Austin
- Exterior patio / deck
- Great visibility
- Short-term 3 year lease available

PARKING

6 : 1,000 SF

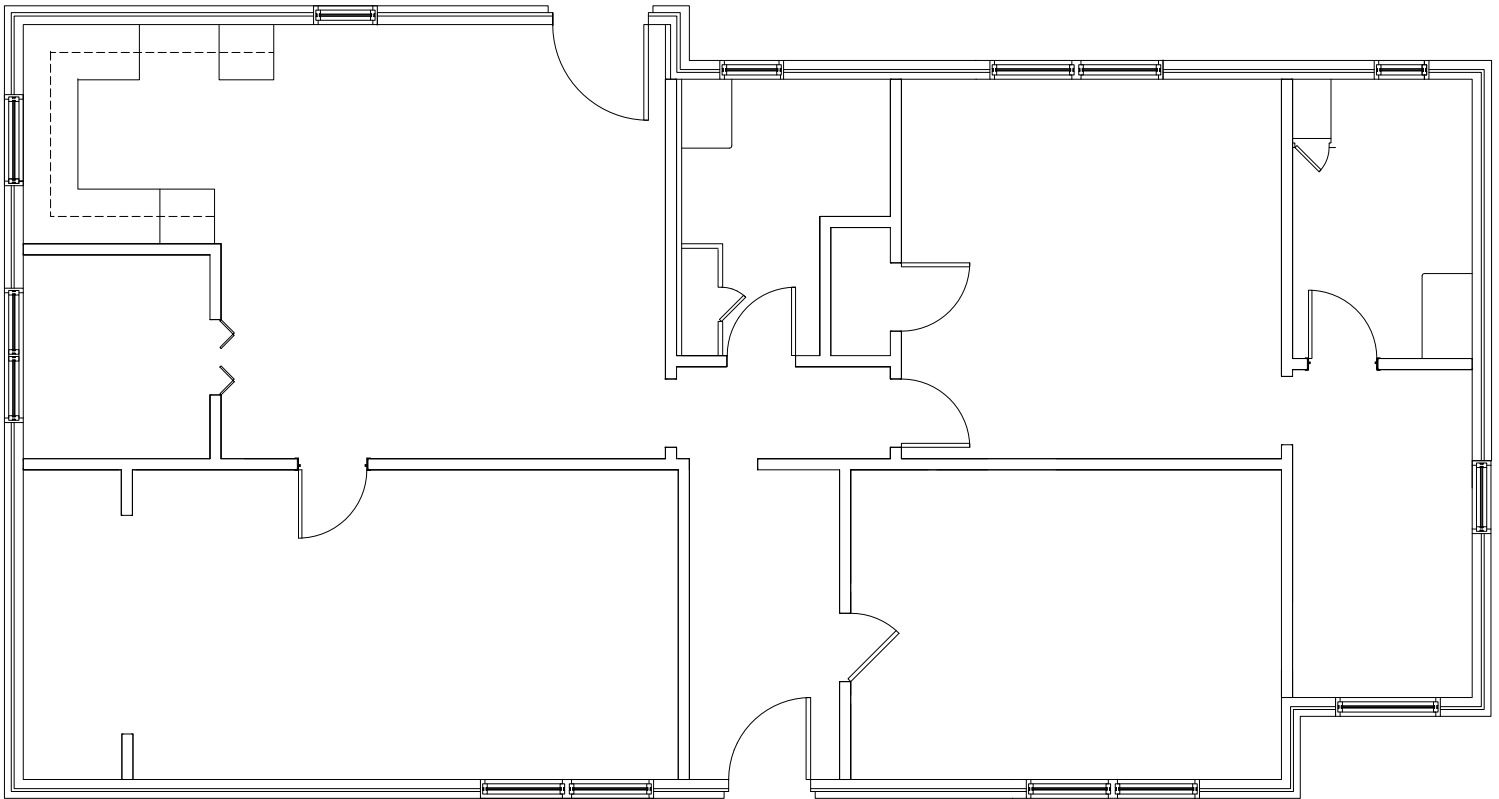


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FLOOR PLAN

1,498 SF



Front Door

For more information, please contact:

KEVIN GRANGER
Executive Managing Director
+1 512 814 3403
Kevin.Granger@cushwake.com

200 W Cesar Chavez Street
Suite 300
Austin, Texas 78701

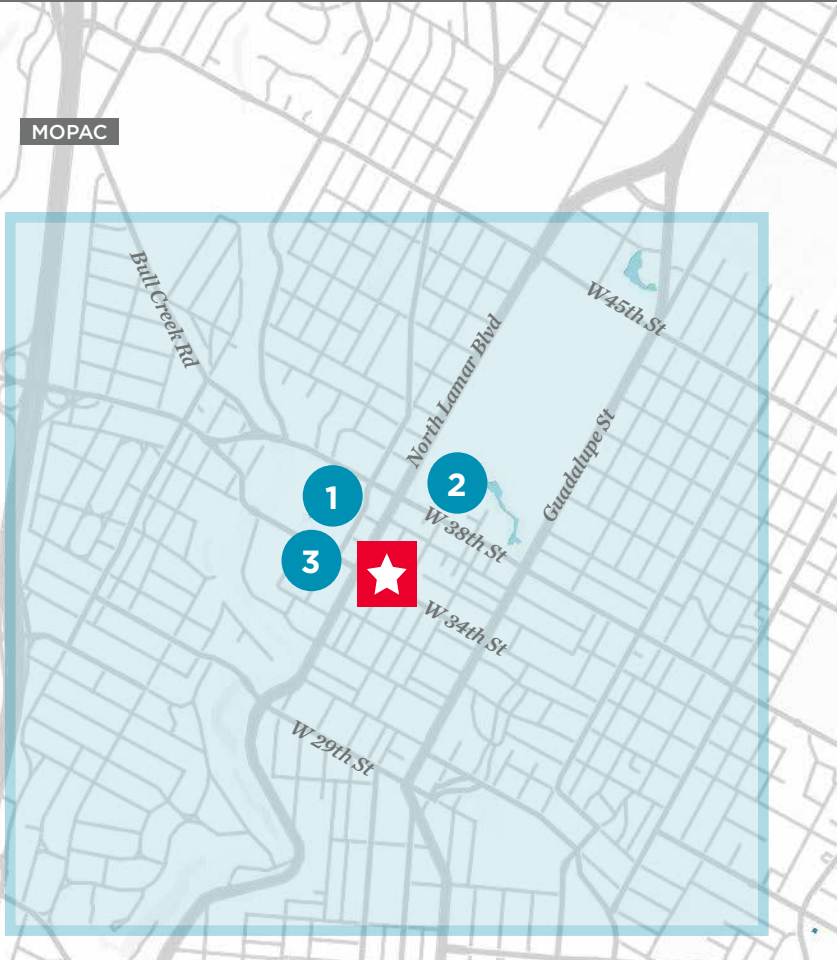
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AREA AMENITIES



NEARBY MEDICAL CENTERS

- 1** Ascension Seton Medical Center Austin
- 2** Heart Hospital of Austin
- 3** Bailey Square Surgery Center

RESTAURANTS / COFFEE SHOPS:



BANKS & SERVICES



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