

## Leasing Contacts:

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# OFFICE INVENTORY DECEMBER 2025

|          | Building Photo                                                                                   | Project Name     | Address                                                                            | SF Available       | Min. Size        | Office Size        | Date Available | Base Rate   | NNN Opex    | Parking Ratio           | Total Building SF |
|----------|--------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------------------------|--------------------|------------------|--------------------|----------------|-------------|-------------|-------------------------|-------------------|
|          | OFFICE                                                                                           |                  |                                                                                    |                    |                  |                    |                |             |             |                         |                   |
| DOWNTOWN | <br>VIEW FLYER   | 327 Congress     | 327 Congress Ave.<br>Suite 220 & 250<br>Austin, TX 78701                           | 4,435              | 1,596            | 4,435              | Immediately    | Call Broker | Call Broker | Structured<br>2.67/1000 | 36,097            |
| DOWNTOWN | <br>VIEW FLYER   | 327 Congress     | 327 Congress Ave.<br>Suite 350<br>Austin, TX 78701                                 | 3,663              | 3,663            | 3,663              | Immediately    | Call Broker | Call Broker | Structured<br>2.67/1000 | 36,097            |
| DOWNTOWN | <br>VIEW FLYER  | 327 Congress     | 327 Congress Ave.<br>Suite 600<br>Austin, TX 78701                                 | 3,983              | 3,983            | 3,983              | Immediately    | Call Broker | Call Broker | Structured<br>2.67/1000 | 36,097            |
| CENTRAL  | <br>VIEW FLYER | 35th & Jefferson | 3500 Jefferson St.<br>Suite 305<br>Austin, TX 78731                                | 1,466              | 1,466            | 1,466              | Immediately    | Call Broker | Call Broker | 3/1000                  | 39,000            |
| CENTRAL  | <br>VIEW FLYER | Gabriel's Court  | 2905 San Gabriel St.<br>Austin, TX 78705<br>Suite 210 & 212<br><br>Suite 215 & 216 | 4,094<br><br>3,571 | 500<br><br>1,527 | 4,094<br><br>3,571 | Immediately    | Call Broker | Call Broker | 3/1000                  | 44,365            |

|       | Building Photo                                                                                | Project Name      | Address                                                | SF Available | Min. Size | Office Size | Date Available              | Base Rate   | NNN Opex    | Parking Ratio | Total Building SF |
|-------|-----------------------------------------------------------------------------------------------|-------------------|--------------------------------------------------------|--------------|-----------|-------------|-----------------------------|-------------|-------------|---------------|-------------------|
|       | OFF CE                                                                                        |                   |                                                        |              |           |             |                             |             |             |               |                   |
| NORTH |  VIEW FLYER   | 1609 Centre Creek | 1609 Centre Creek First Floor<br>Austin, TX 78752      | 24,185       | 24,185    | 24,185      | Immediately                 | Call Broker | Call Broker | 4.5/1000      | 48,369            |
| NORTH |  VIEW FLYER   | 9415 Burnet       | 9415 Burnet Rd.<br>Suite 105<br>Austin, TX 78758       | 1,137        | 1,137     | 1,137       | 3/1/2026                    | \$18.50 NNN | Call Broker | 3/1000        | 25,464            |
| NORTH |  VIEW FLYER   | 9415 Burnet       | 9415 Burnet Rd.<br>Suite 200 & 202<br>Austin, TX 78758 | 1,382        | 629       | 1,382       | Immediately                 | \$16.50 NNN | Call Broker | 3/1000        | 25,464            |
|       |                                                                                               |                   | 9415 Burnet Rd.<br>Suite 201 & 203<br>Austin, TX 78758 | 2,671        | 830       | 1,841       | Immediately & 203 - 30 Days |             |             |               |                   |
| NORTH |  VIEW FLYER  | 9415 Burnet       | 9415 Burnet Rd.<br>Suite 208<br>Austin, TX 78758       | 644          | 644       | 644         | Immediately                 | \$16.50 NNN | Call Broker | 3/1000        | 25,464            |
| NORTH |  VIEW FLYER | 9415 Burnet       | 9415 Burnet Rd.<br>Suite 309A<br>Austin, TX 78758      | 474          | 474       | 474         | Immediately                 | \$18.50 NNN | Call Broker | 3/1000        | 25,464            |
| NORTH |  VIEW FLYER | 9415 Burnet       | 9415 Burnet Rd.<br>Suite 322A<br>Austin, TX 78758      | 478          | 478       | 478         | Immediately                 | \$18.50 NNN | Call Broker | 3/1000        | 25,464            |

| Building Photo | Project Name | Address | SF Available | Min. Size | Office Size | Date Available | Base Rate | NNN Opex | Parking Ratio | Total Building SF |
|----------------|--------------|---------|--------------|-----------|-------------|----------------|-----------|----------|---------------|-------------------|
|----------------|--------------|---------|--------------|-----------|-------------|----------------|-----------|----------|---------------|-------------------|

## OFFICE

|           |                                                                                  |                   |                                                                |       |       |       |             |             |             |                   |        |
|-----------|----------------------------------------------------------------------------------|-------------------|----------------------------------------------------------------|-------|-------|-------|-------------|-------------|-------------|-------------------|--------|
| SOUTHWEST |  | 2508 Ashley Worth | 2508 Ashley Worth Blvd.<br>Suite 100 & 110<br>Austin, TX 78738 | 7,342 | 3,671 | 7,342 | Immediately | Call Broker | Call Broker | Surface & Covered | 16,000 |
|           | <a href="#">VIEW FLYER</a>                                                       |                   |                                                                |       |       |       |             |             |             |                   |        |

## RETAIL/OFFICE

|         |                                                                                  |                  |                                                   |       |       |       |             |             |             |         |   |
|---------|----------------------------------------------------------------------------------|------------------|---------------------------------------------------|-------|-------|-------|-------------|-------------|-------------|---------|---|
| CENTRAL |  | Jefferson Square | 1601 W. 38th St.<br>Suite 210<br>Austin, TX 78731 | 1,300 | 1,300 | 1,300 | Immediately | Call Broker | Call Broker | Surface | - |
|         | <a href="#">VIEW FLYER</a>                                                       |                  |                                                   |       |       |       |             |             |             |         |   |

## MEDICAL/OFFICE

|         |                                                                                    |                        |                                           |        |       |        |             |             |             |                     |        |
|---------|------------------------------------------------------------------------------------|------------------------|-------------------------------------------|--------|-------|--------|-------------|-------------|-------------|---------------------|--------|
| CENTRAL |   | 34th & West            | 720 W. 34th St.<br>Austin, TX 78705       | 3,713  | 3,713 | 3,713  | Immediately | Call Broker | Call Broker | Structured 4.4/1000 | 22,500 |
|         | <a href="#">VIEW FLYER</a>                                                         |                        |                                           |        |       |        |             |             |             |                     |        |
| NORTH   |  | Cedar Bend Building II | 12309 N. Mopac Expwy.<br>Austin, TX 78758 | 30,000 | 5,000 | 30,000 | 4thQtr 2026 | Call Broker | Call Broker | Structured 5/1000   | 30,000 |
|         | <a href="#">VIEW FLYER</a>                                                         |                        |                                           |        |       |        |             |             |             |                     |        |

|                          |           |
|--------------------------|-----------|
| Total Office SF:         | 60,784 SF |
| Total Retail/Office SF:  | 1,300 SF  |
| Total Medical/Office SF: | 33,713 SF |
| TOTAL SF AVAILABLE:      | 95,797 SF |

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