

**Leasing Contacts:**

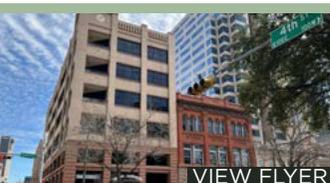
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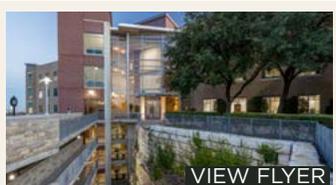
**OFFICE  
INVENTORY  
FEBRUARY 2026**

Building Photo	Project Name	Address	SF Available	Min. Size	Office Size	Date Available	Base Rate	NNN Opex	Parking Ratio	Total Building SF
<b>OFFICE</b>										
 VIEW FLYER	327 Congress	327 Congress Ave. Suite 220 & 250 Austin, TX 78701	4,435	1,596	4,435	Immediately	Call Broker	Call Broker	Structured 2.67/1000	36,097
 VIEW FLYER	327 Congress	327 Congress Ave. Suite 350 Austin, TX 78701	3,663	3,663	3,663	Immediately	Call Broker	Call Broker	Structured 2.67/1000	36,097
 VIEW FLYER	327 Congress	327 Congress Ave. Suite 450 Austin, TX 78701	3,495	3,495	3,495	Immediately	Call Broker	Call Broker	Structured 2.67/1000	36,097
 VIEW FLYER	327 Congress	327 Congress Ave. Suite 600 Austin, TX 78701	3,983	3,983	3,983	Immediately	Call Broker	Call Broker	Structured 2.67/1000	36,097
 VIEW FLYER	Gabriel's Court	2905 San Gabriel St. Suite 210 Austin, TX 78705  Suite 215 & 216	500  3,571	500  1,527	500  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
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## OFFICE

CENTRAL	 VIEW FLYER	35th & Jefferson	3500 Jefferson St. Suite 305 Austin, TX 78731	1,466	1,466	1,466	Immediately	Call Broker	Call Broker	3/1000	39,000
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 103 Austin, TX 78758	1,237	1,237	1,237	Immediately	\$20.00 NNN	Call Broker	3/1000	25,464
			Suite 105	1,137	1,137	1,137	3/1/2026				
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 108 Austin, TX 78758	340	340	340	2/15/2026	\$20.00 NNN	Call Broker	3/1000	25,464
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 200 & 202 Austin, TX 78758	1,382	629	1,382	Immediately	\$16.50 NNN	Call Broker	3/1000	25,464
			Suite 201 & 203	2,671	830	1,841	Immediately & 203 - 30 Days				
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 208 Austin, TX 78758	644	644	644	Immediately	\$16.50 NNN	Call Broker	3/1000	25,464
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 309A Austin, TX 78758	474	474	474	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
<b>OFFICE</b>											
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 316 Austin, TX 78758	272	272	272	60 Days	\$18.50 NNN	Call Broker	3/1000	25,464
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 322A Austin, TX 78758	478	478	478	Immediately	\$18.50 NNN	Call Broker	3/1000	25,464
NORTH	 VIEW FLYER	1609 Centre Creek	1609 Centre Creek First Floor Austin, TX 78752	24,185	24,185	24,185	Immediately	Call Broker	Call Broker	4.5/1000	48,369
SOUTHWEST	 VIEW FLYER	Mira Vista Office	2705 Bee Caves Rd Suite 200 Austin, TX 78746	2,134	2,134	2,134	Immediately	Call Broker	Call Broker	Surface & Covered	121,147
W. CENTRAL	 VIEW FLYER	The Carillon	2630 Exposition Blvd Suite G15 Austin, TX 78703	968	968	968	Immediately	Call Broker	Call Broker	3/1000	32,000
W. CENTRAL	 VIEW FLYER	The Carillon (Sublease)	2630 Exposition Blvd Suite 213 Austin, TX 78703	900	900	900	Flexible	Call Broker	Call Broker	3/1000	32,000

Building Photo	Project Name	Address	SF Available	Min. Size	Office Size	Date Available	Base Rate	NNN Opex	Parking Ratio	Total Building SF	
<b>MEDICAL/OFFICE/RETAIL</b>											
CENTRAL	 VIEW FLYER	34th & West	720 W. 34th St. Austin, TX 78705	3,713	3,713	3,713	Immediately	Call Broker	Call Broker	Structured 4.4/1000	22,500
CENTRAL	 VIEW FLYER	3700 Jefferson	3708A Jefferson St. Austin, TX 78731	8,774	8,774	8,774	Immediately	Call Broker	Call Broker	Surface	17,800
NORTH	 VIEW FLYER	Cedar Bend Building II	12309 N. Mopac Expwy. Austin, TX 78758	30,000	5,000	30,000	4thQtr 2026	Call Broker	Call Broker	Structured 5/1000	30,000

<b>Total Office SF:</b>	<b>56,700 SF</b>
<b>Total Medical/Office/Retail SF:</b>	<b>42,400 SF</b>

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