




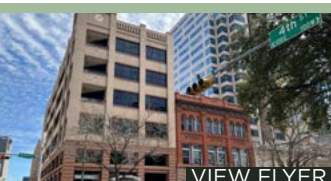

Leasing Contacts:







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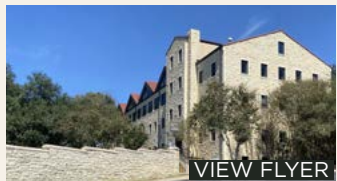

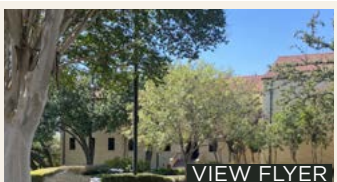
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**OFFICE
INVENTORY
APRIL 2026**

Building Photo	Project Name	Address	SF Available	Min. Size	Office Size	Date Available	Base Rate	NNN Opex	Parking Ratio	Total Building SF
OFFICE										
 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 300 & 350 Austin, TX 78701	6,397	2,734	6,397	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	500	500	500	Immediately	Call Broker	Call Broker	3/1000	44,365
		Suite 215 & 216	3,657	1,589	3,657					

	Building Photo	Project Name	Address	SF Available	Min. Size	Office Size	Date Available	Base Rate	NNN Opex	Parking Ratio	Total Building SF
OFF CE											
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 105 Austin, TX 78758	1,137	1,137	1,137	3/1/2026	\$20.00 NNN	Call Broker	3/1000	25,464
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 200, 200A & 202 Austin, TX 78758 Suite 201 & 203	2,361 2,671	629 830	2,361 1,841	Immediately Immediately & 203 - 30 Days	\$16.50 NNN	Call Broker	3/1000	25,464
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 308 Austin, TX 78758	215	215	215	Immediately	\$18.50 NNN	Call Broker	3/1000	25,464
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 312 Austin, TX 78758	220	220	220	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											
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 G04/05 Austin, TX 78703	1,634	483	1,634	6/1/2026	Call Broker	Call Broker	3/1000	32,000
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	2630 Exposition Blvd Suite 104/105 Austin, TX 78703	4,109	1,428	4,109	Immediately	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
MEDICAL/OFFICE/RETAIL											
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
SOUTHWEST	 VIEW FLYER	Mira Vista Medical	2745 Bee Caves Rd Austin, TX 78746	1,526	1,526	1,526	5/1/2026	Call Broker	Call Broker	Surface	16,825

Total Office SF:	64,669 SF
Total Medical/Office/Retail SF:	44,013 SF

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