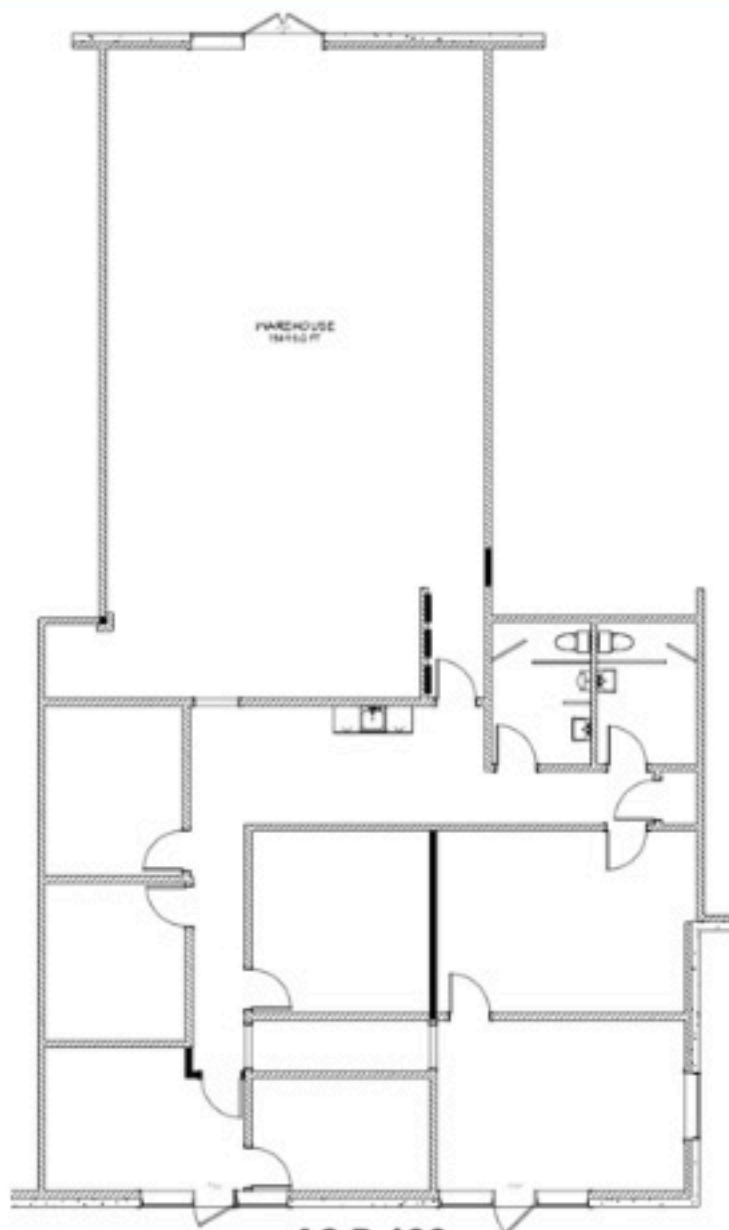


# THE CENTRE BUSINESS PARK

7801 North Lamar  
Austin, Texas 78752



**AUSTIN  
OPPORTUNITY  
ZONE SPACE  
FOR LEASE**

**Flex Office  
Space  
3,300sf**



**Size:** 3,300sf

**Rate:** \$1.40sf + \$.13/sf nnn

**Term:** 3-5 years

**Suite:** D106

**Description:** Reception area, 6 private offices, large open room for additional offices, bullpen or production/assembly area. Rear doors. Two rest rooms, storage/break room with wet bar. 700sf contiguous space also available to create 4,000sf

**Other:** 24/7 Access and individually controlled HVAC and separately metered electric.

**Property is continuing a \$1 million plus face-lift in 2019.**

For more information call:

**512.453.4952**

**Jeff Knavel.**