

# THE CENTRE BUSINESS PARK

7801 North Lamar  
Austin, Texas 78752



**AUSTIN  
OPPORTUNITY  
ZONE SPACE  
FOR LEASE**

**Office/ Flex  
Space  
3,446sf**



**Size:** 3,446sf

**Rate:** \$1.25sf + \$.13/sf nnn

**Term:** 3-5 years

**Suite:** E216

**Description:** General office/flex space with rear grade level doors and 100% HVAC. Reception area, 5 large private offices, open flex area in back, private restrooms, kitchen/break area and storage room.

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

For more information call:

**512.453.4952**

**Jeff Knavel.**