

# FOR SUBLEASE

## Office-Warehouse Property



**11525 Stone Hollow Drive – Stonehollow I  
Suites 130+ 135 Austin, TX 78758  
Total SF 12,150**

**512.947.5896  
Steve@Austin-Office.com**

### Property Specs:

- Master Lease Expires 12/31/2021**
- 12,150 SF of office-warehouse**
- NW Austin Location**
- Sublease Rates: \$14.22, \$14.46, \$14.70 psf per yr for remainder of term**
- NNN Charges: \$ 0.47 cents psf per mo**
- Power: 3 phase + extra power put in by tenant**
- All warehouse material will be removed by Mid November 2018**
- Dock Highs: 3 Grade Levels: 0**
- Clear ht 24'**
- Approx 25-30% warehouse area**
- Suite 130: 7 private offices, 1 conf room (near entry) , Break room, Men and Women's restroom.**



**Virtual Tour Available Online :**  
<https://tinyurl.com/604062>



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## Property Specs continued:

- Sprinkler System is in place
- Warehouse area is approx 25% of the entire space 3037 SF approx
- 25% of the area is manufacturing
- Approx 6000SF of office area
- 100% HVAC in place

### Suite 135 Specs:

- 17 Private offices
- Conf room near entry door
- Kitchen –Break Room
- Restrooms 2 off of break room



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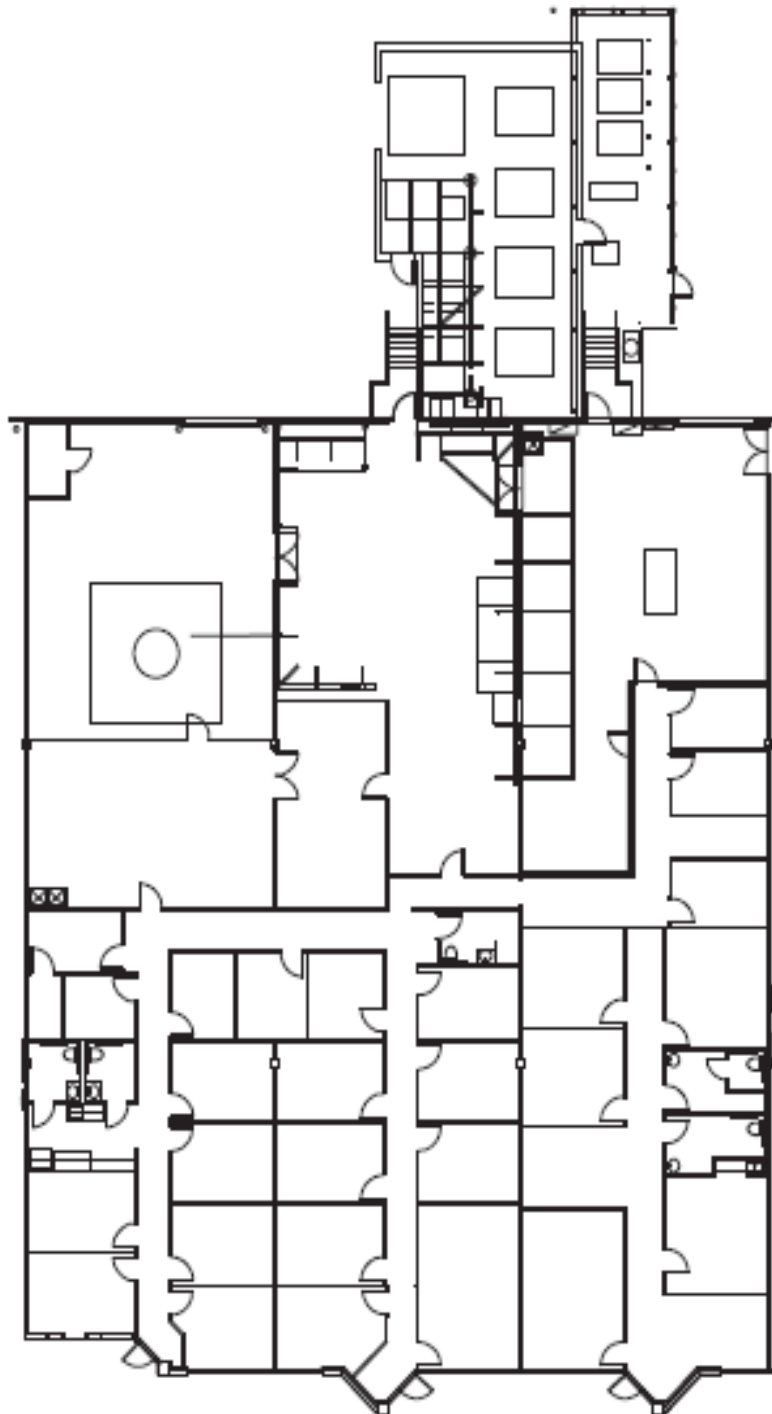


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## Floorplan

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**Pictures of Interior Exterior– Virtual tour avail online**



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