

FOR SUBLEASE

3900 San Clemente

3900 N Capital of TX Hwy, Austin, TX 78746



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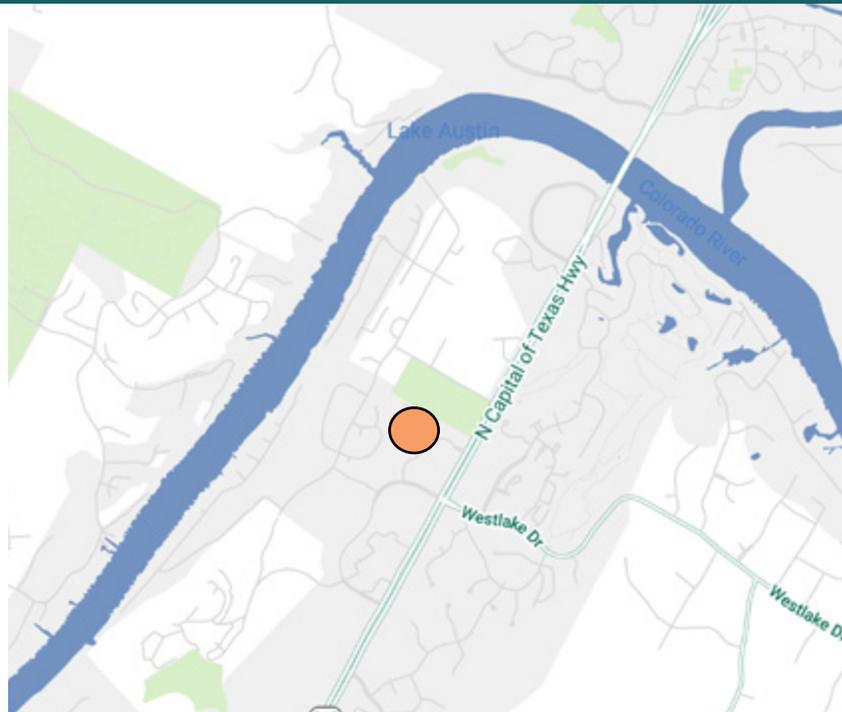
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SPACE FEATURES

- Samsung Austin Semiconductor Sublessor
- Suite 100 - 22,936 RSF
- Direct elevator exposure
- Term expires December 31, 2026

PROPERTY FEATURES

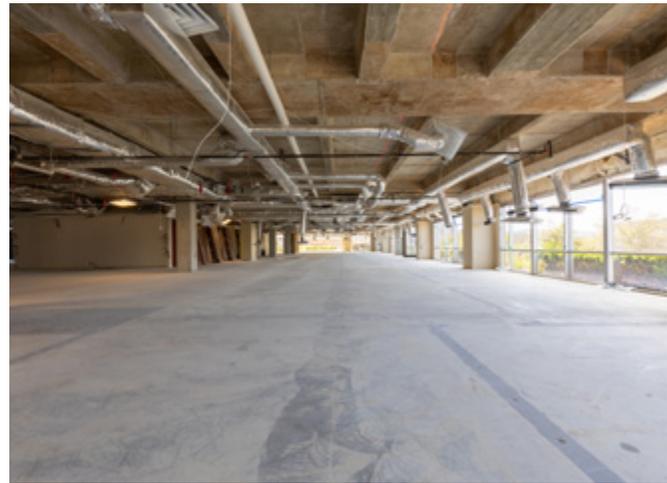
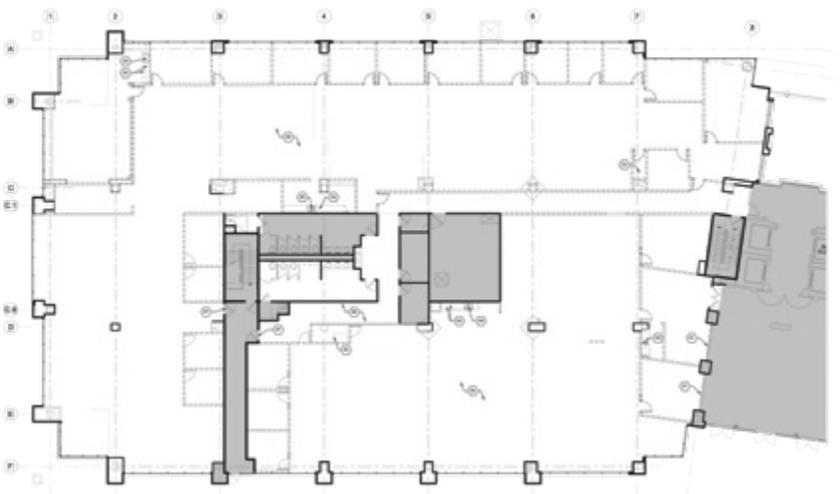
- Hill Country views
- Fitness center with showers and lockers
- Walking distance to restaurants and retail
- Near Austin Club and Lake Austin
- 4/1,000 structured parking



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1ST FLOOR - CURRENT CONDITION



SUITE FEATURES

- 22,936 RSF
- 1st generation space
- Ready for build out
- Permitted plans complete
- Term expires December 31, 2026
- Generous tenant improvement allowance available by Sublessor
- Perfect space for open plan user

1ST FLOOR - PERMITTED PLAN



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PLEASE CONTACT:

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