



CIELO CENTER III

SUBLEASE

OFFICE FOR SUBLEASE

1250 S. CAPITAL OF TEXAS HWY | AUSTIN, TEXAS 78746

CIELO CENTER III

SUBLEASE

Located in Building III of Cielo Center, this sublease opportunity boasts a phenomenal location in Westlake Hills, views of Downtown Austin along the beautiful Capital of Texas corridor (Loop-360), extensive property renovations including Class A fitness and meeting amenities, on-site food trucks, and easy access to Downtown Austin, the airport, and countless nearby retail amenities.


Within 3 interconnected buildings totaling 286,106 RSF, Building III of Cielo Center offers breathtaking views, convenient, underground, and surface parking options, and covered walkways to the property's meeting and fitness facilities.

AVAILABILITY (44,879 TOTAL RSF)

2nd Floor	14,890 RSF	
3rd Floor	15,539 RSF	(Divisible to 5,953 RSF)
5th Floor	14,450 RSF	

Sublease term through 6/30/28

FEATURES

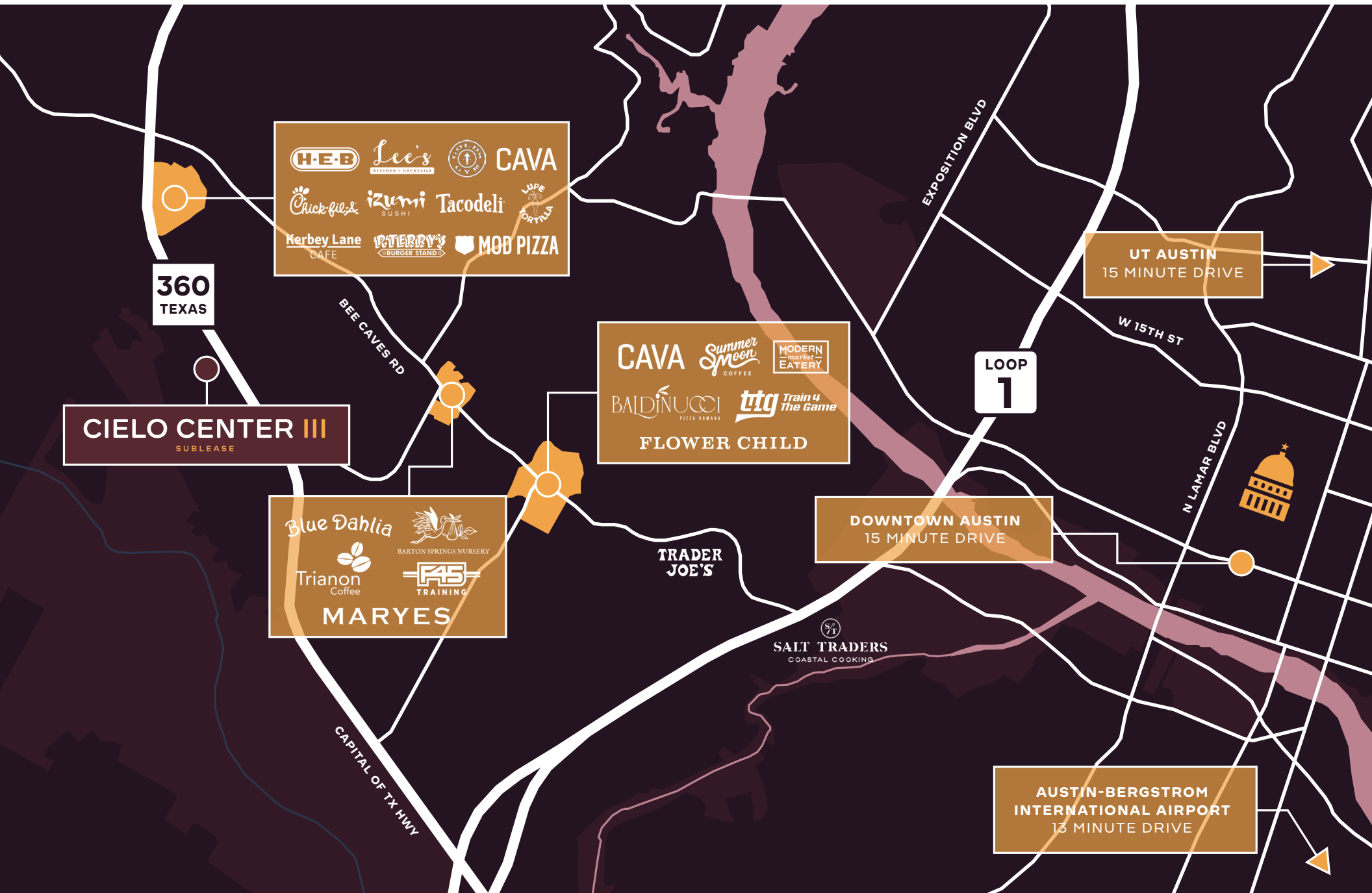
- ▶ Sweeping Downtown Austin views
- ▶ Cielo Center Amenities — top quality along Loop-360 
- ▶ Private balconies
- ▶ Flexible floor plan options ranging from 5,953 RSF up to 44,879 RSF
- ▶ On-site fitness center with showers, bike storage, tenant lounge and deli, food trucks, training & conference center, and outdoor fitness area.
- ▶ 3.74 per 1,000 parking ratio. Covered parking available for a monthly fee in Building III garage.



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PROPERTY LOCATION AND AMENITIES



CIELO CENTER III

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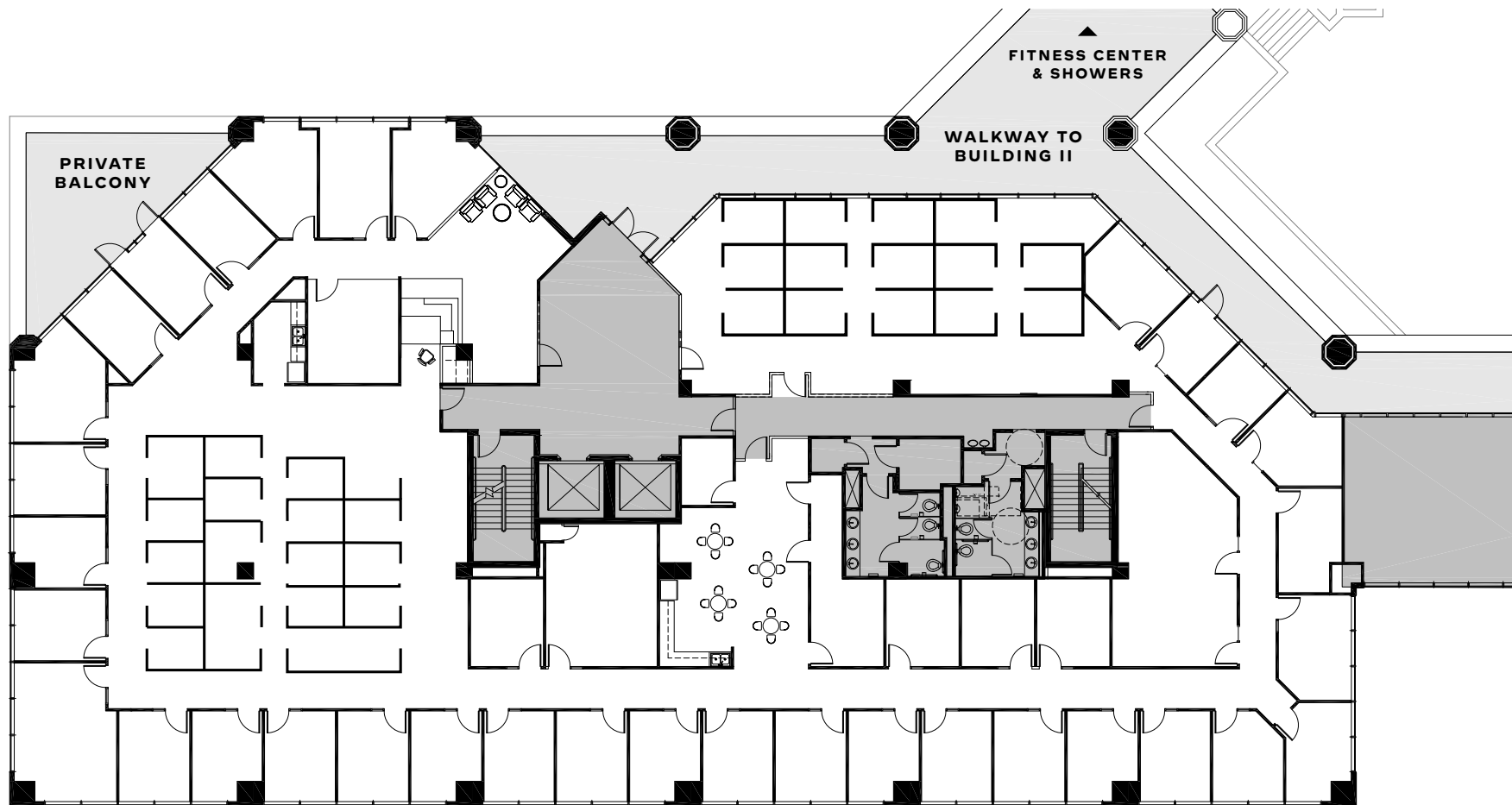
BUILDING III FLOOR TWO

14,890 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
FLOOR TWO

44,879 TOTAL AVAILABLE RSF



FOR MORE
INFORMATION
PLEASE CONTACT

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PATRICK LEY, SIOR, CCIM
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CIELO CENTER III

SUBLEASE

BUILDING III FLOOR THREE

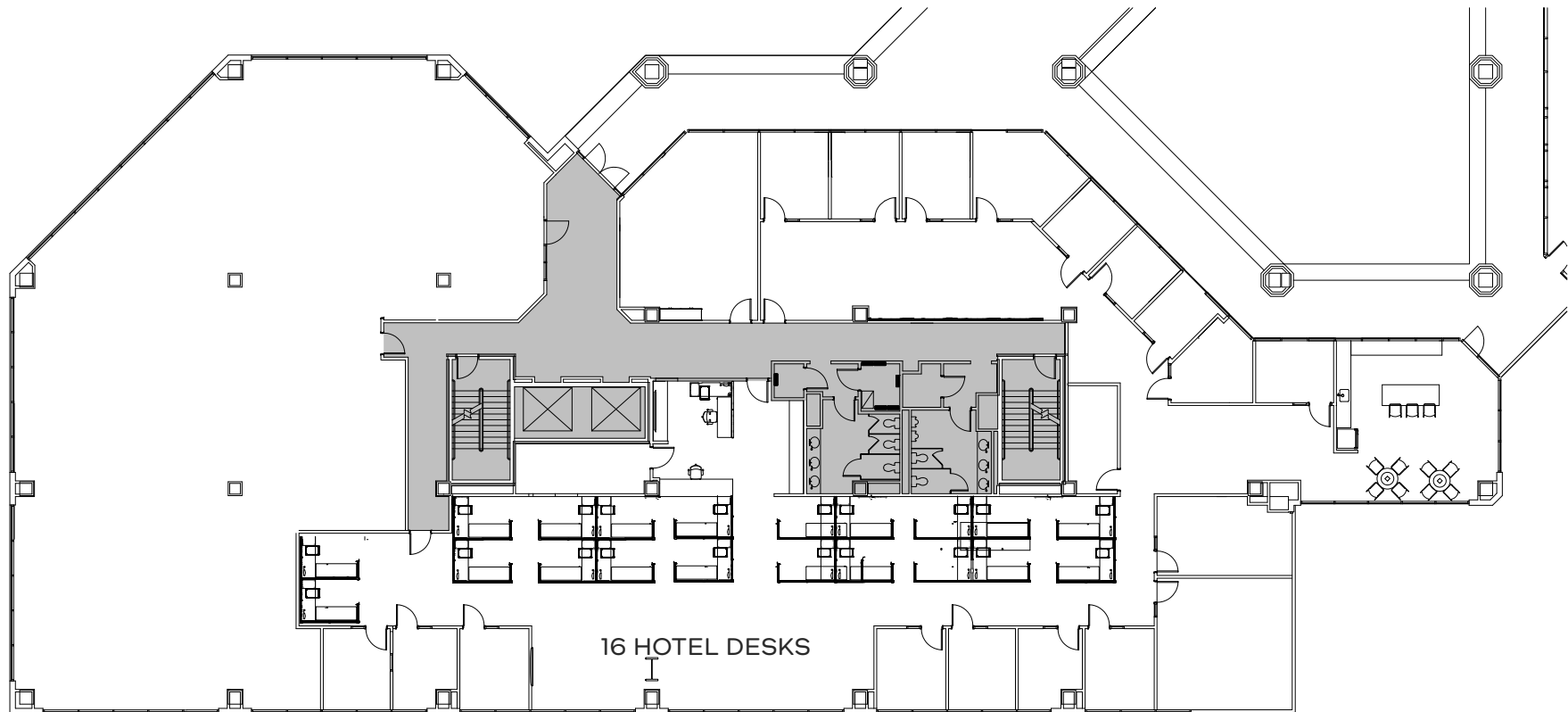


CLICK OR SCAN
TO VIRTUALLY TOUR
FLOOR THREE

15,539 RSF

44,879 TOTAL AVAILABLE RSF

(Divisible to +/- 5,953 RSF)



5,953 RSF
(Unfinished)

9,586 RSF

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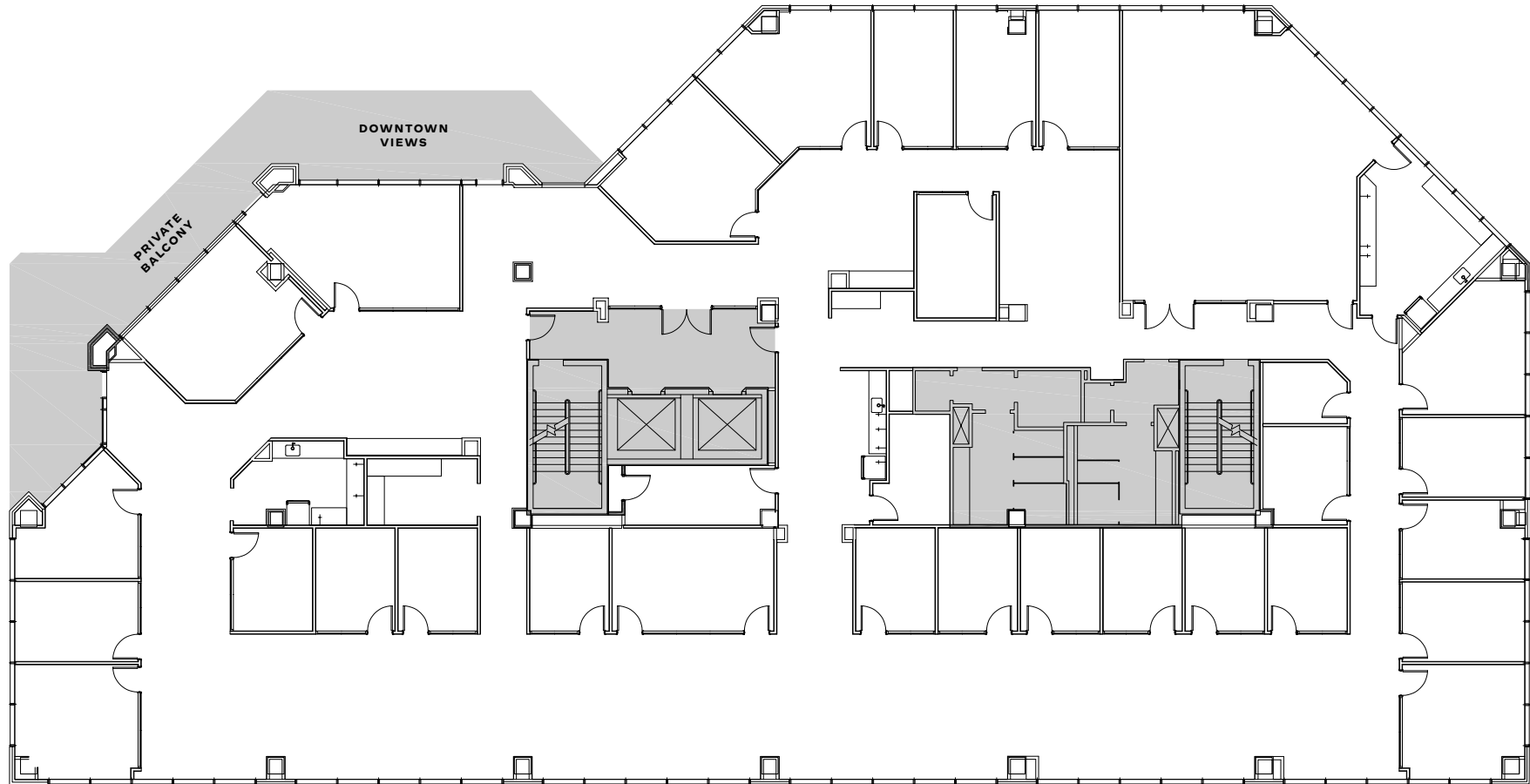
BUILDING III FLOOR FIVE

14,450 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
FLOOR FIVE

44,879 TOTAL AVAILABLE RSF



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CIELO CENTER III

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INTERIOR PHOTOS



CIELO CENTER III

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CIELO CENTER AMENITIES PHOTOS



CLICK OR SCAN
TO VIRTUALLY TOUR
PROPERTY AMENITY AREAS



CIELO CENTER III

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1250 S CAPITAL OF TX HWY
AUSTIN, TX 78746



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Rebecca Zigterman	614782	rzigterman@ecrtx.com	512.505.0003
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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