



DIRECT, SHORT-TERM LEASES AVAILABLE FOR \$6.00/RSF



5725 W. HWY. 290

Jeff Henley | 512.413.5601 | jeff@kucera.com

Jeffrey Henley, Jr. | 512.415.4066 | jhenley@kucera.com

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | See all of our listings at WWW.KUCERACO.COM.

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

\$6.00/RSF 2024 NNN \$13.47



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OFFICE SPACE FOR LEASE | PARKING RATIO: 5.2:1,000 RSF

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TENANT LOUNGE



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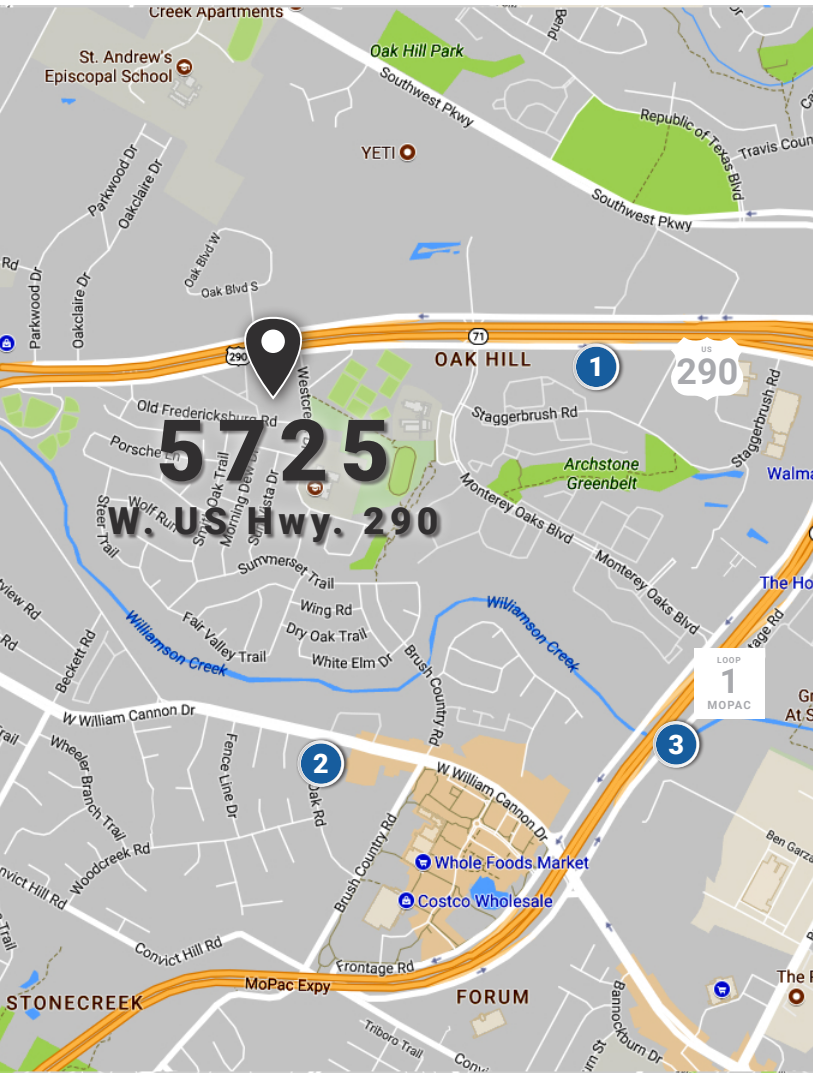
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NEARBY AMENITIES



1 HWY. 290/OAK HILL

- CHICK-FIL-A
- JACK-IN-THE-BOX
- STARBUCKS
- PIZZA HUT
- JUICELAND
- SWEET TREET'S BAKERY
- HEB GROCERY
- WAL-MART SUPERCENTER
- BEST BUY
- TARGET
- THE HOME DEPOT
- AT HOME
- SAM'S CLUB
- SPEC'S WINE
- HAMPTON INN
- EXXON
- 7-ELEVEN
- CHEVRON
- SHELL
- YMCA OF AUSTIN
- US POST OFFICE

2 W. WILLIAM CANNON DRIVE

- JACK-IN-THE-BOX
- WALGREENS
- A+ FEDERAL CREDIT UNION
- PANERA BREAD
- FREDDY'S
- FLORES MEXICAN
- 24-HOUR FITNESS
- GOLD'S GYM
- CYPRESS GRILL
- TORCHY'S TACOS
- THE UPS STORE
- STAPLES
- WHOLE FOODS MARKET
- FIVE GUYS BURGERS & FRIES
- P. TERRY'S BURGER STAND
- STARBUCKS
- MANDOLA'S
- CHEDDAR'S
- COSTCO
- RANDALL'S

3 MOPAC EXPY.

- T-MOBILE
- WHATABURGER
- EINSTEIN BROS. BAGELS
- CVS
- CHUY'S
- THUNDERCLOUD SUBS
- HEB GROCERY
- LIFETIME FITNESS
- PHO THAI SON
- WALGREENS
- CAFE MALTA
- TACO BELL
- CULVER'S
- BANK OF AMERICA
- 7-ELEVEN
- CHEVRON
- LOWE'S HOME IMPROVEMENT

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