



## OFFICE SPACE FOR LEASE



# 609 CASTLE RIDGE

**Jeff Henley** | 512.413.5601 | [jeff@kuceraco.com](mailto:jeff@kuceraco.com)

**Jeffrey Henley, Jr.** | 512.415.4066 | [jhenley@kuceraco.com](mailto:jhenley@kuceraco.com)

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

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- ▶ Within walking distance to numerous restaurant and retail amenities including The Grove, Lola Savannah Coffee and Snap Kitchen
- ▶ Highly-visible, prime location at the hard southwest corner of Hwy. 360 and Bee Caves Road
- ▶ Parking: 3.0/1,000 RSF; Structured and covered parking available
- ▶ New carpet and wall coverings throughout common areas
- ▶ Fully remodeled restrooms
- ▶ Bank and Postal Services On-site

**\$20.00/RSF** 2024 NNN \$12.99



**5,310 RSF**  
SUITE 110

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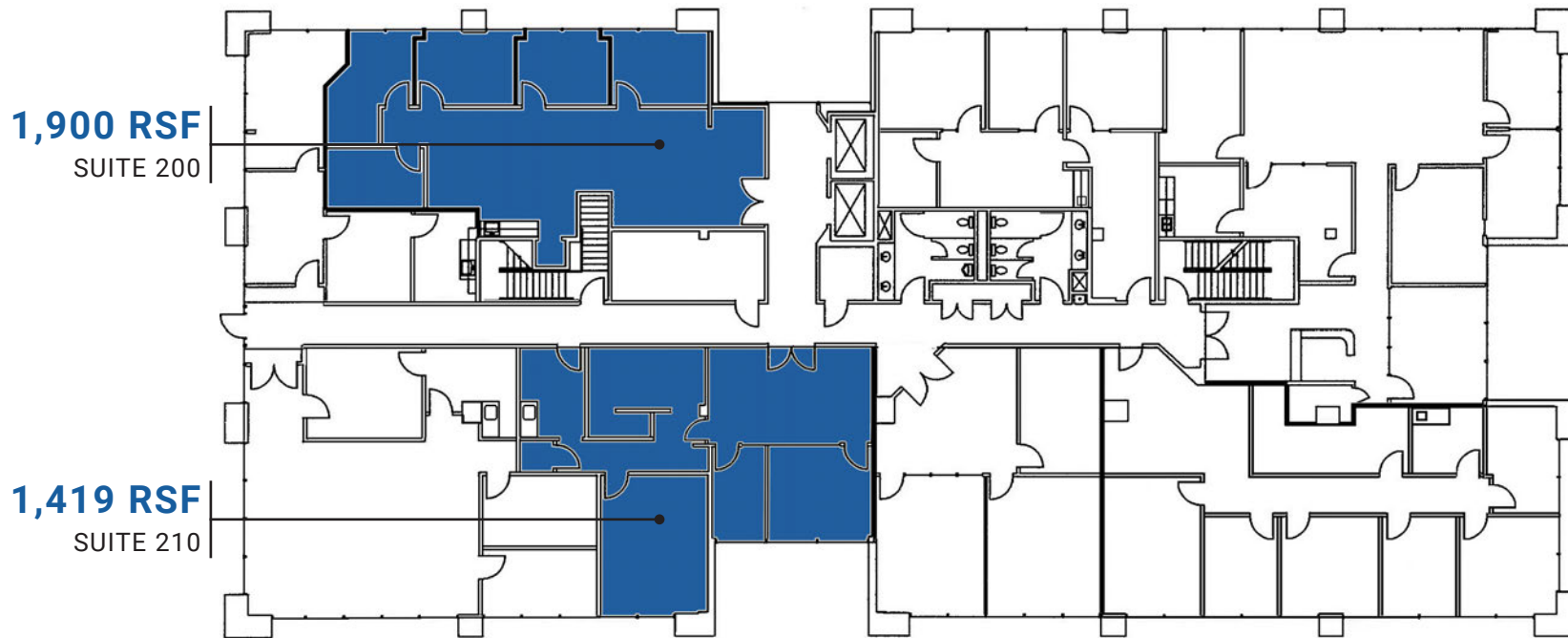
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SUITES 200 & 205 MAY BE COMBINED FOR A TOTAL OF 2,630 RSF.

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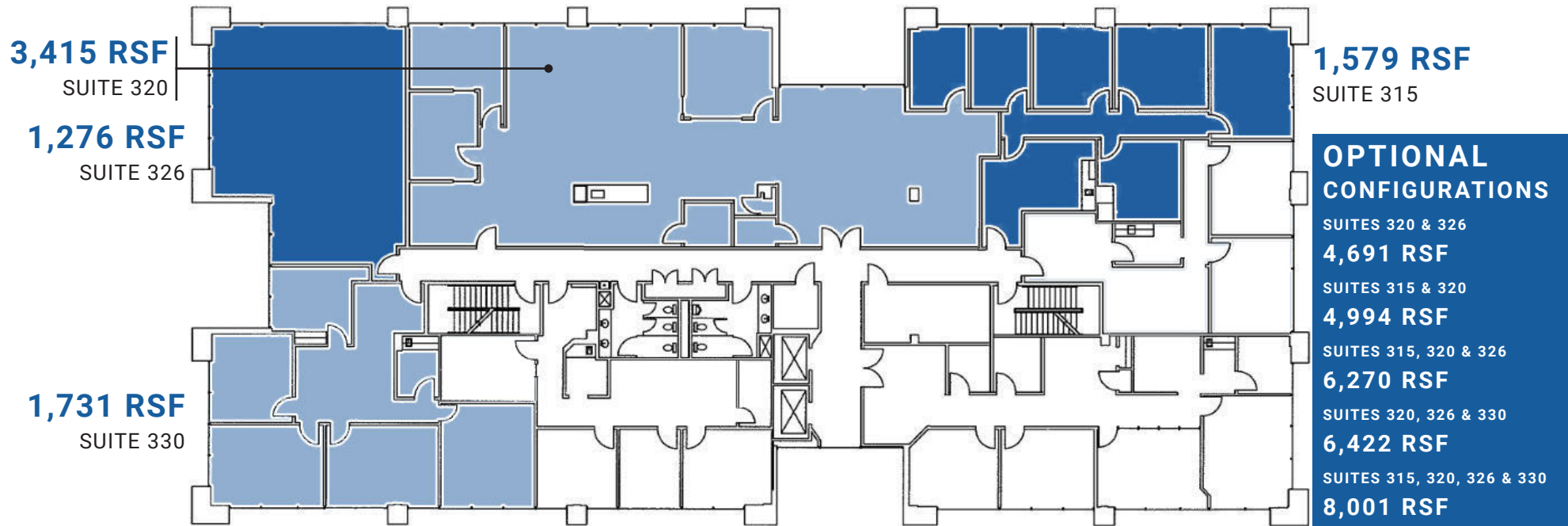
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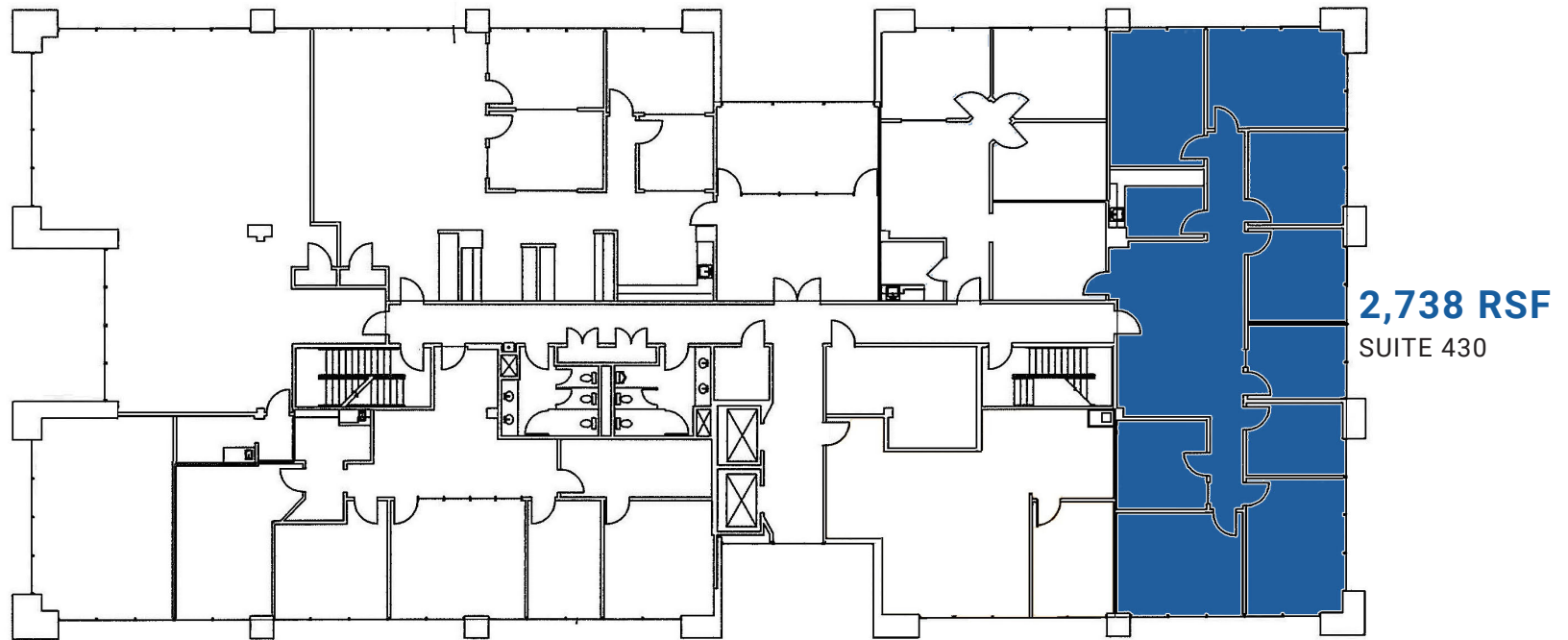
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SUITES 420 & 430 MAY BE COMBINED FOR A TOTAL OF 3,955 RSF.

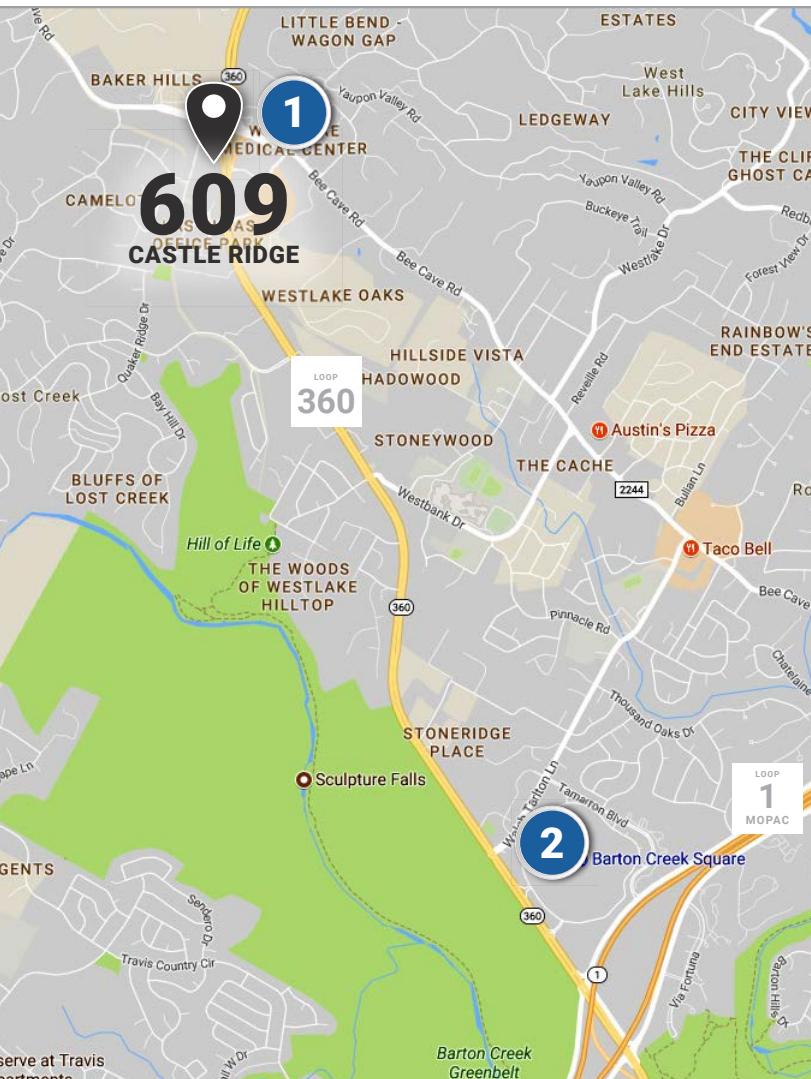
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**\$20.00/RSF** 2022 NNN \$14.41

## 1 BEE CAVES ROAD & HWY. 360

- COUNTY LINE BBQ
- THE GROVE WINE BAR & KITCHEN
- JIMMY JOHN'S
- STRANGE LAND BREWERY
- HAT CREEK BURGER COMPANY
- KERBEY LANE CAFE
- CHICK-FIL-A
- STARBUCKS
- LUPE TORTILLA
- TACO DELI
- P. TERRY'S BURGER STAND
- HEB GROCERY
- THE HOSPITAL AT WESTLAKE MEDICAL CENTER
- WELLS FARGO BANK
- CHASE BANK
- FROST BANK
- UFCU WESTLAKE
- CHEVRON
- TEXACO
- AT&T
- JOS. A. BANK

## 2 HWY. 360 & BARTON CREEK SQUARE

- MIDWAY FOOD PARK
- RUDY'S BBQ
- ABUELO'S
- SMOOTHIE'S PARADISE
- STARBUCKS
- EBAR
- BARTON CREEK FARMERS MARKET
- UNITED HERITAGE CREDIT UNION
- CHASE BANK
- SHELL
- BEE CAVE PEDIATRICS
- YOGA YOGA WESTLAKE
- BUDGET CAR RENTAL
- AMC BARTON CREEK SQUARE 14
- NORDSTROM
- MACY'S
- APPLE
- T-MOBILE
- SPRINT
- DILLARDS
- OLD NAVY

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