



# GREYSTONE

3415 GREYSTONE DRIVE

AUSTIN, TX 78731

# GREYSTONE I • OFFICE SPACE FOR LEASE

**\$17.50/RSF** 2024 NNN \$14.75

## FEATURES



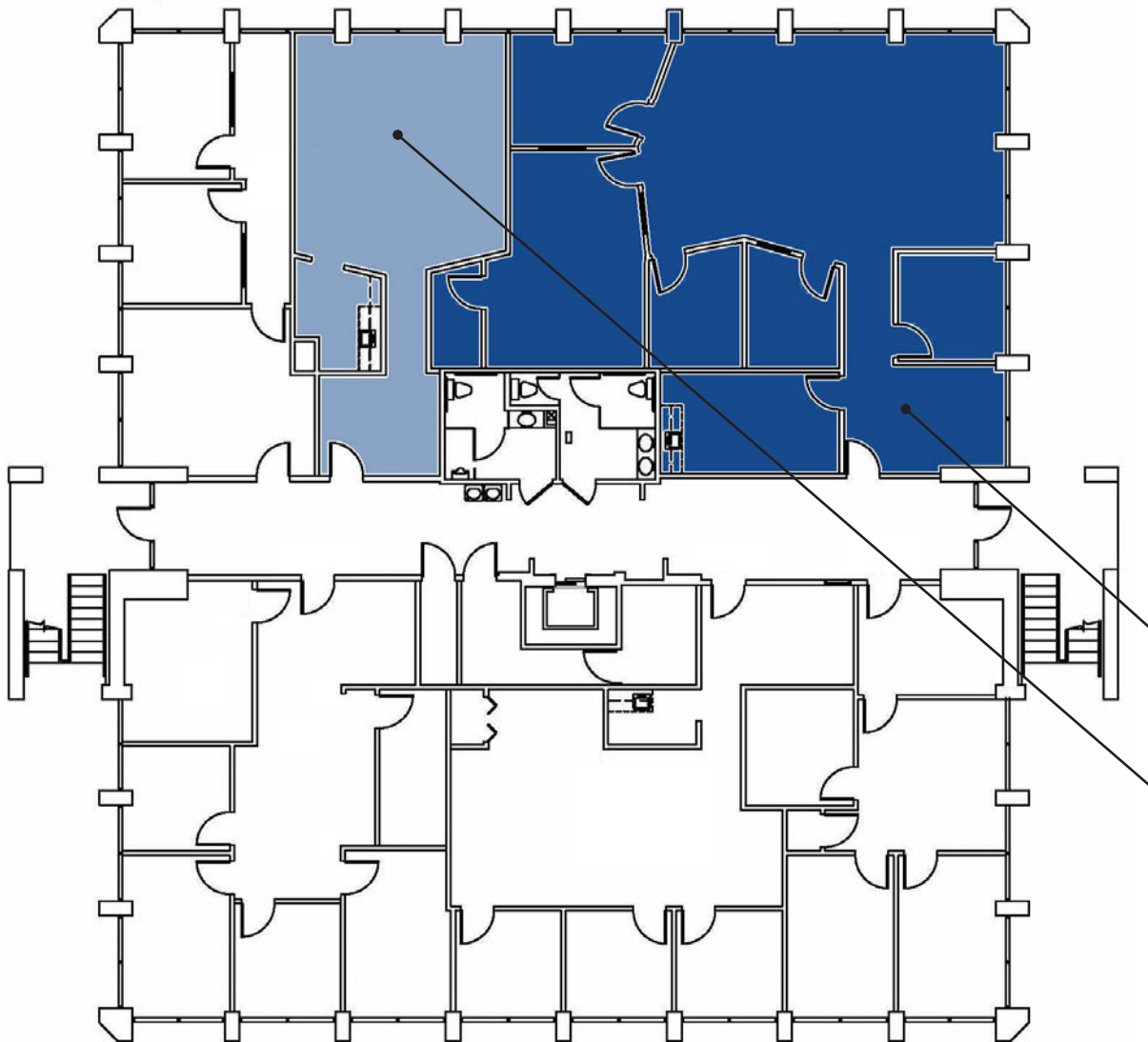
4.2/1,000 RSF parking ratio



Within walking distance of restaurants such as Chinatown, Street, Austin Terrier and Pizza Hut



Floor-to-ceiling windows, upgraded ceiling tiles and upgraded LED lighting



**SUITE 104 • 1,813 RSF**

**SUITE 101 • 888 RSF**

**SUITES 101 & 104  
MAY BE COMBINED FOR  
A TOTAL OF 2,701 RSF.**

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**Jeff Henley** | 512.413.5601 | jeff@kuceraco.com

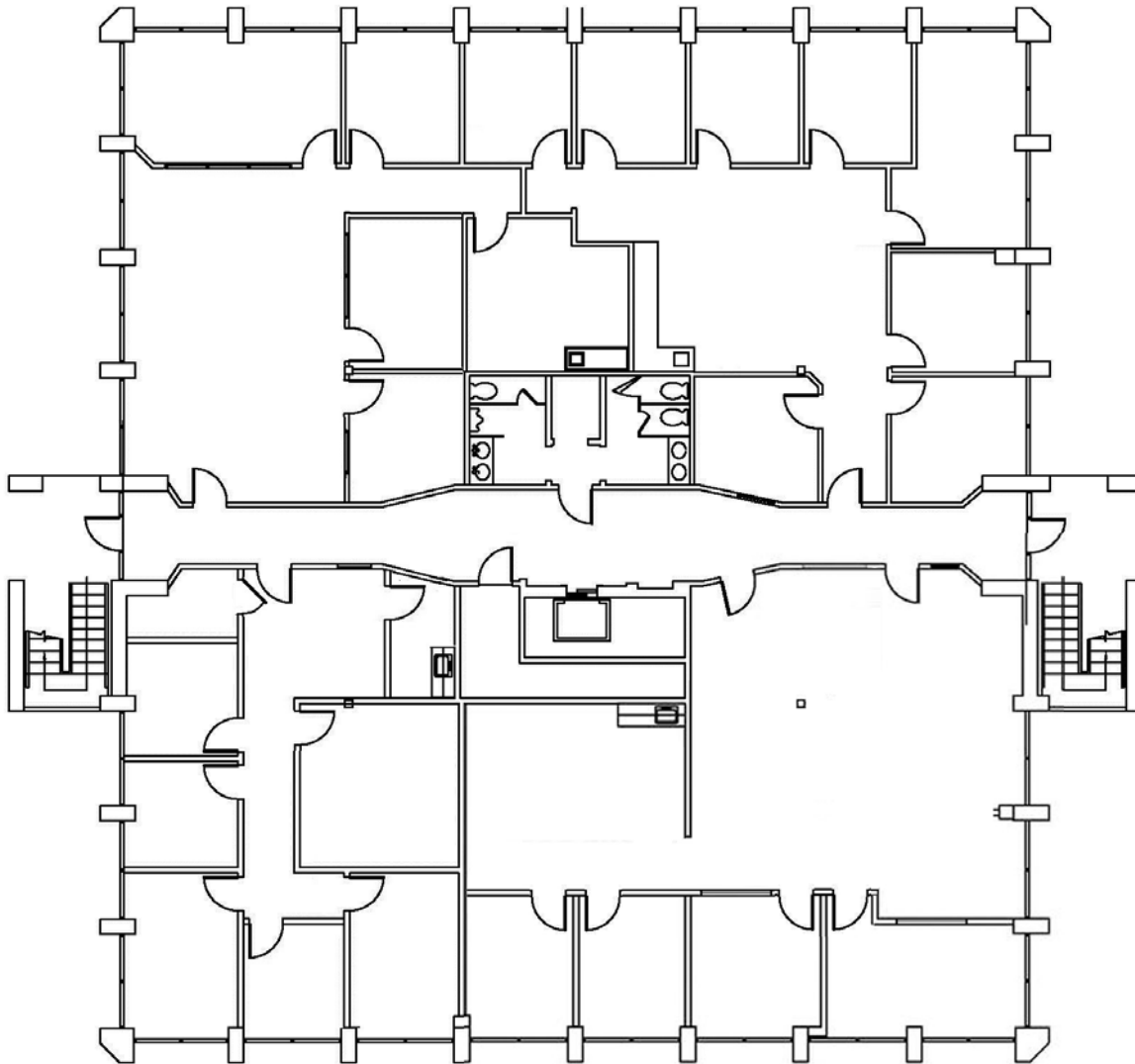
**Jeffrey Henley, Jr.** | 512.415.4066 | jhenley@kuceraco.com

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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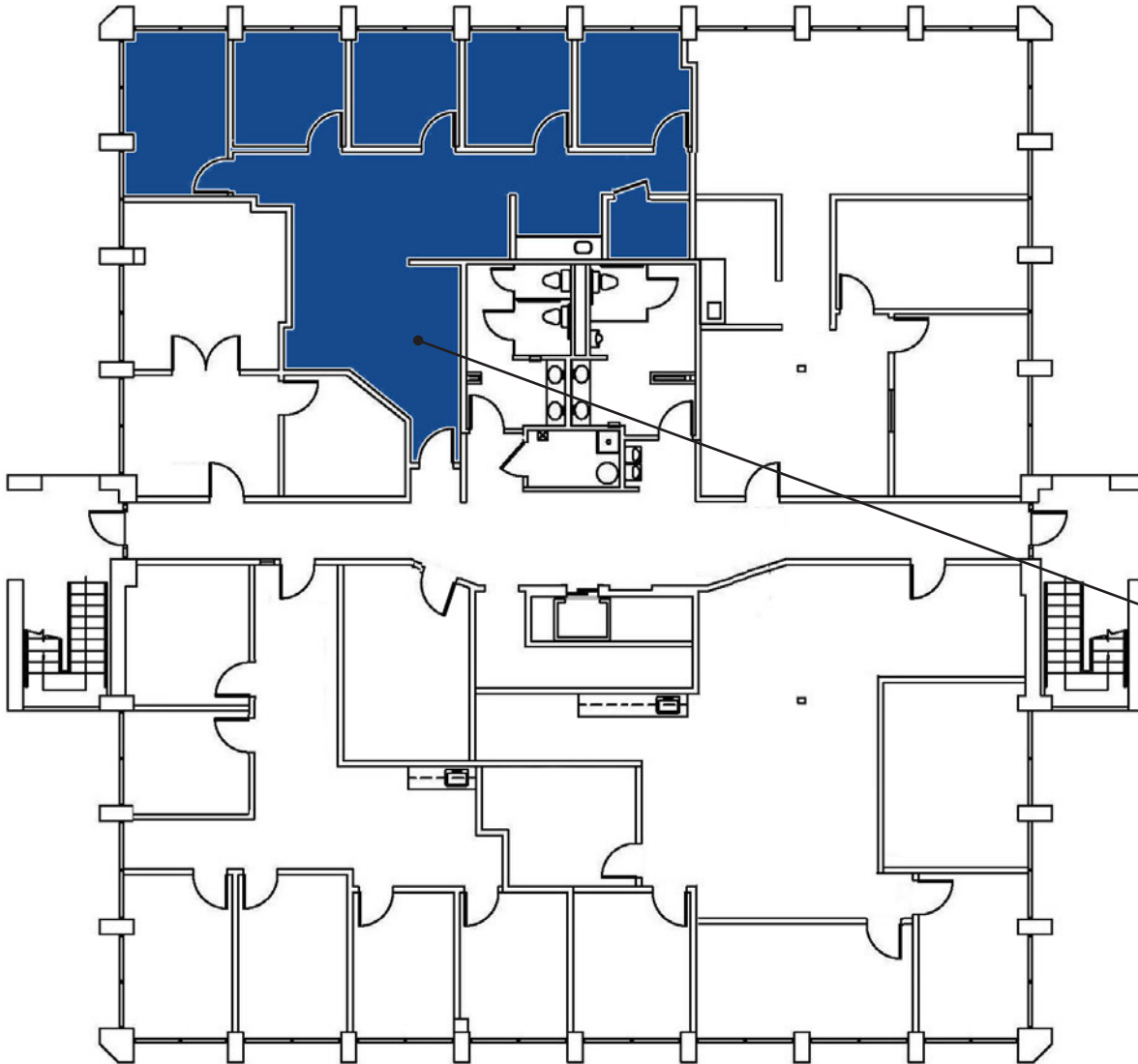
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4.2/1,000 RSF parking ratio



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**SUITE 301 • 1,489 RSF**  
AVAILABLE NOW

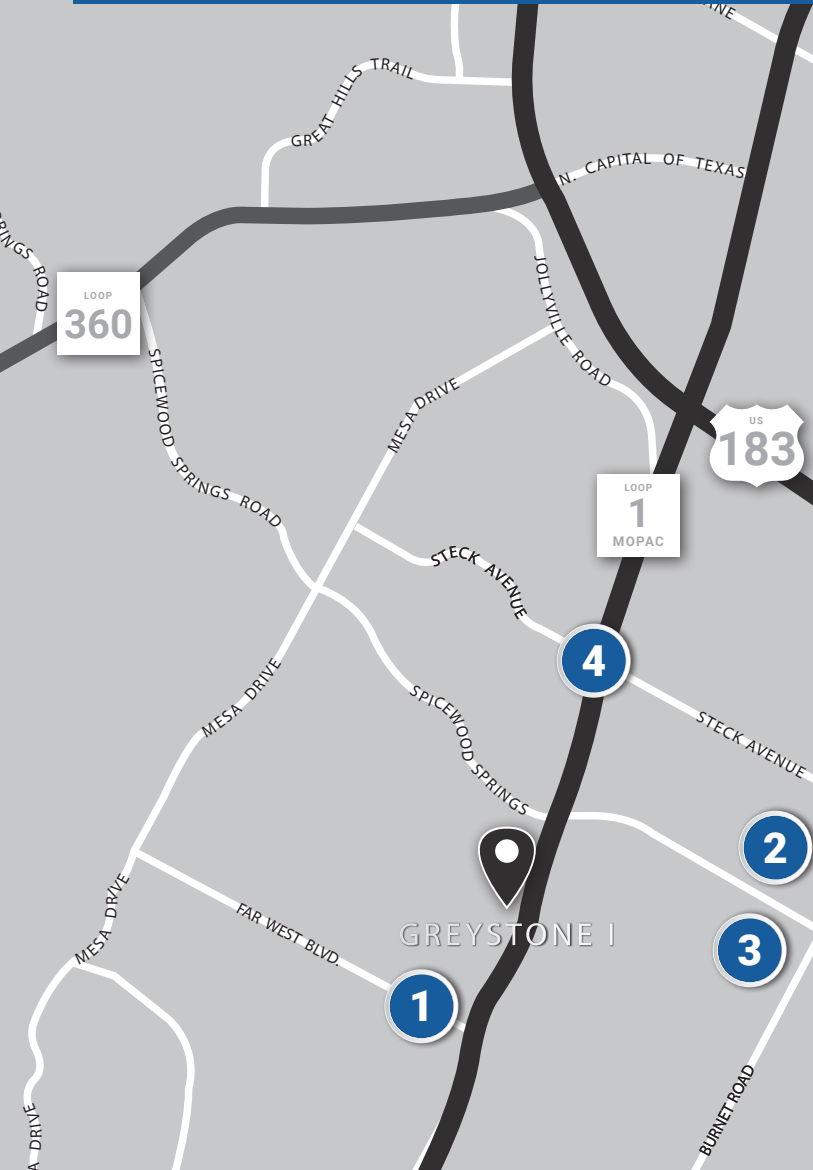
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## AREA AMENITIES

### 1 GREYSTONE & FAR WEST BLVD.

- Austin Terrier
- Chinatown
- Pizza Hut
- Snap Kitchen
- Post Office
- Wendy's
- Starbucks
- HEB
- Wells Fargo Bank
- Quizno's
- Gatti's Pizza
- The UPS Store
- Boulevard Bar & Grill
- Saffron
- Bert's BBQ
- Daily Juice Cafe
- Hao-Q Asian Kitchen
- Frost Bank
- Kneaded Pleasures

### 2 VILLAGE SHOPPING CENTER

- Zen Japanese
- Cover 3
- Hopdoddy Burger Bar
- Bartlett's
- Starbucks
- Whataburger
- Madam Mam's
- Epoch Coffee
- Office Depot
- Alamo Drafthouse Cinema
- CVS
- The Goodnight

### 3 NORTHCROSS MALL

- Tarka Indian Kitchen
- Dos Batos Woodfired Tacos
- Which Which Superior Sandwiches
- Tea Haus
- Sonic Drive-in
- Panda Express
- Wal-Mart Supercenter
- Anytime Fitness

### 4 STECK AVE. & MOPAC EXPY.

- Luby's
- Southside Bank
- University FCU

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