



3915

powell
filler dental care

HERITAGE POINT

Jeff Henley | 512.413.5601 | jeffhenley@kucera.com

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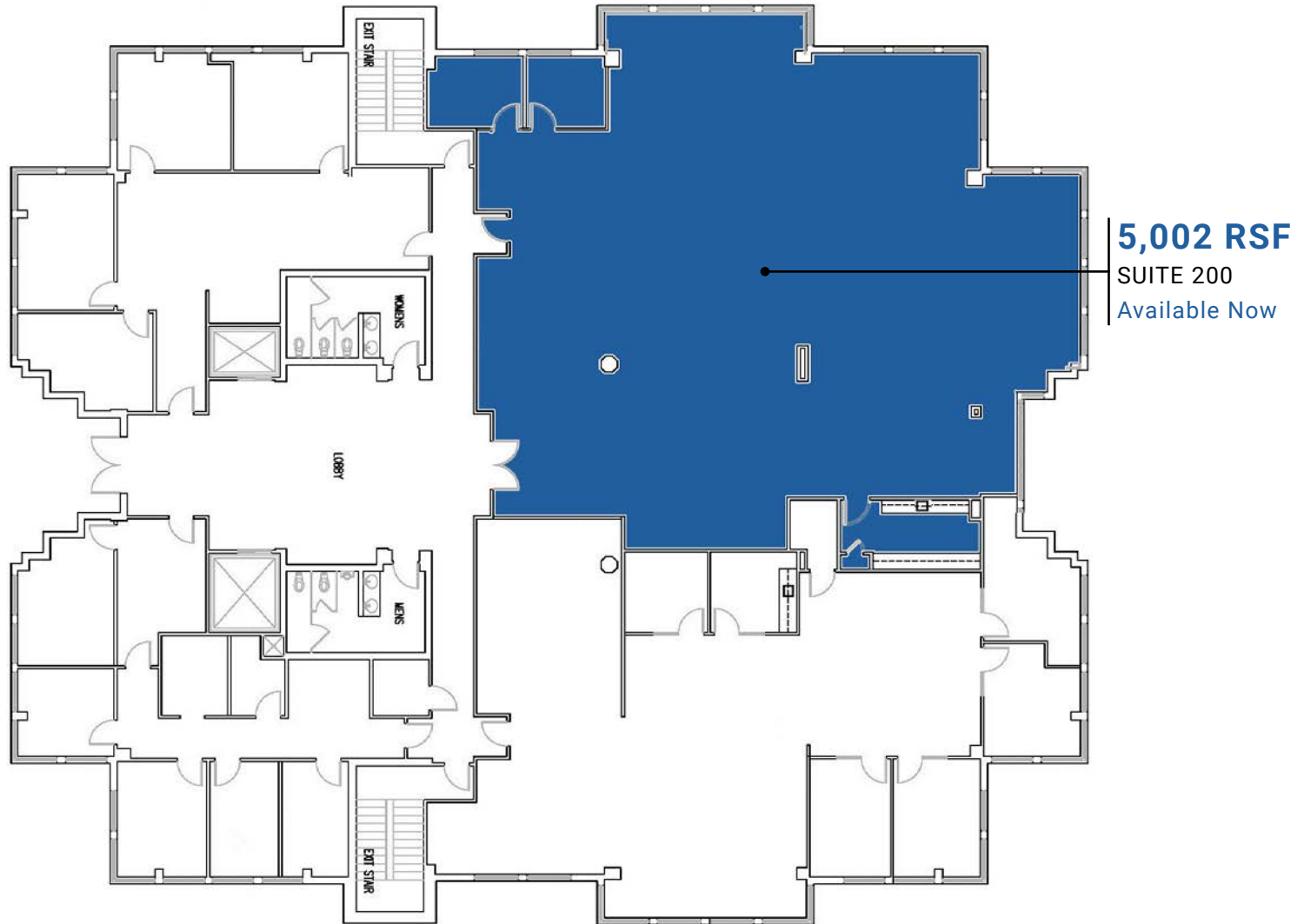
7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at WWW.KUCERACO.COM.**

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.

HERITAGE POINT • OFFICE SPACE FOR LEASE

3.40/1,000 RSF PARKING RATIO • SECOND FLOOR OUTDOOR TERRACE • CONVENIENT ACCESS TO MOPAC EXPY, SHOPPING AND LODGING

\$17.50/RSF 2024 NNN \$12.06



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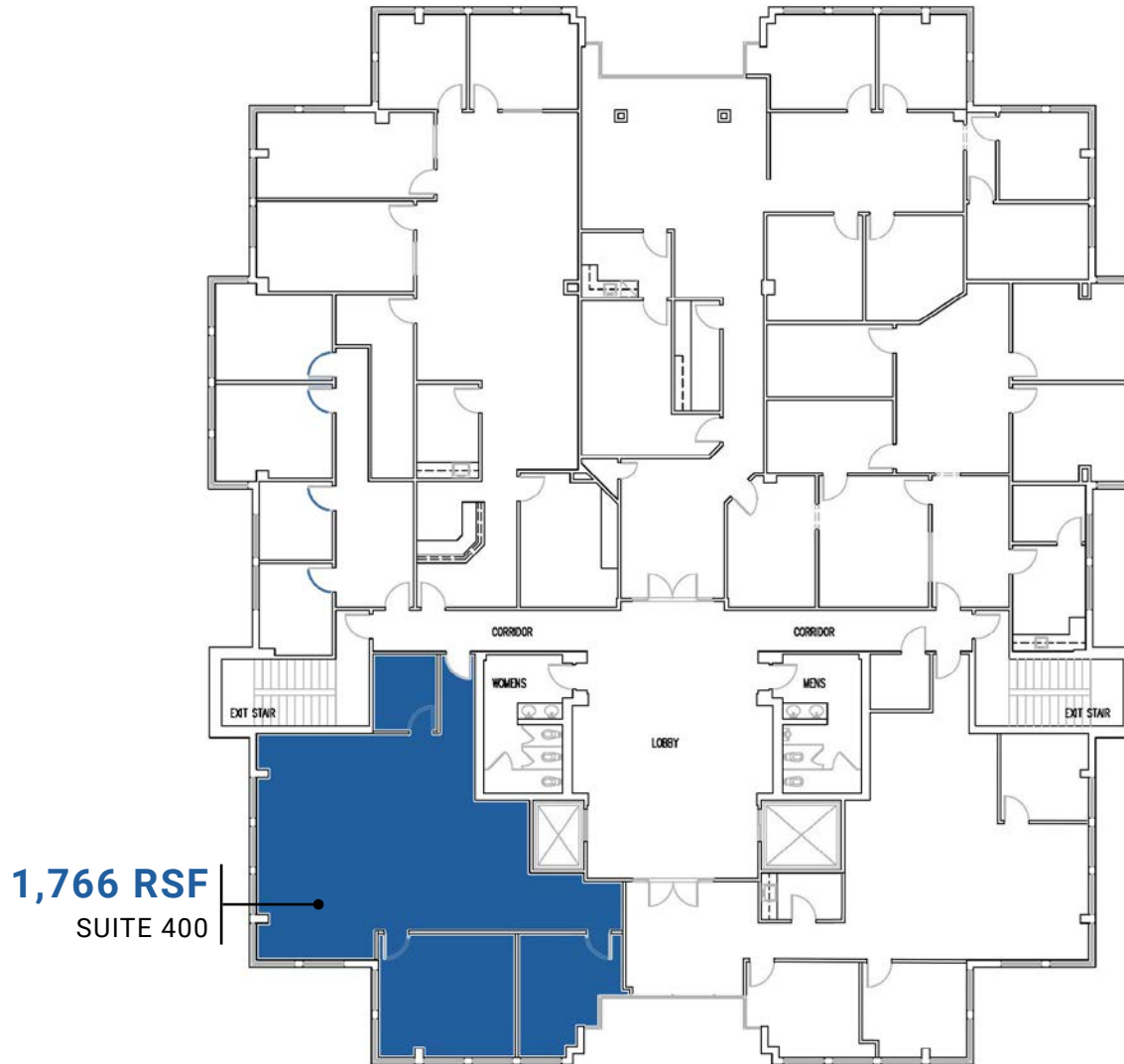
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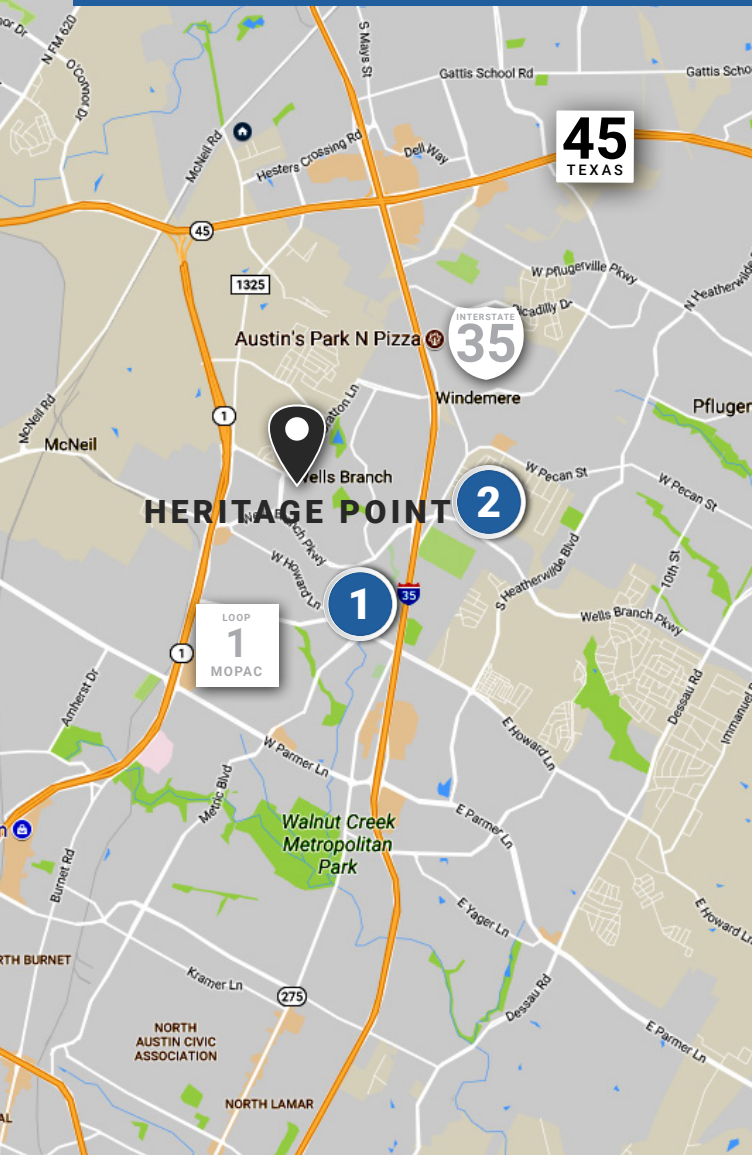
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1 MOPAC EXPY. & WELLS BRANCH PKWY.

- McDonald's
- Texaco
- MetroRail Howard Station
- Subway Restaurants
- Pizza Hut
- Jumpoline Park
- Crawfish Shack & Oyster Bar
- Opal Divine's

2 IH-35 BETWEEN WELLS BRANCH PKWY. & HOWARD LANE

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> • Texas Roadhouse • Cheddar's Scratch Kitchen • FD's Grillhouse • Inka Chicken • Bill Miller BBQ • Domino's Pizza • IHOP • Baby Acapulco • Wings N More | <ul style="list-style-type: none"> • Taco Cabana • Wendy's • Whataburger • Jack in the Box • Burger King • McDonald's • KFC • Spinners • Sonic Drive-in • HEB | <ul style="list-style-type: none"> • Jiffy Lube • McSpadden's Tire • Firestone • Exxon • Shell • Cinemark 20 & XD • RBFCU Credit Union • UFCU Credit Union • Regions Bank • Sleep Inn & Suites • Country Inn & Suites • Comfort Suites |
|---|---|--|

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