



# H Y M E A D O W

12416 H Y M E A D O W D R. | A U S T I N , T X 7 8 7 5 0

**Graham Trull** | 512.484.8909 | [graham.trull@kuceraco.com](mailto:graham.trull@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).**

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.



# HYMEADOW PROFESSIONAL BUILDING • OFFICE SPACE FOR LEASE



**SUITE 103**  
**2,396 RSF**  
\$14.00/RSF + \$13.61 NNN

- AVAILABLE 09/01/2024
- Numerous large windows allow for an abundance of natural light
- Energy efficient/green standard building
- Tenant-Controlled Nest Thermostats
- CAT 6 wiring in place
- Parking Ratio: 5.0/1,000 RSF
- Easily accessible from multiple major highways such as 183/620/45/1431

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# PHOTOS

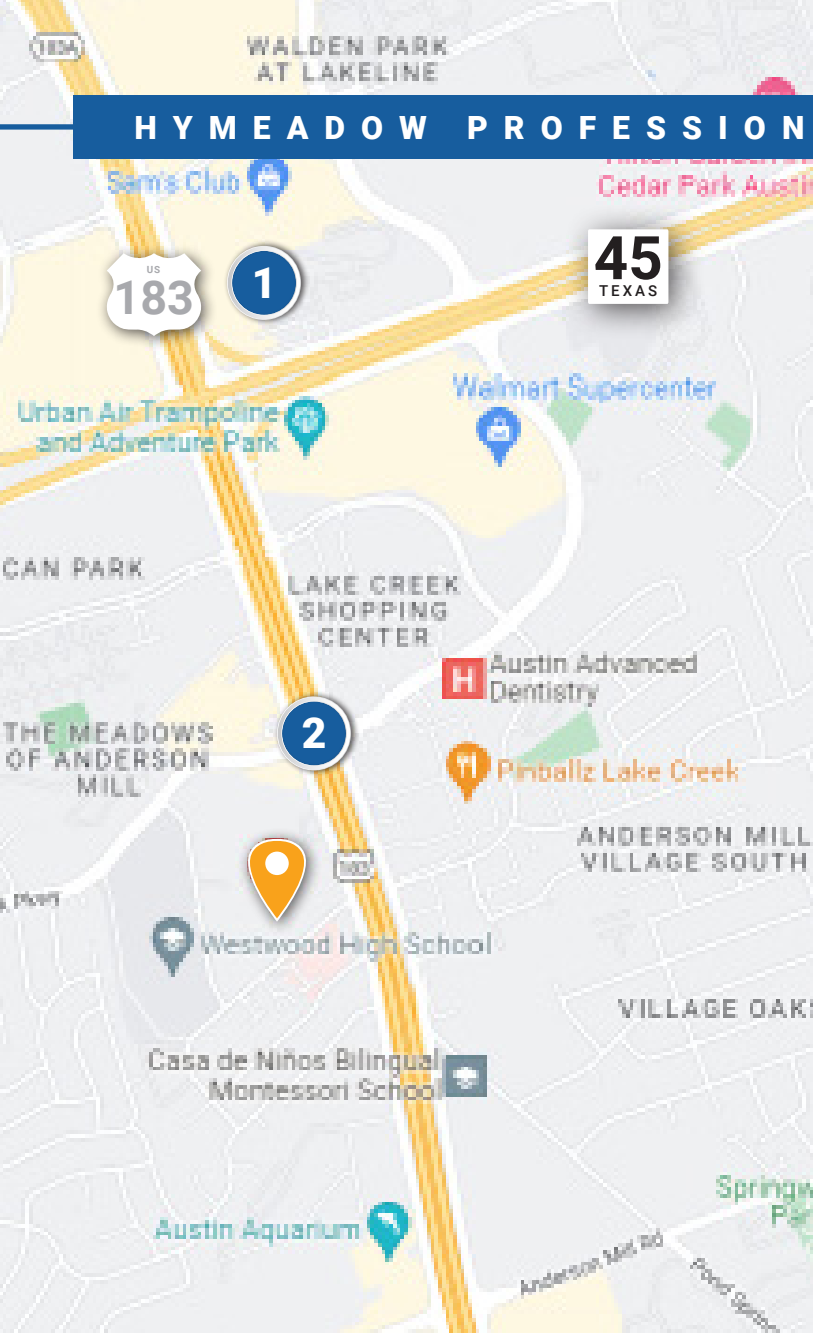


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# AREA AMENITIES

## 1 LAKELINE MALL AREA

- La Madeleine French Bakery & Café
- Pluckers Wing Bar
- Chik-fil-A
- Whataburger
- Starbucks
- Schlotzsky's
- Chipotle
- Chili's Grill & Bar
- Fuddruckers
- Buca di Beppo Italian
- Panera Bread
- Olive Garden
- Walmart Supercenter
- HEB Plus!
- Lowe's Home Improvement
- The Home Depot
- Target
- Sam's Club
- Total Wine & More
- Barnes and Noble
- Petco
- AT&T
- Verizon Wireless
- Alamo Drafthouse

## 2 HWY. 183 & LAKE CREEK PKWY.

- P. Terry's Burger Stand
- Taco Bell
- Domino's Pizza
- Wendy's
- McDonald's
- Thundercloud Subs
- Church's Chicken
- Cover 2
- USPS
- Texas Department of Public Safety
- FedEx Office
- O'Reilly Auto Parts
- Lamb's Tire & Automotive
- 24-Hour Fitness
- Fitness Connection
- Deb's Liquors
- RBFCU Credit Union
- Chase Bank
- Wells Fargo Bank
- Exxon
- Chevron
- 7-Eleven

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