

• OFFICE SPACE FOR LEASE •

NORTHPOINT I & II

6836 & 6850 AUSTIN CENTER BLVD. | AUSTIN, TX 78731

David Stojanik | 512.785.5016 | david.stojanik@kuceraco.com

Graham Trull | 512.484.8909 | graham.trull@kuceraco.com

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

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CHECK OUT OUR
NEWLY RENOVATED
TENANT CONFERENCE SPACE



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\$22.50/RSF 2024 NNN \$15.08

2,757 RSF
SUITE I-190

1,485 RSF
SUITE I-170
NEW SPEC SUITE!

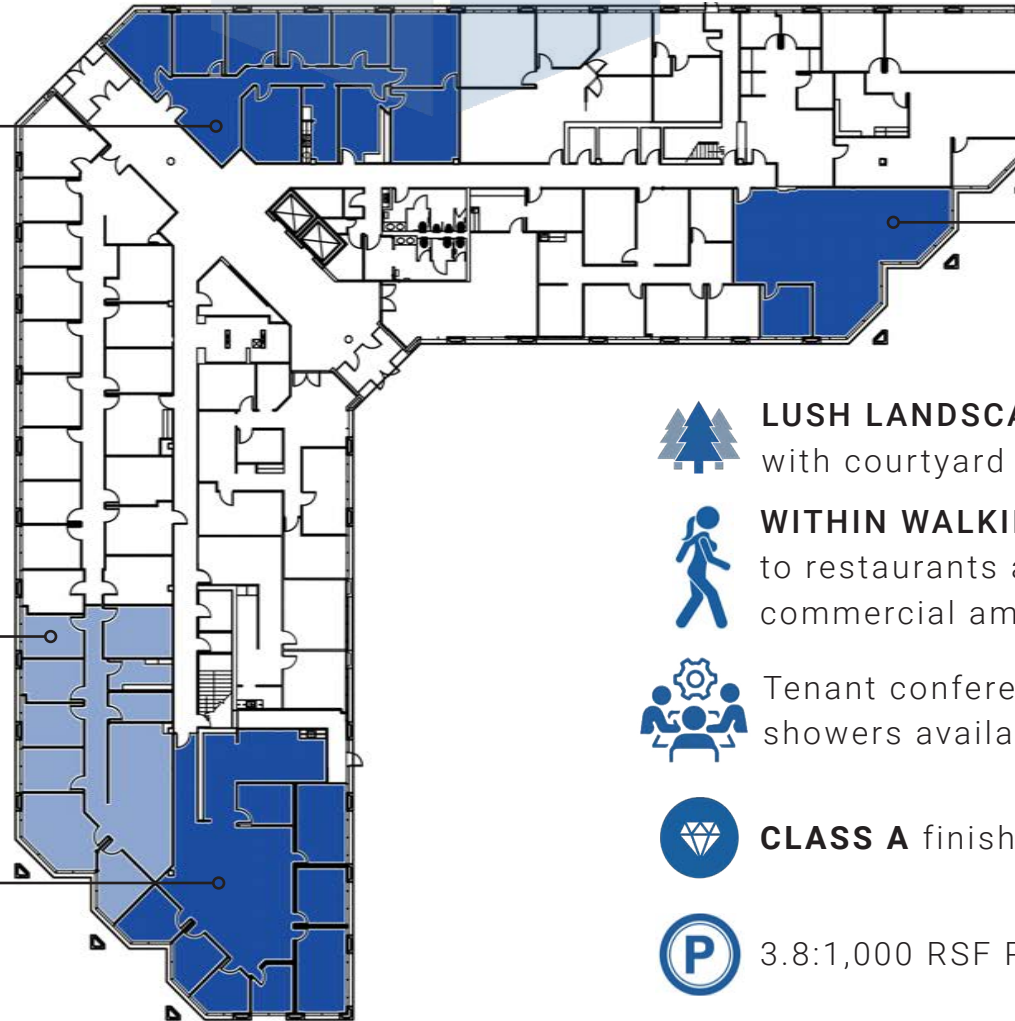
SUITES I-100A & I-100B MAY
BE COMBINED FOR
A TOTAL OF 5,438 RSF.

2,481 RSF
SUITE I-100B

CLICK HERE TO VIEW
A VIDEO OF THIS SPACE.



2,957 RSF
SUITE I-100A
NEW CEILING TILES AND LIGHTS



LUSH LANDSCAPING
with courtyard



WITHIN WALKING DISTANCE
to restaurants and other
commercial amenities



Tenant conference room and
showers available



CLASS A finishes throughout



3.8:1,000 RSF Parking Ratio

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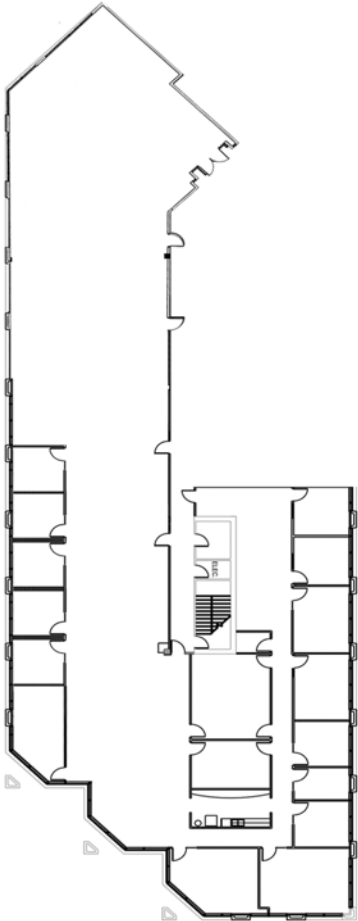
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OPTIONAL CONFIGURATION

I-250, I-240 & I-260

11,744 TOTAL RSF



\$22.50/RSF 2024 NNN \$15.08

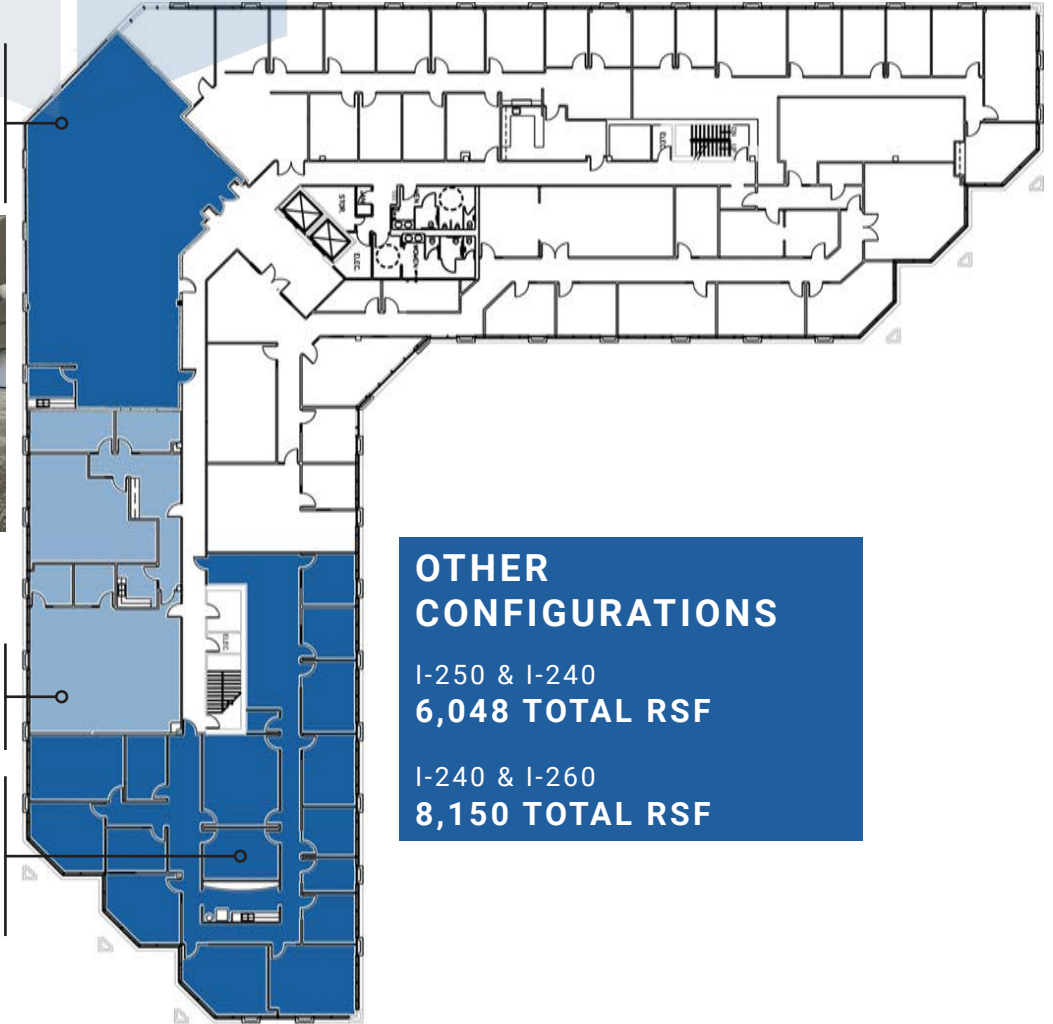


3,234 RSF
SUITE I-250
NEW SPEC SUITE!



2,814 RSF
SUITE I-240

5,696 RSF
SUITE I-260
AVAILABLE WITH
LEASE OF SUITE I-240



OTHER CONFIGURATIONS

I-250 & I-240
6,048 TOTAL RSF

I-240 & I-260
8,150 TOTAL RSF

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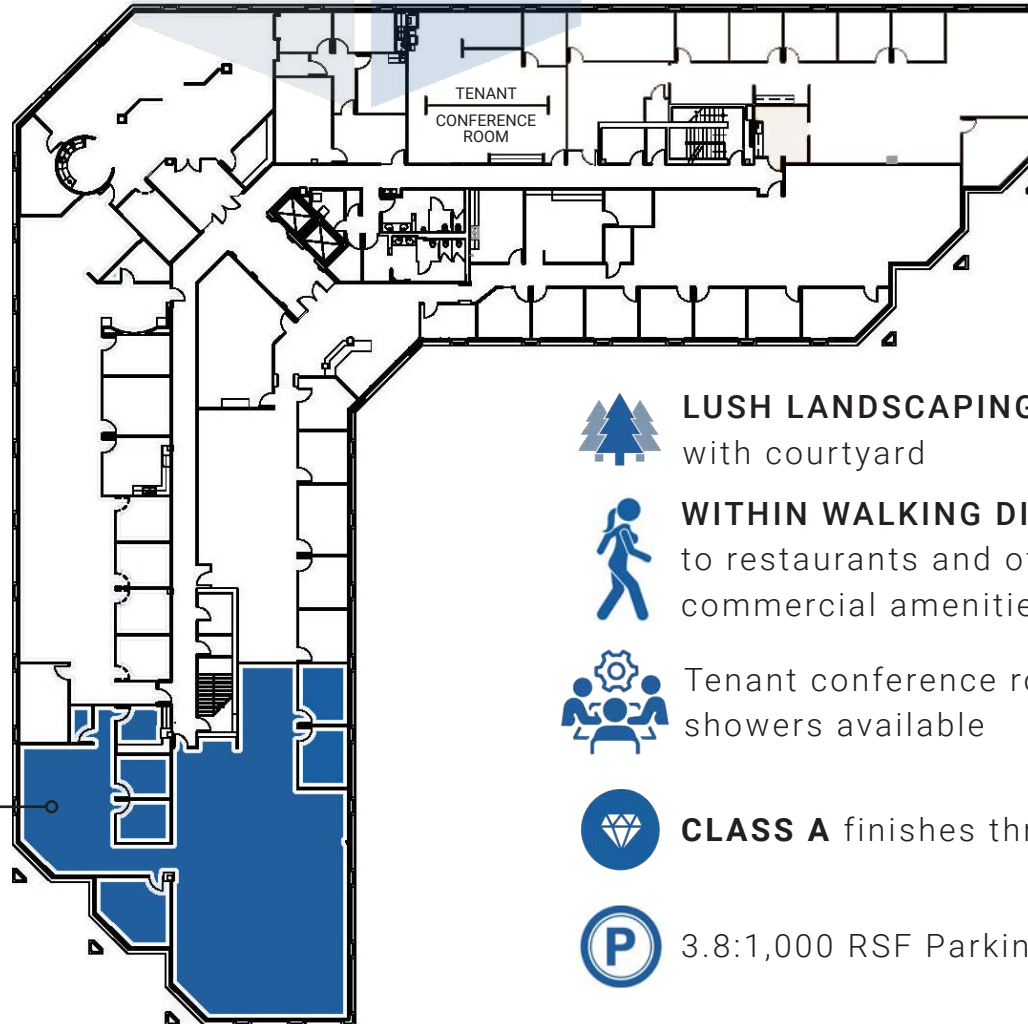
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A VIDEO OF THIS SPACE.



5,092 RSF
SUITE I-360



LUSH LANDSCAPING
with courtyard



WITHIN WALKING DISTANCE
to restaurants and other
commercial amenities



Tenant conference room and
showers available



CLASS A finishes throughout



3.8:1,000 RSF Parking Ratio

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with courtyard



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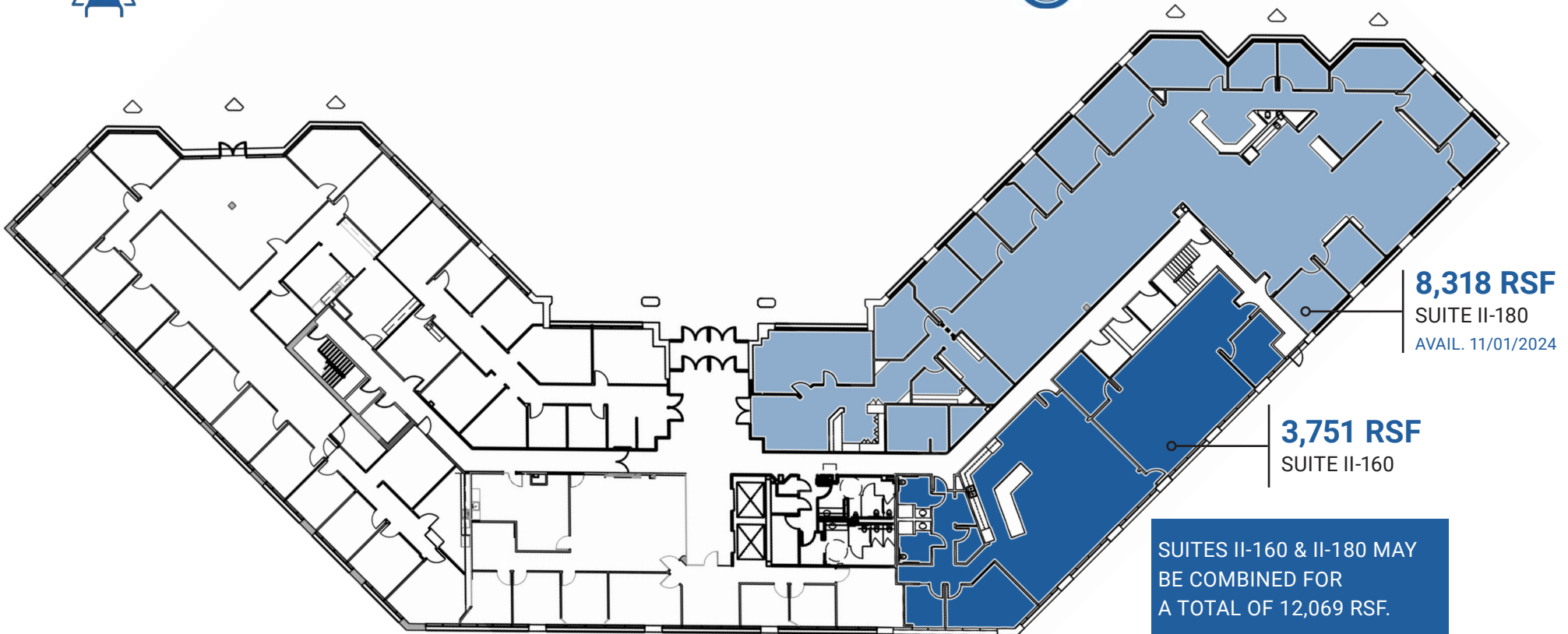
CLASS A finishes throughout



3.8:1,000 RSF Parking Ratio



Tenant conference room and showers available



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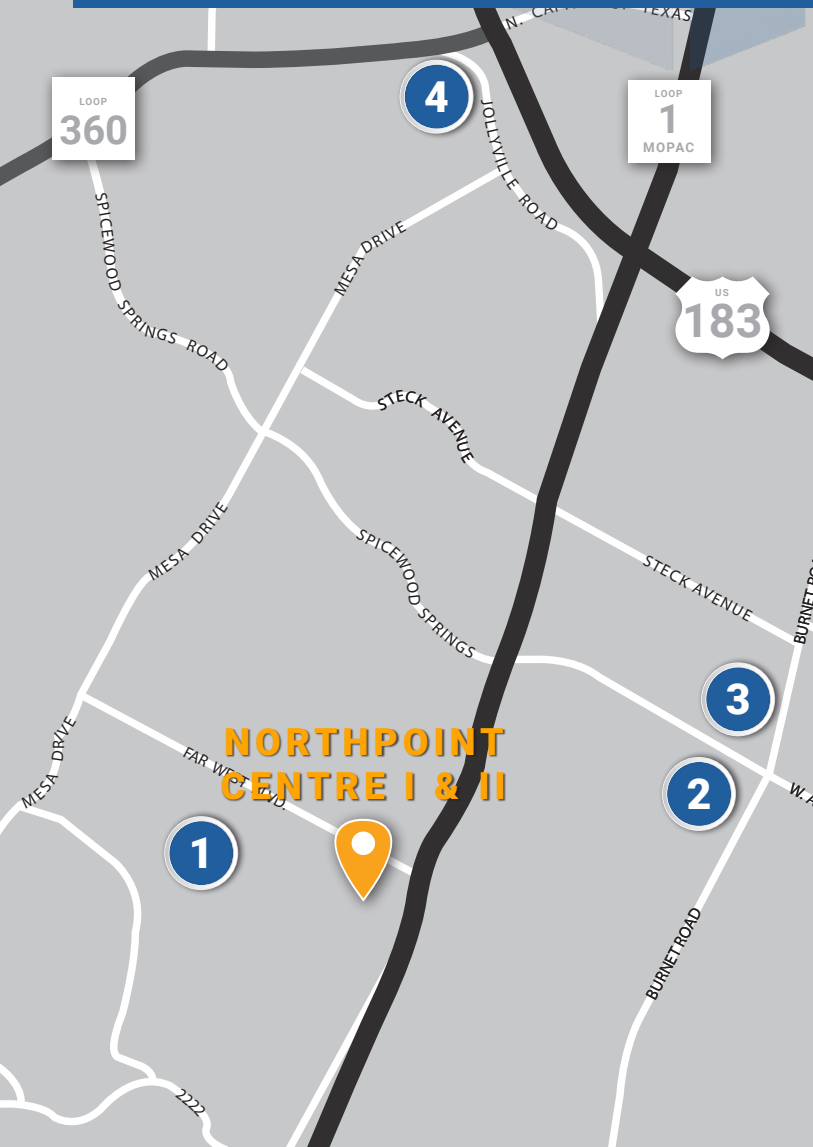
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AREA AMENITIES

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
- La Salsa Mexican Grill
- Bert's BBQ
- Daily Juice Cafe
- Newworld Cafe
- Hao-Q Asian Kitchen
- Frost Bank
- Kneaded Pleasures

2 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

3 VILLAGE SHOPPING CENTER

- Zen Japanese
- Cover 3
- Hopdoddy Burger Bar
- Bartlett's
- Starbucks
- Whataburger
- Madam Mam's
- Epoch Coffee
- Alamo Drafthouse

4 THE ARBORETUM

- Zoe's Kitchen
- Pottery Barn
- Gap | Gap Kids
- Z Gallerie
- Francesca's
- Everything But Water
- Jos. A Bank
- Sunglass Hut
- Amy's Ice Creams
- Five Guys Hamburgers
- Barnes & Noble
- The Cheesecake Factory
- Renaissance Austin
- Knotty Deck & Bar
- Chico's
- BRIO Tuscan Grille
- Blue Baker
- Estancia Churrascaria
- BB&T
- Corner Bakery Cafe
- Chase Bank

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For leasing information, please contact:

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