



STILLHOUSE II

4601 SPICEWOOD SPRINGS ROAD | BLDG. 3 | AUSTIN, TX 78759

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

Jim Sprinkle | 512.750.5255 | sprinkle@kuceraco.com

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.

INTERIOR PHOTOS



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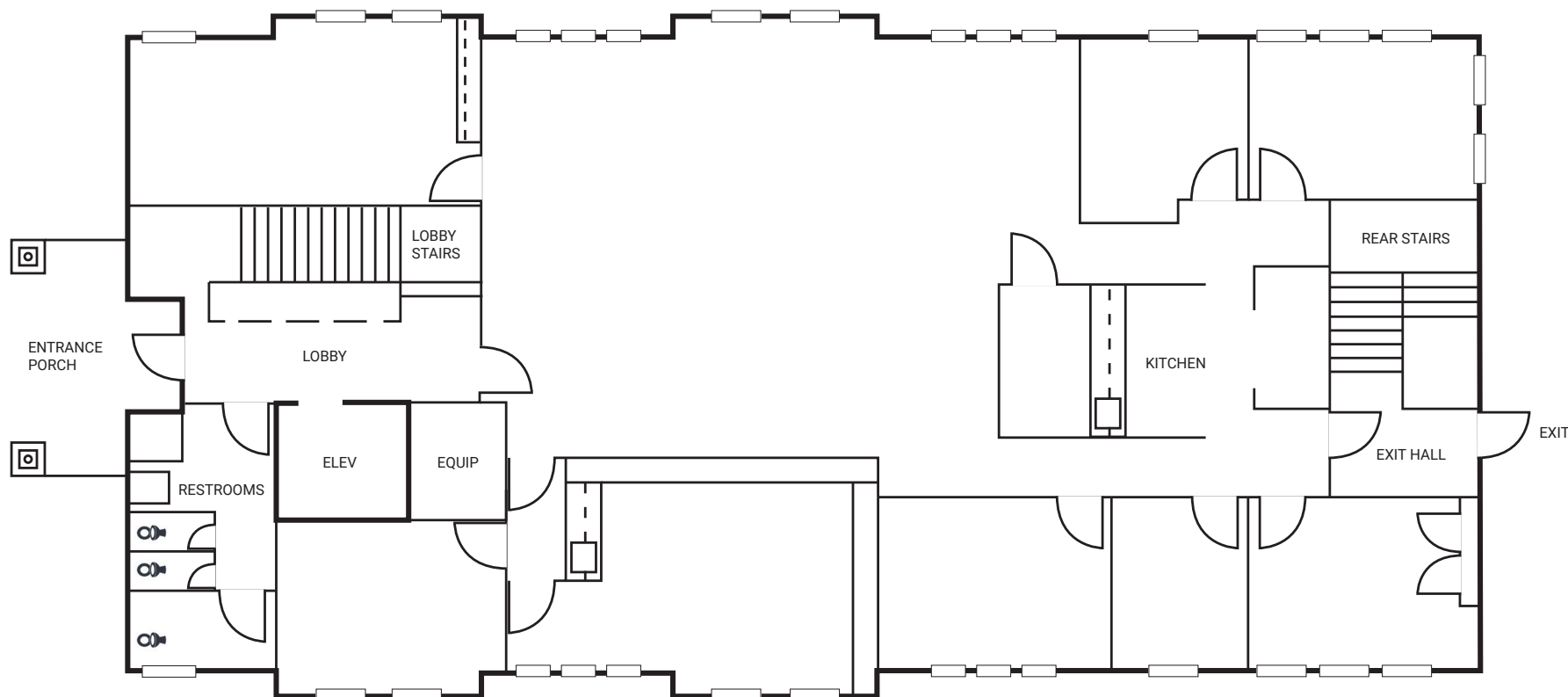
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3,700 RSF | Suite 100

\$18.00/RSF (\$11.00 NNN)



- Signage available: Small sign at entrance on Spicewood Springs. Tenant shares building signage with one other tenant.
- Available in 30 days
- Premium northwest Austin location with easy access to Loop 360, MoPac and Hwy. 183
- Tenant pays for janitorial and security if required

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STILLHOUSE II • OFFICE SPACE FOR LEASE



AMENITIES WITHIN WALKING DISTANCE

- DoubleDave's Pizzaworks
- Domino's Pizza
- The Galaxy Cafe
- Wally's Burger Express
- Troy Restaurant
- Torchy's Tacos
- Starbucks
- Molcas Mexican
- Delaware Sub Shop
- Subway
- Wal-Greens
- The UPS Store
- Twin Liquors
- Randalls
- Wells Fargo Bank
- Mesa Cleaners



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