




STONEBRIDGE

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**NOW WITH IONIZED
CLEANING SYSTEMS FOR
CLEANER, SAFER AIR**



**GPS NPBI
TECHNOLOGY**



Office Building Levels : 9

Typical Floor Area: +/- 21,919 SF

Total Building Area : 394,549 SF

Parking Ratio : 4.11/1,000 SF

LEED Certified Class A Office Space

Showers and Lockers

Located in Austin's "Golden Triangle," the intersection of two major highways, MoPac Expressway and Highway 183, **Stonebridge Plaza I & II** contains nearly 395,000 RSF. The building's proximity to the Arboretum and the Domain makes it an attractive option for companies looking to provide a centrally-located, amenity-rich environment for their employees and customers.

Stonebridge Plaza's 6-story parking garage provides a 4.11/1,000 parking ratio, with direct, covered access to the Class A, LEED Certified buildings.

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UNWIND & RELAX IN LUSH LANDSCAPING DESIGNED FOR COMFORT & CALM



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CONNECT & BRAINSTORM IN LUXURIOUS COMMON AREAS DESIGNED FOR SENSORY STIMULATION

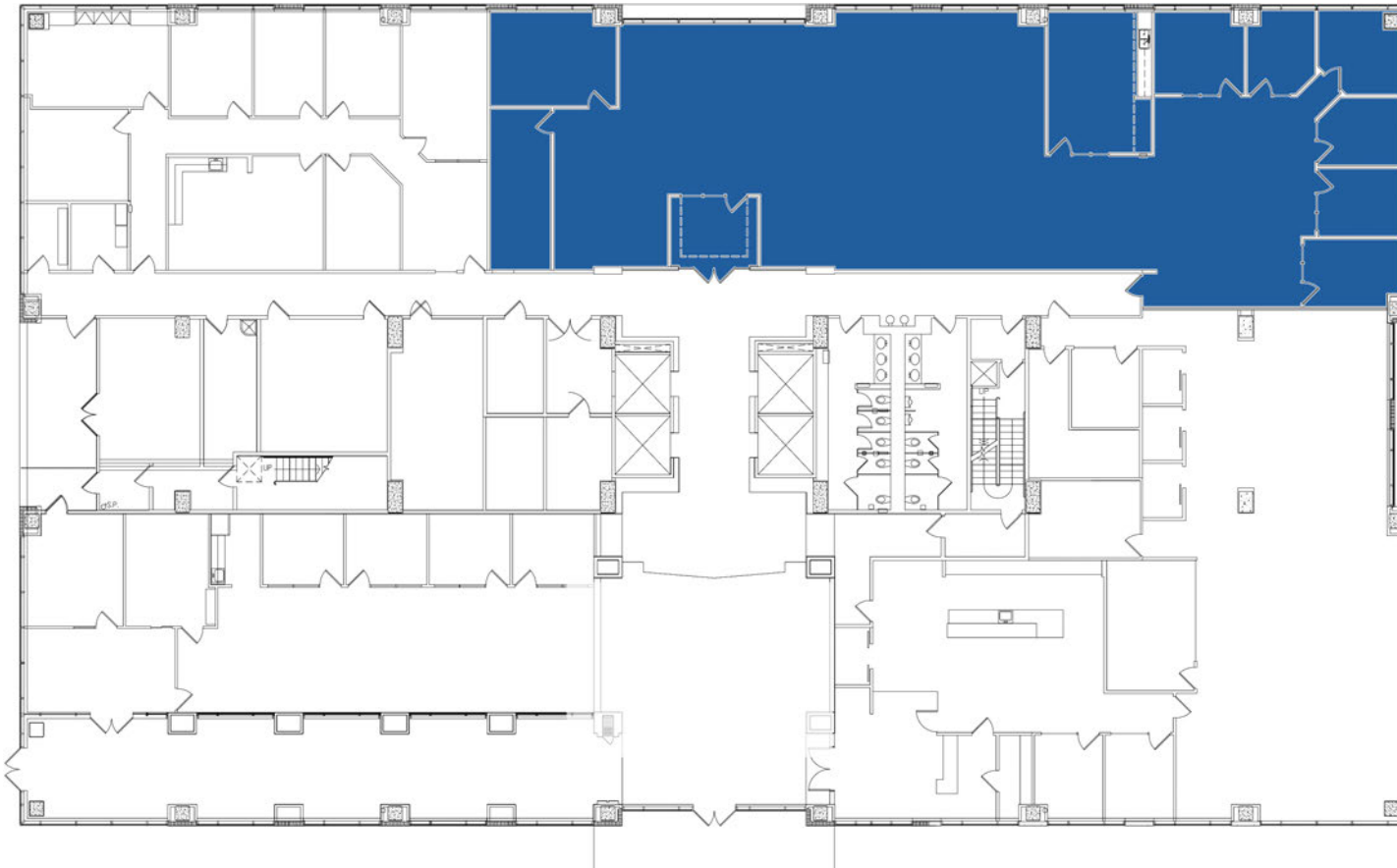


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5,831 RSF
SUITE I-100

\$33.00/RSF + \$16.13 NNN



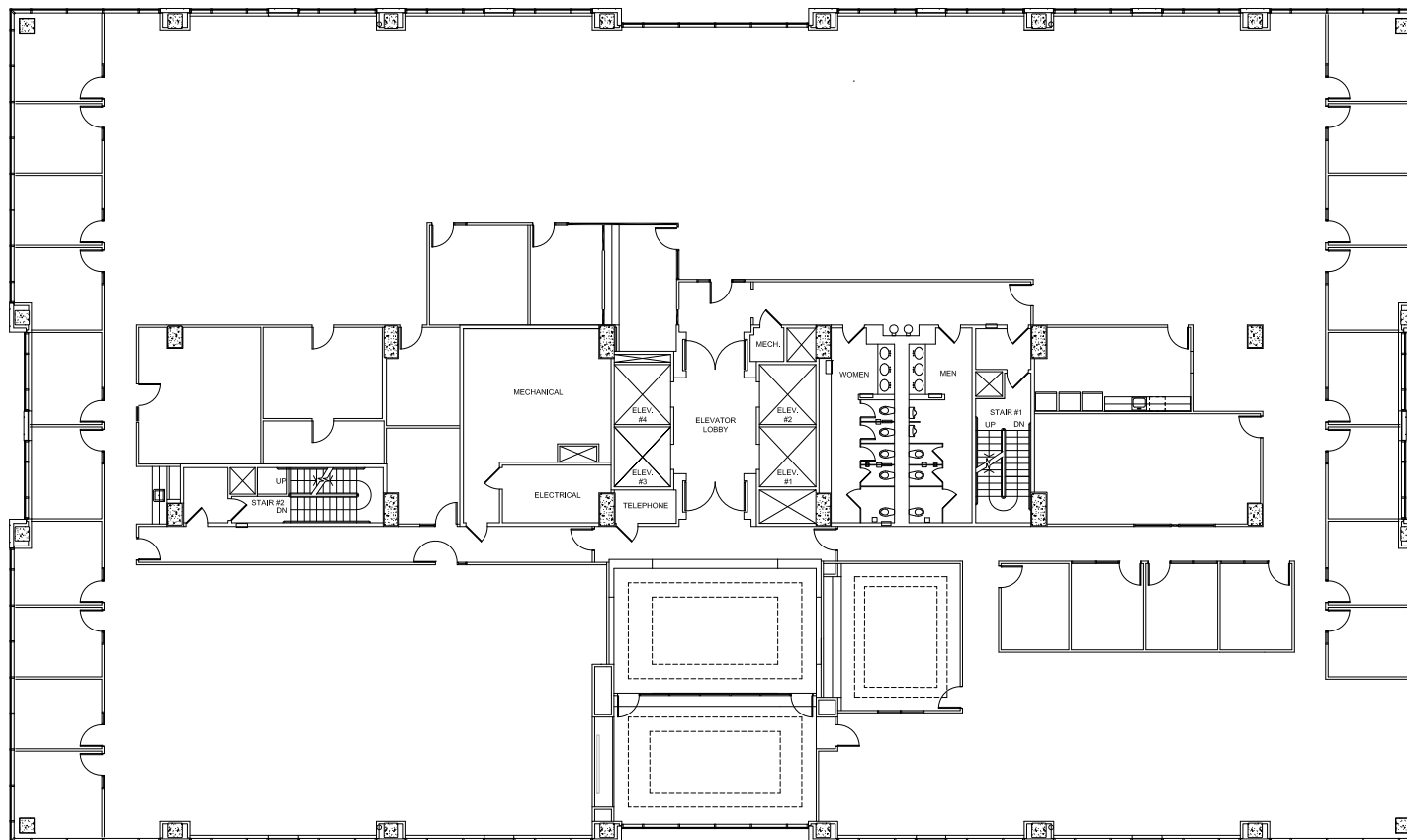
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FULL FLOOR AVAILABLE NOW

11,000 - 22,328 RSF | SUITE I-600

\$33.00/RSF + \$16.13 NNN



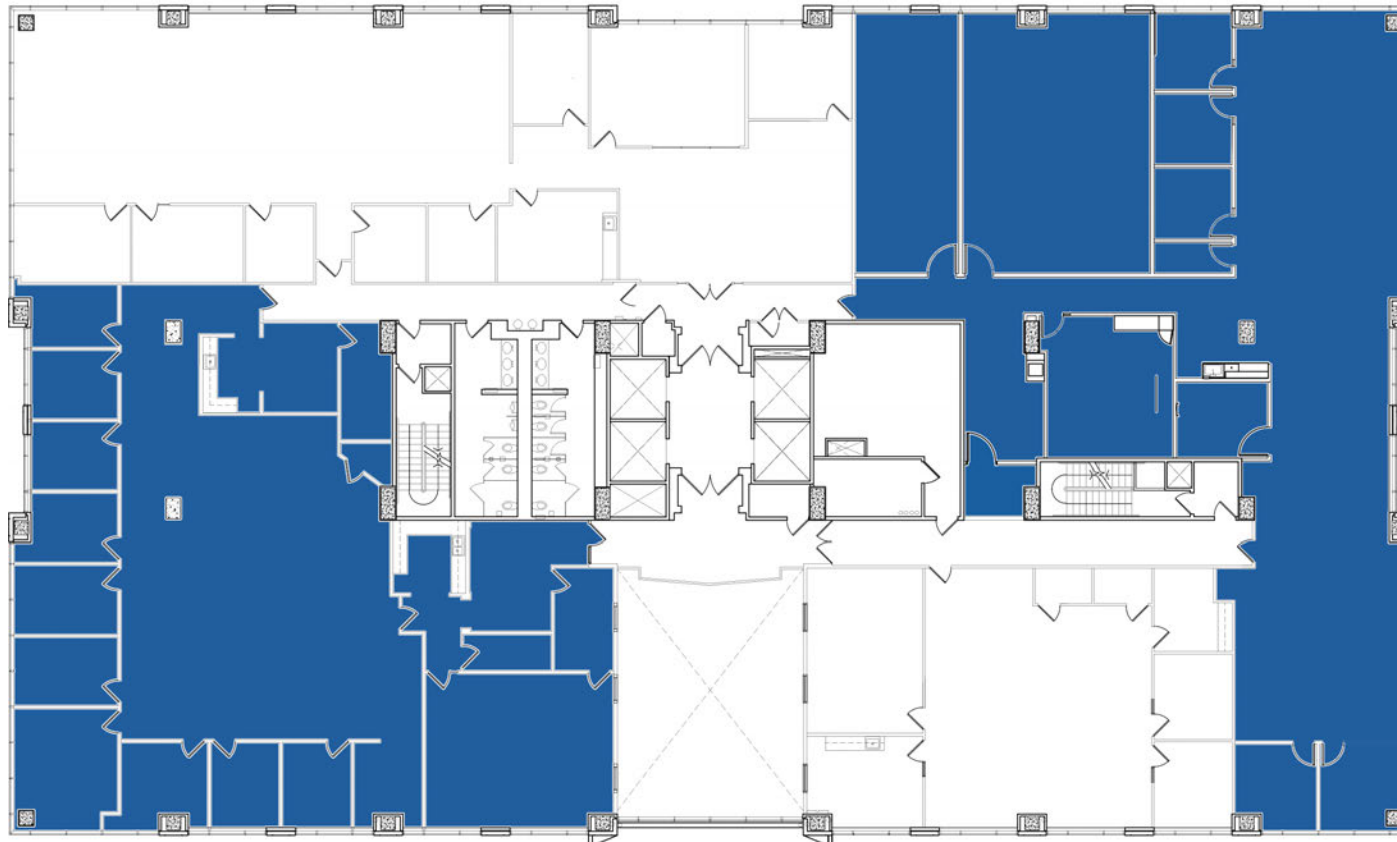
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6,664 RSF

SUITE II-230

\$33.00/RSF + \$17.41 NNN



6,236 RSF

SUITE II-225

\$33.00/RSF + \$17.41 NNN

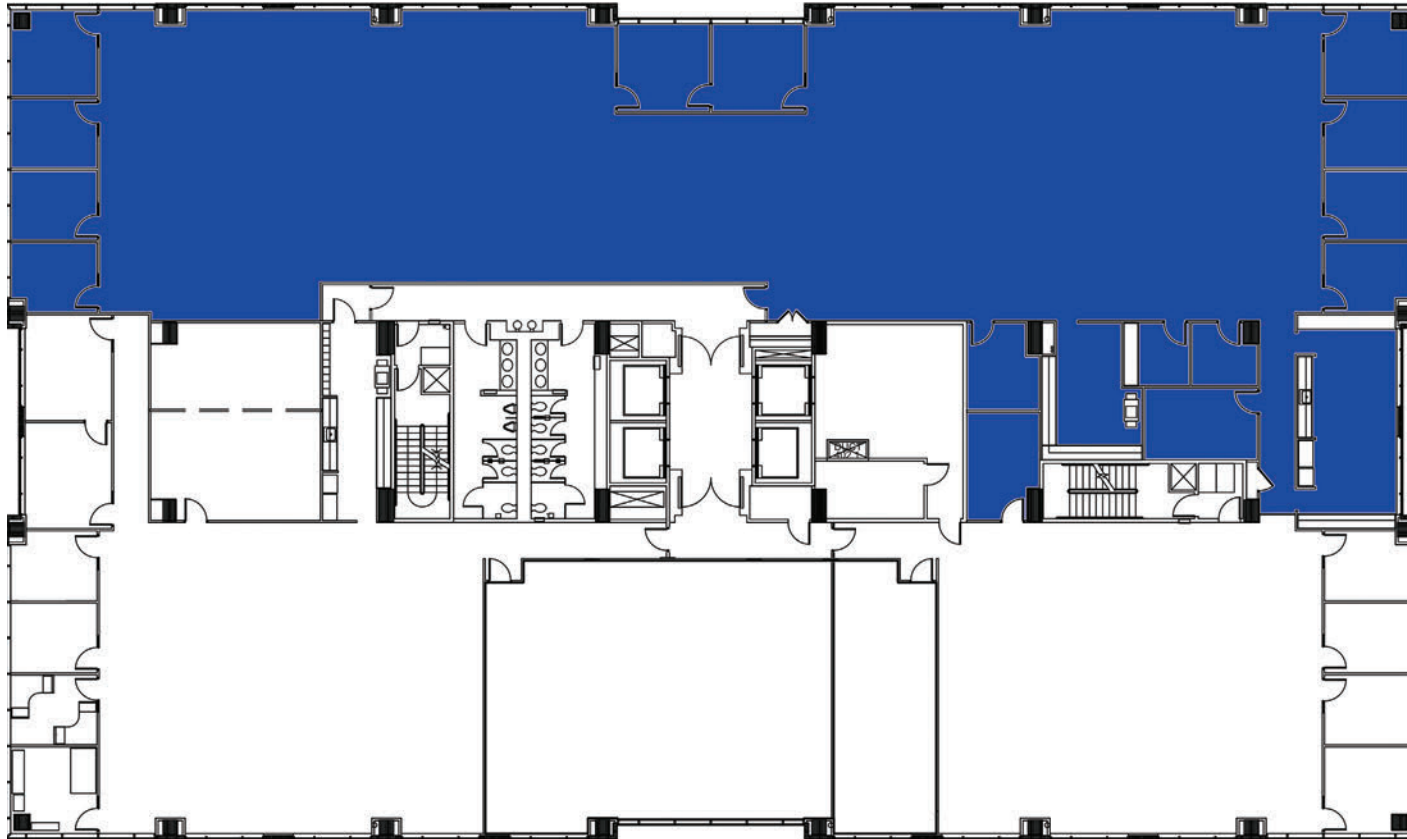
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5,000 - 11,473 RSF

SUITE II-400

\$33.00/RSF + \$17.41 NNN



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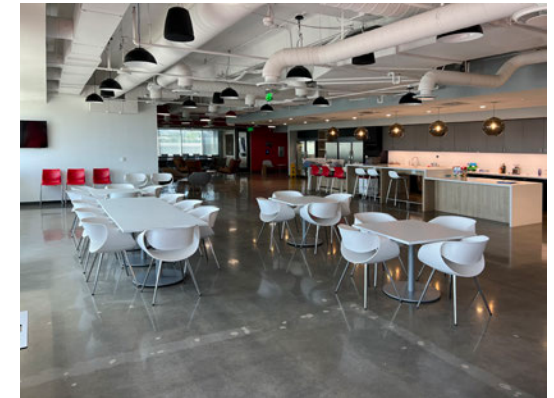
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11,000 - 22,385 RSF

SUITE II-500

\$33.00/RSF + \$17.41 NNN

1-3 YEAR TERM AVAILABLE | FULLY FURNISHED



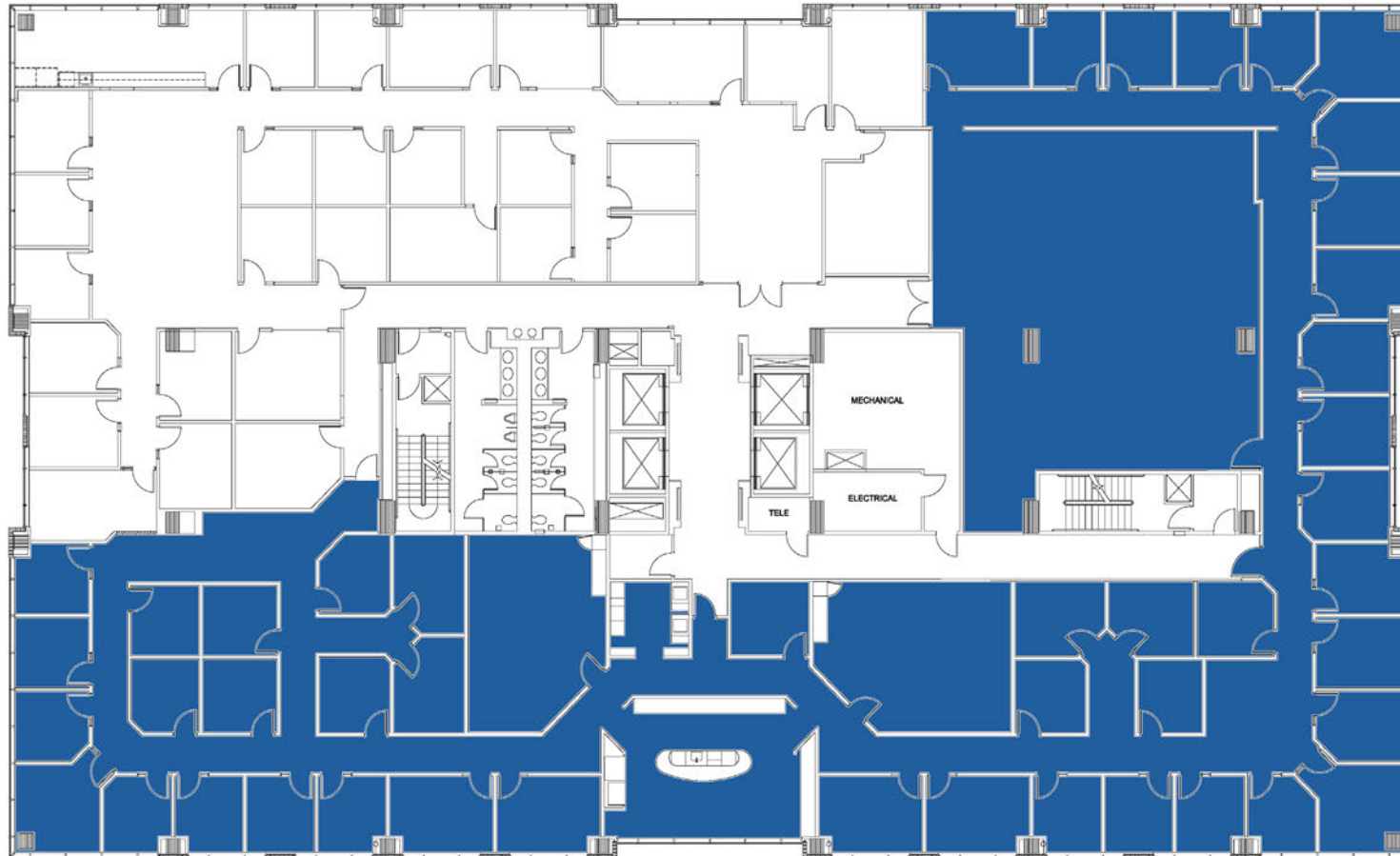
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5,000 - 15,338 RSF

SUITE II-650

\$33.00/RSF + \$17.41 NNN



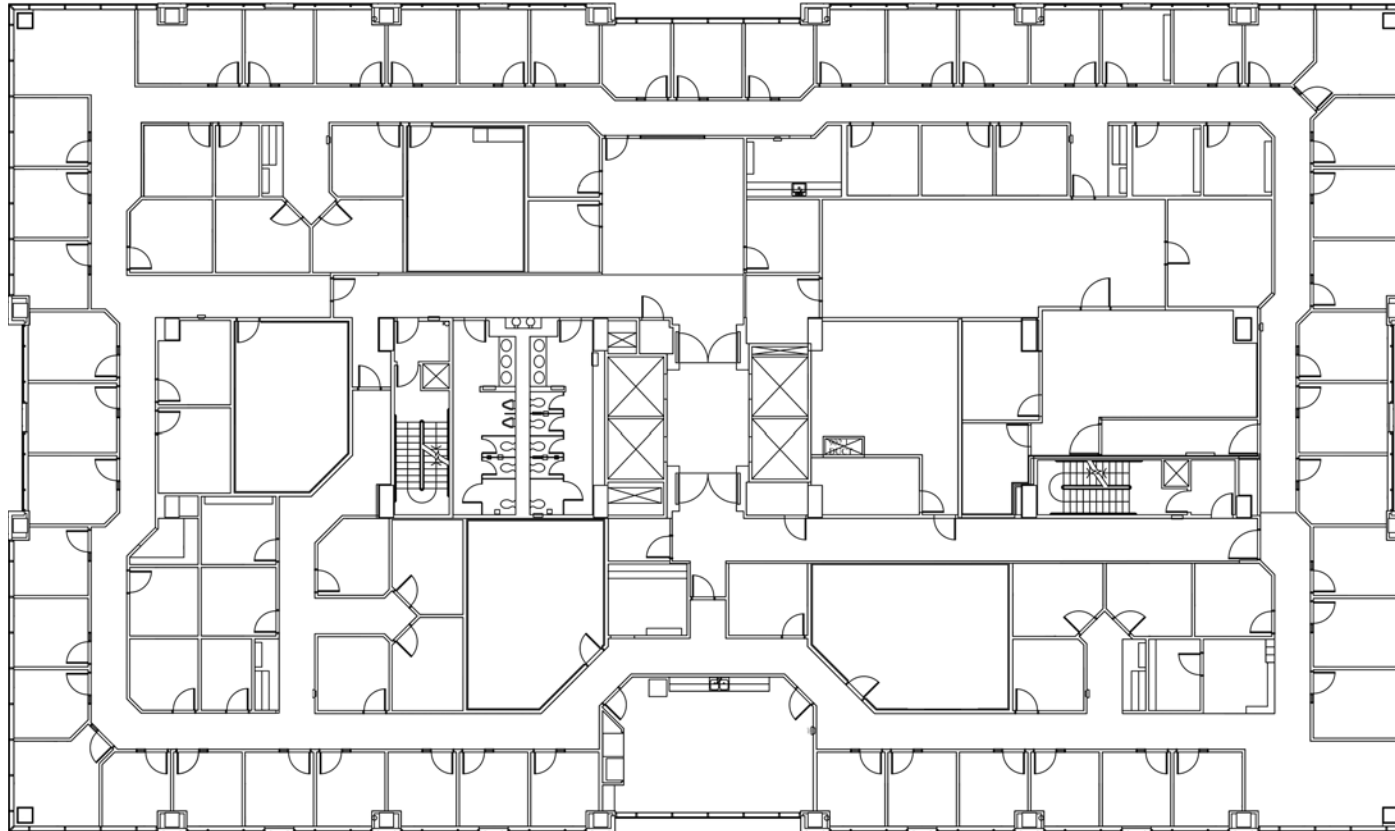
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FULL FLOOR AVAILABLE NOW

22,239 RSF | SUITE II-900

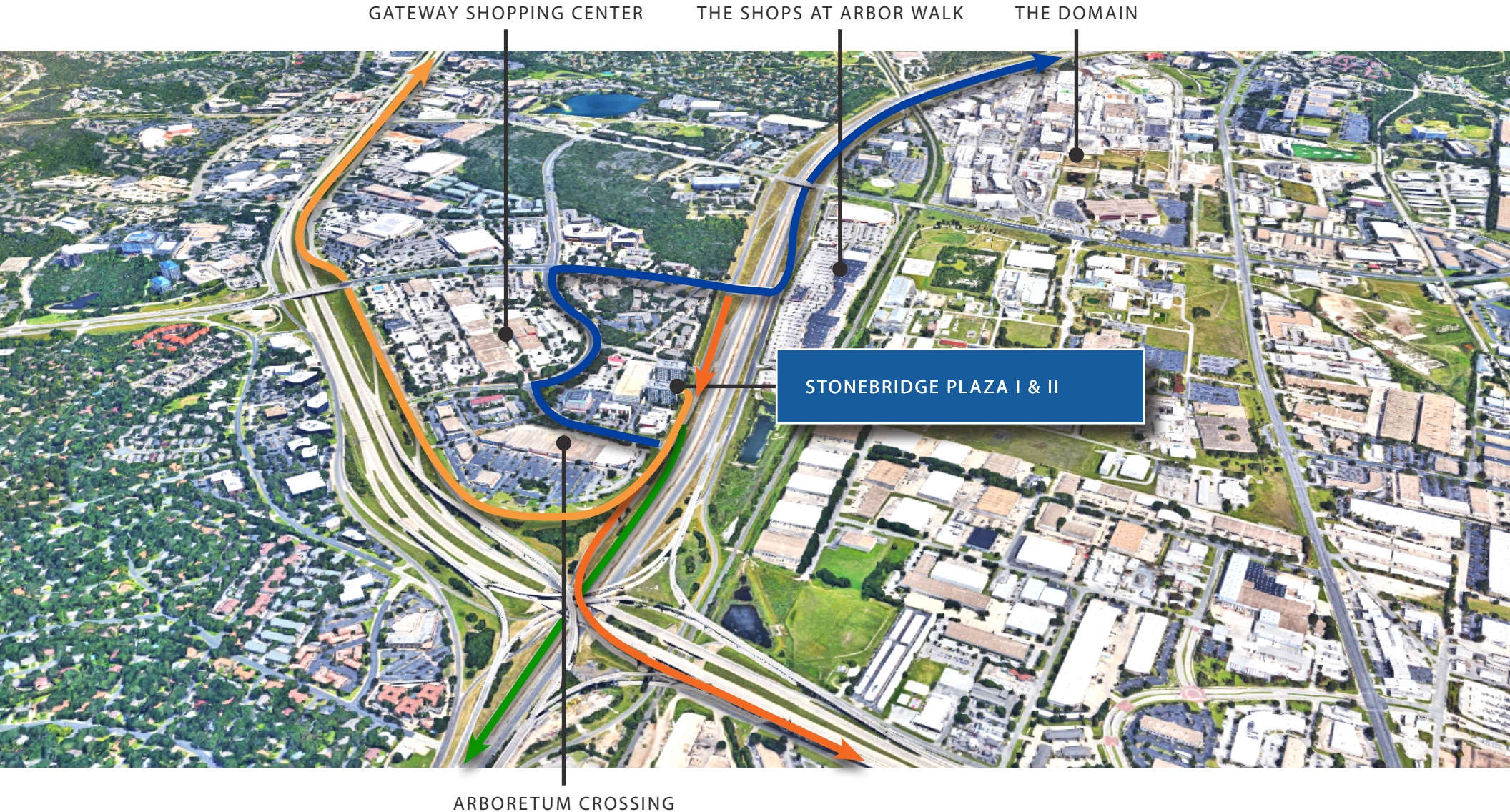
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CONVENIENT ACCESS TO ALL MAJOR ARTERIES IN THE HEART OF NORTHWEST AUSTIN



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AMENITY-RICH SURROUNDINGS

Retail
 Ann Taylor
 Williams-Sonoma
 Milk + Honey Spa
 Santa Fe Optical
 Talbots
 Five Below
 Bed Bath & Beyond
 World Market
 Sam's Club
 Target
 Costco
 HEB
 Office Max
 Golfsmith
 HomeGoods
 Supercuts
 Edible Arrangements
 Michael's
 Sprouts Farmers Market
 Trader Joe's
 Pier 1
 Petco
 TJ Maxx
 Arbor Car Wash & Lube Center
 24 Hour Fitness
 Sally Beauty Supply
 Orangetheory Fitness
 Office Depot
 Ross
 Lamb's Tire & Automotive

Restaurants
 Starbucks
 Newk's
 Corner Bakery
 Dave & Busters
 Snap Kitchen
 Jason's Deli
 Truluck's
 Romano's Macaroni Grill
 Texadelphia
 Fire Bowl Café
 PF Chang's
 Manuel's
 Pok-E-Jo's BBQ
 La Madeline
 Saltgrass Steak House
 Mama Fu's
 Brick Oven
 Jamba Juice
 Bombay Bistro
 My Fit Foods
 Twin Lion
 Firehouse Subs
 Buca di Beppo
 Baby Acapulco
 North By Northwest Restaurant and Brewery
 Iron Cactus
 Z Tejas
 Eddie V's

Lodging
 Holiday Inn Express
 Residence Inn by Marriott
 Embassy Suites
 Hyatt Place
 Candlewood Suites
 TownPlace Suites
 Staybridge Suites
 Hyatt House
 Extended Stay

ARBORETUM/
GATEWAY

STONEBRIDGE
PLAZA I & II

THE
DOMAIN

BURNET RD/
ANDERSON LN

LOOP
1
MOPAC

Retail
 Alex and Ani
 Birds Barbershop
 Corepower Yoga
 Design Within Reach
 Eliza Page
 Francesca's
 Nordstrom
 Orangetheory Fitness
 Restoration Hardware
 Viva Day Spa
 Warby Parker

Lodging
 ALoft
 Hotel Archer
 Lone Star Court
 Westin

Restaurants
 24 Diner
 The Dogwood
 Hat Creek Burger Company
 Jack & Ginger's Irish Pub
 Kung Fu Saloon
 Lavaca St. Bar
 Salvation Pizza
 Second Bar + Kitchen
 Sprinkles
 Sway
 Tarka
 Taverna
 Turf & Surf Po-Boy
 Velvet Taco
 Yard House
 Whole Foods

Retail
 Spec's
 Natural Grocers
 Jo-Ann Fabrics and Crafts
 Skechers Outlet
 Dressbarn
 DXL Destination XL
 DSW
 Marshalls
 Sam Moon
 Home Depot
 Floyd's 99 Barbershop

Restaurants
 Mimi's Café
 Lupe Tortilla
 Chipotle
 Salata
 Masala Wok
 Mighty Fine Burgers, Fries & Shakes
 Potbelly Sandwich Works
 BJ's Restaurant & Brewhouse

Retail
 Skandinavia Contemporary Interiors
 Four Hands
 Nadeau
 Louis Shanks
 John William Interiors
 Steinmart
 Wal-mart
 Guitar Center
 Precision Camera
 Lowe's
 James Avery
 Ross
 Office Depot

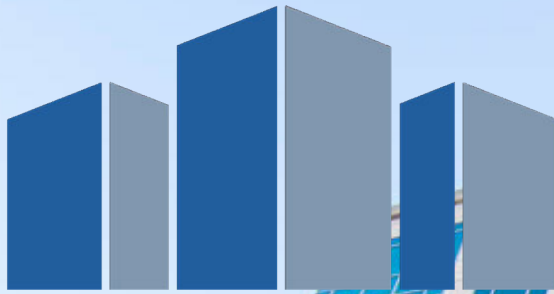
Restaurants
 Bartlett's
 Cover 3
 Hopdoddy
 The Goodnight
 Rebel's Pizza
 Einstein Brothers
 Starbucks
 Chipotle
 Jersey Mike's
 San Francisco Bakery & Café
 Mighty Bird
 The Egg and I
 Thundercloud Subs
 Verts
 McAlister's Deli

Restaurants
 Dos Batos
 Alamo Drafthouse
 Madam Mam's
 Jimmy John's
 Pluckers
 Chili's
 Sherlock's Baker St. Pub & Grill
 Slab BBQ
 Olive Garden
 DANG Banh Mi
 Trudy's
 P. Terry's
 Waterloo Ice House
 Shu Shu's

WITHIN THE VICINITY OF MANY MAJOR AUSTIN-AREA EMPLOYERS



STONEBRIDGE PLAZA I & II



THE KUCERA COMPANIES
REAL ESTATE SERVICES

For leasing information, please contact:

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