

ONE MONTH OF
FREE RENT

FOR EVERY YEAR OF TERM LEASED
(BASE RENT ONLY)

offers.com

STONECLIFF

7801 NORTH CAPITAL OF TEXAS HWY. | 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.**

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.

STONECLIFF • OFFICE SPACE FOR LEASE •

\$16.00/RSF + \$13.50 2024 NNN

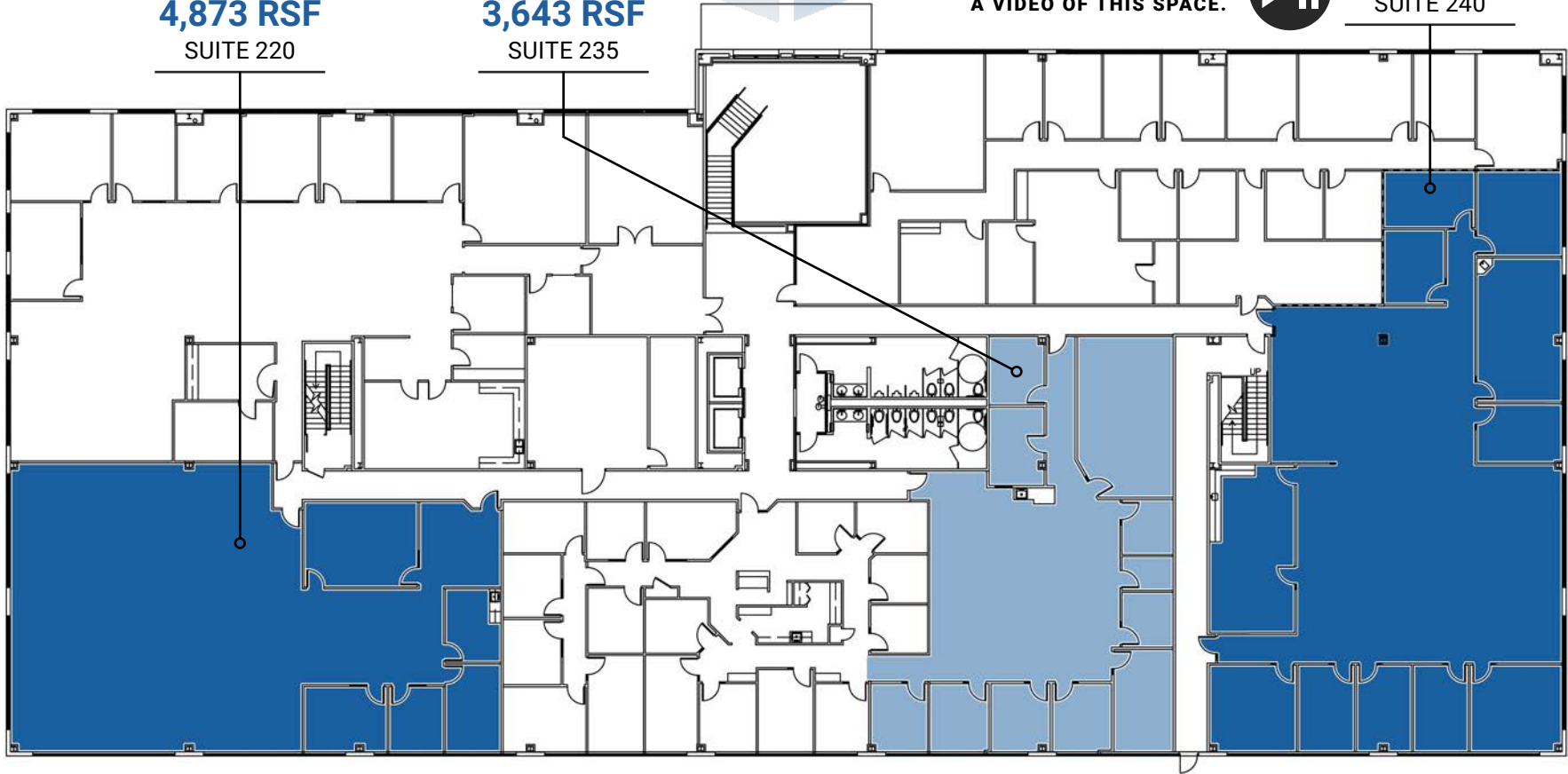
4,873 RSF
SUITE 220

3,643 RSF
SUITE 235

CLICK HERE TO VIEW
A VIDEO OF THIS SPACE.



6,420 RSF
SUITE 240



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1,428 RSF
SUITE 385

2,866 RSF
SUITE 330

2,763 RSF
SUITE 350

SUITES 330 & 350 MAY
BE COMBINED FOR A
TOTAL OF 5,629 RSF.

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FREE Garage Parking
3.71/1,000 SF Parking Ratio



Showers in Building



BULL CREEK TRAILHEAD
directly behind building

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AREA AMENITIES



1 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

2 GREAT HILLS MARKET

- FireBowl Cafe
- Modern Market
- Texadelphia
- TJ Maxx
- Supercuts
- Pok-E-Jo's Smokehouse
- Petco
- Regal Cinema 8
- la Madeleine Country French Cafe

3 ARBORETUM MARKET

- Starbucks
- Trader Joe's
- Newk's Eatery
- Romano's Macaroni Grill
- PF Chang's

4 SPICEWOODS SPRINGS

- Walgreen's
- DoubleDave Pizzaworks
- Starbucks
- Twin Liquors
- Mangia Pizza
- Wells Fargo Bank
- Subway
- Torchy's Tacos
- The UPS Store
- Randalls
- Domino's Pizza
- The Galaxy Cafe
- Molcas
- Wally's Burger Express
- Delaware Sub Shop

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