

OFFICE FOR LEASE

9600 & 9606 North MoPac Expressway | Austin, Texas 78759

# Stonebridge I & II



FOR MORE INFORMATION

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JEFF HENLEY, JR.

JACK PUTMAN

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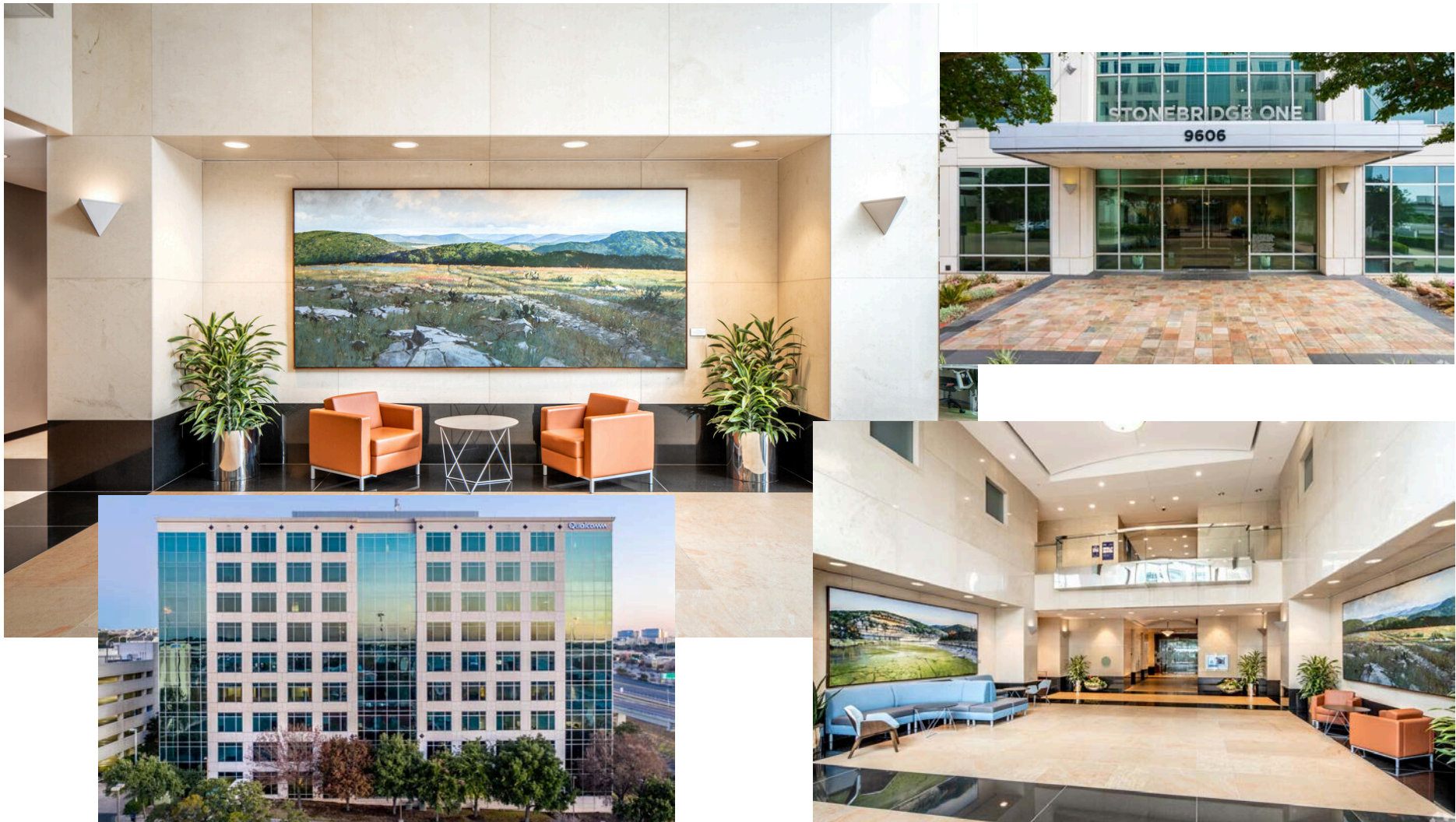
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**COMING SOON!**  
**TENANT LOUNGE**



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# Stonebridge I

**LEVEL ONE** \$33.00/RSF | \$16.90 NNN

Suite I-100 - 3,997 RSF

**LEVEL SIX** \$33.00/RSF | \$16.90 NNN

Suite I-600 - 5,000 - 22,238 RSF

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4.1:1,000 RSF Parking Ratio

# Level 1



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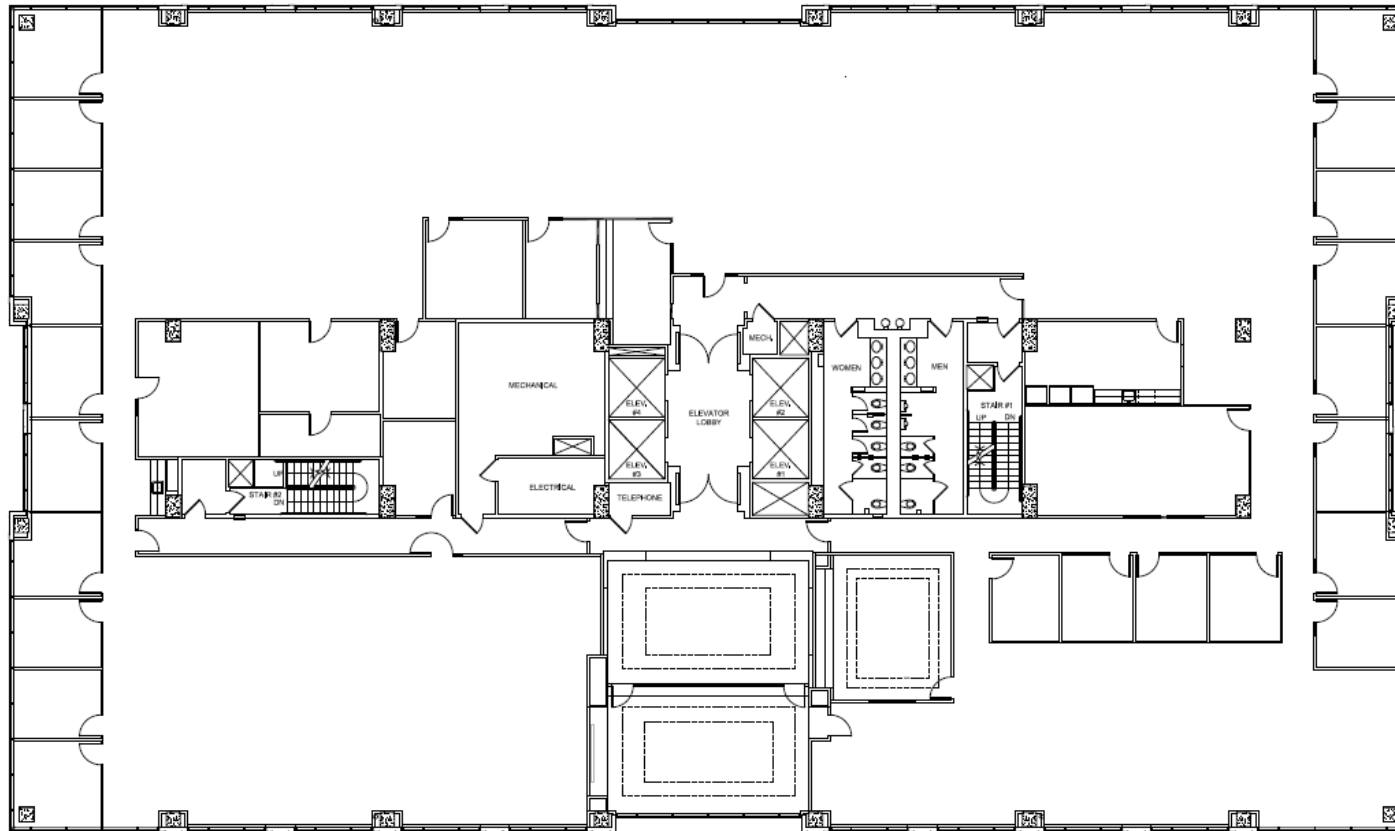
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4.1:1,000 RSF Parking Ratio

# Level 6

## SUITE I-600 FULL FLOOR AVAILABLE NOW

5,000 - 22,238 RSF



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# Stonebridge II

**LEVEL TWO** \$33.00/RSF | \$15.49 NNN

Suite II-225 - 6,236 RSF

Suite II-230 - 6,664 RSF

**LEVEL FIVE** \$33.00/RSF | \$15.49 NNN

Suite II-525 - 6,891 RSF

**LEVEL SIX** \$33.00/RSF | \$15.49 NNN

Suite II-625 - 8,471 RSF

**LEVEL SEVEN** \$33.00/RSF | \$15.49 NNN

Suite II-700 - 4,456 RSF

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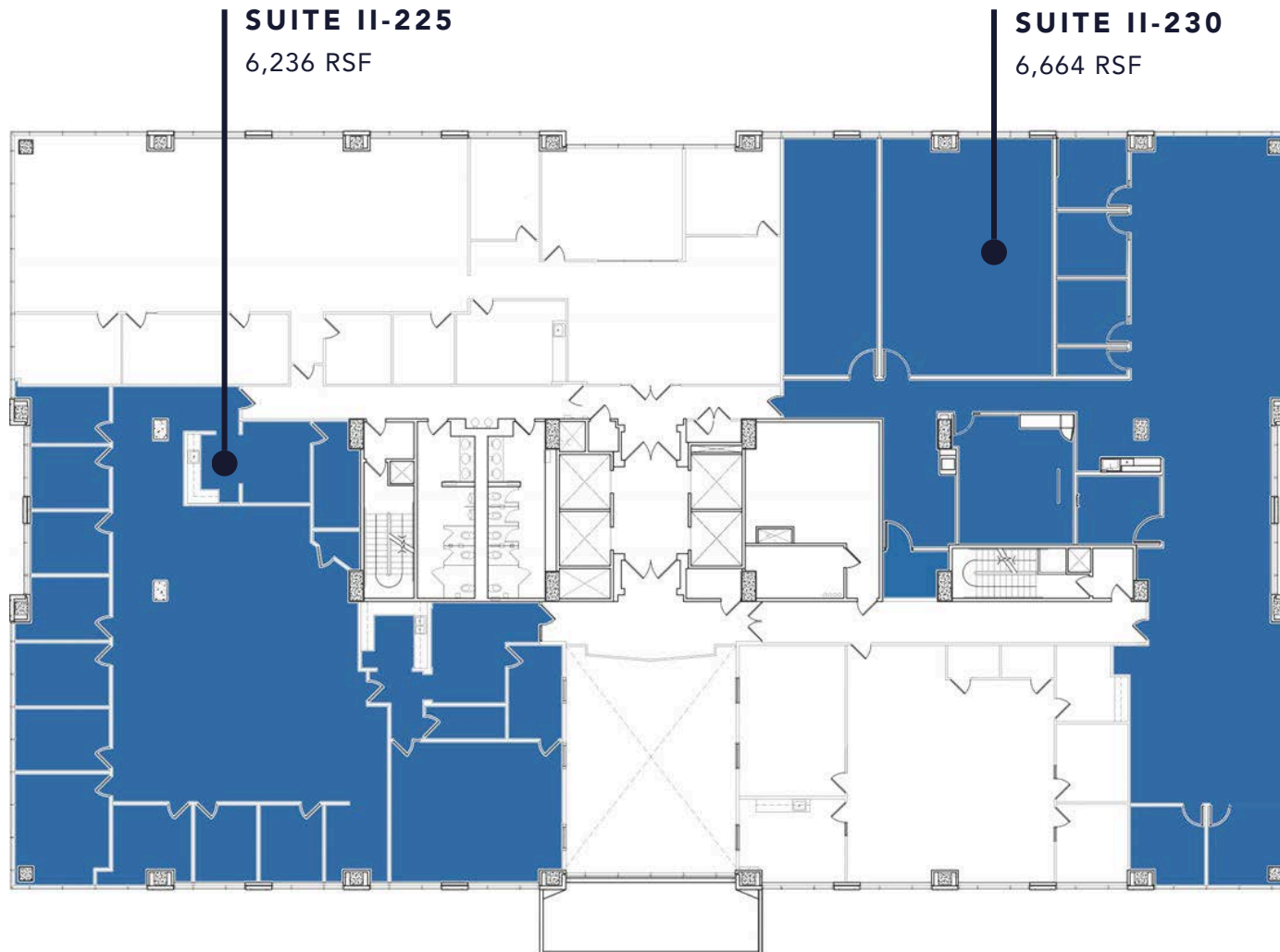
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4.11:1,000 RSF Parking Ratio

# Level 2



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4.11:1,000 RSF Parking Ratio

# Level 5

**SUITE II-525**

6,891 RSF

FULLY FURNISHED



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4.11:1,000 RSF Parking Ratio

# Level 6

**SUITE II-625**

8,471 RSF | AVAILABLE 04/01/2026



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4.11:1,000 RSF Parking Ratio

# Level 7

## SUITE II-700

4,456 RSF



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# Nearby Amenities

## 1 The Domain

Neiman Marcus  
 Louis Vuitton  
 David Yurman  
 Tiffany & Co.  
 Gucci  
 Versace  
 Peter Millar  
 Tesla  
 CAVA Mediterranean  
 Lululemon  
 Levi's  
 Nordstrom  
 Golden Goose  
 Museum of Ice Cream  
 Arhaus  
 Burberry  
 Saint Laurent  
 North Italia  
 Apple  
 Punch Bowl Social  
 Loro Asian Smokehouse

## 2 The Arboretum

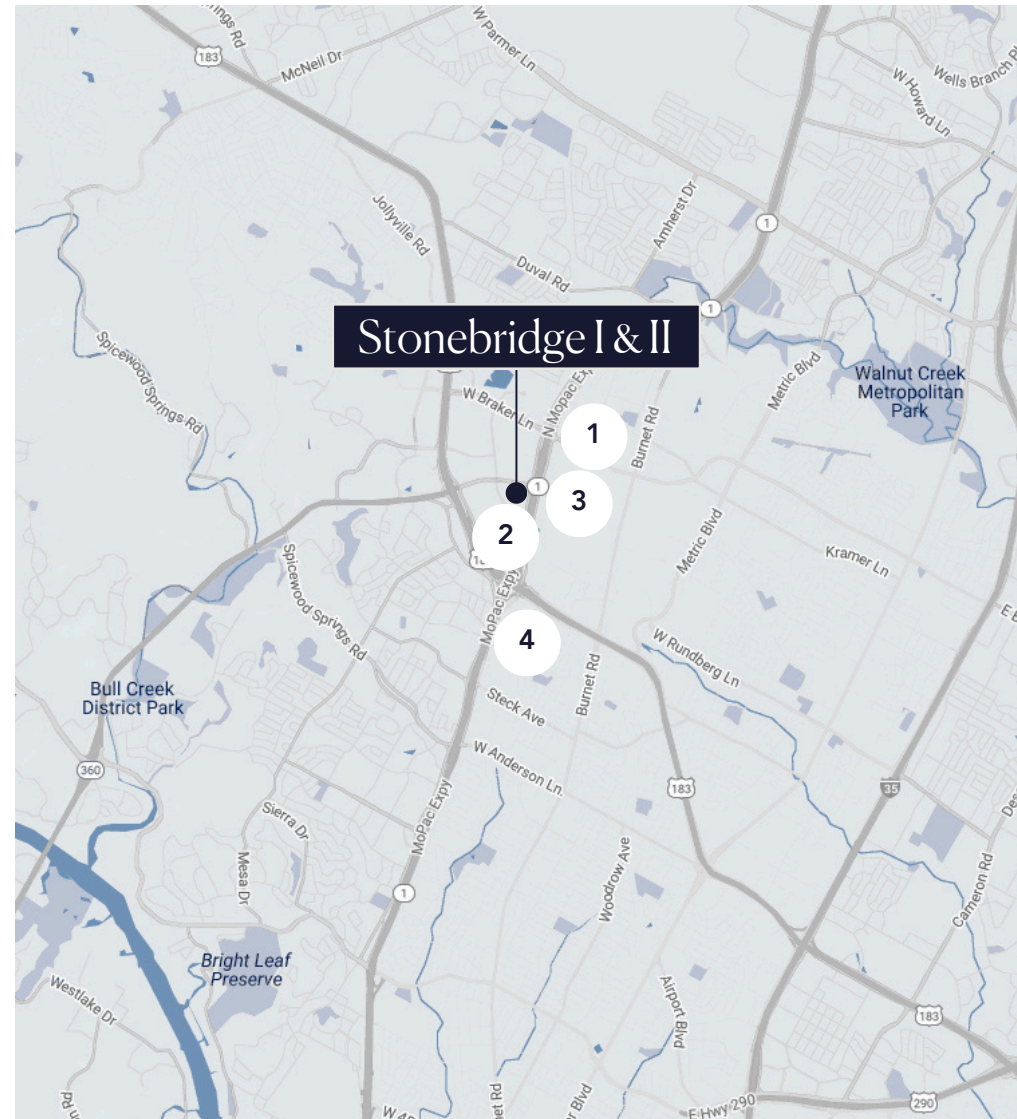
Pottery Barn  
 Jos. A Bank  
 Amy's Ice Creams  
 The Kebab Shop  
 Juliet Italian Kitchen  
 CAVA Mediterranean  
 Ballard Designs  
 James Avery  
 Ugly Dumpling Chinese  
 Café du Bliss  
 Bulevar Mexican Kitchen  
 Eddie V's Prime Seafood  
 Five Guys Hamburgers  
 Barnes & Noble  
 The Cheesecake Factory  
 Renaissance Austin  
 Knotty Deck & Bar  
 Estancia Brazilian Steakhouse  
 BB&T  
 Chase Bank  
 Hanara Sushi & Grill

## 3 Anderson Lane

The Grove Wine Bar  
 El Dorado Café  
 Jack Allen's Kitchen  
 Tarka Indian Kitchen  
 District Kitchen + Cocktails  
 Wal-Mart Supercenter  
 Zen Japanese  
 Cover 3  
 Hopdoddy Burger Bar  
 Bartlett's  
 Whataburger  
 Madam Mam's  
 Epoch Coffee  
 Office Depot  
 Alamo Drafthouse Cinema

## 4 Arbor Walk

The Home Depot  
 BJ's Restaurant  
 Mighty Fine Burgers  
 Masala Wok Indian + Asian Fare  
 Salata  
 Spec's  
 Lupe Tortilla Mexican Restaurant  
 Potbelly Sandwich Shop  
 Casa Do Brasil  
 EJ's Hot Pot & Sushi  
 Southside Market & BBQ  
 Whole Foods Market  
 Crate & Barrel  
 Regal Gateway Cinema  
 IchiUmi Sushi



# Contact

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