

# Available

**3508 Far West Blvd**  
**Austin, TX 78731**



## Two Far West

### For Lease

Office – 1<sup>st</sup> Floor

**1,343 RSF Suite 120**

- Great visibility on Far West Blvd  
Abundant Parking
- Easy access and close proximity to Mopac expressway as well as Hwy 183
- Suite 120: Nice office with easy access to parking location is right off the west building entrance  
Great for medical use, previous tenant was a dentist  
Space has a corner office & restroom in space
- Updated lobby ceilings and granite floors, corridor carpet and wall coverings
- Updated Bathrooms
- Walking distance to many local restaurants and businesses

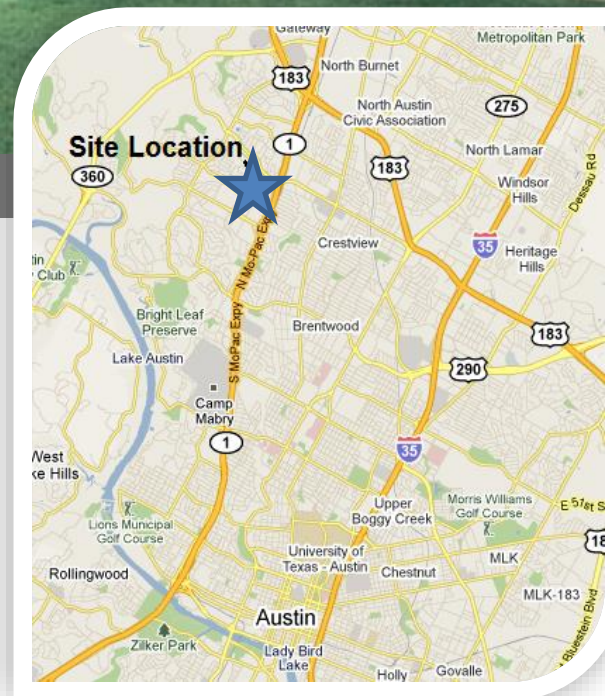
**Contact: 512-302-1500**

**Rick DuPont**

[Rick@TheDuPontGroup.com](mailto:Rick@TheDuPontGroup.com)

**Joseph Valentino**

[JSV@TheDuPontGroup.com](mailto:JSV@TheDuPontGroup.com)



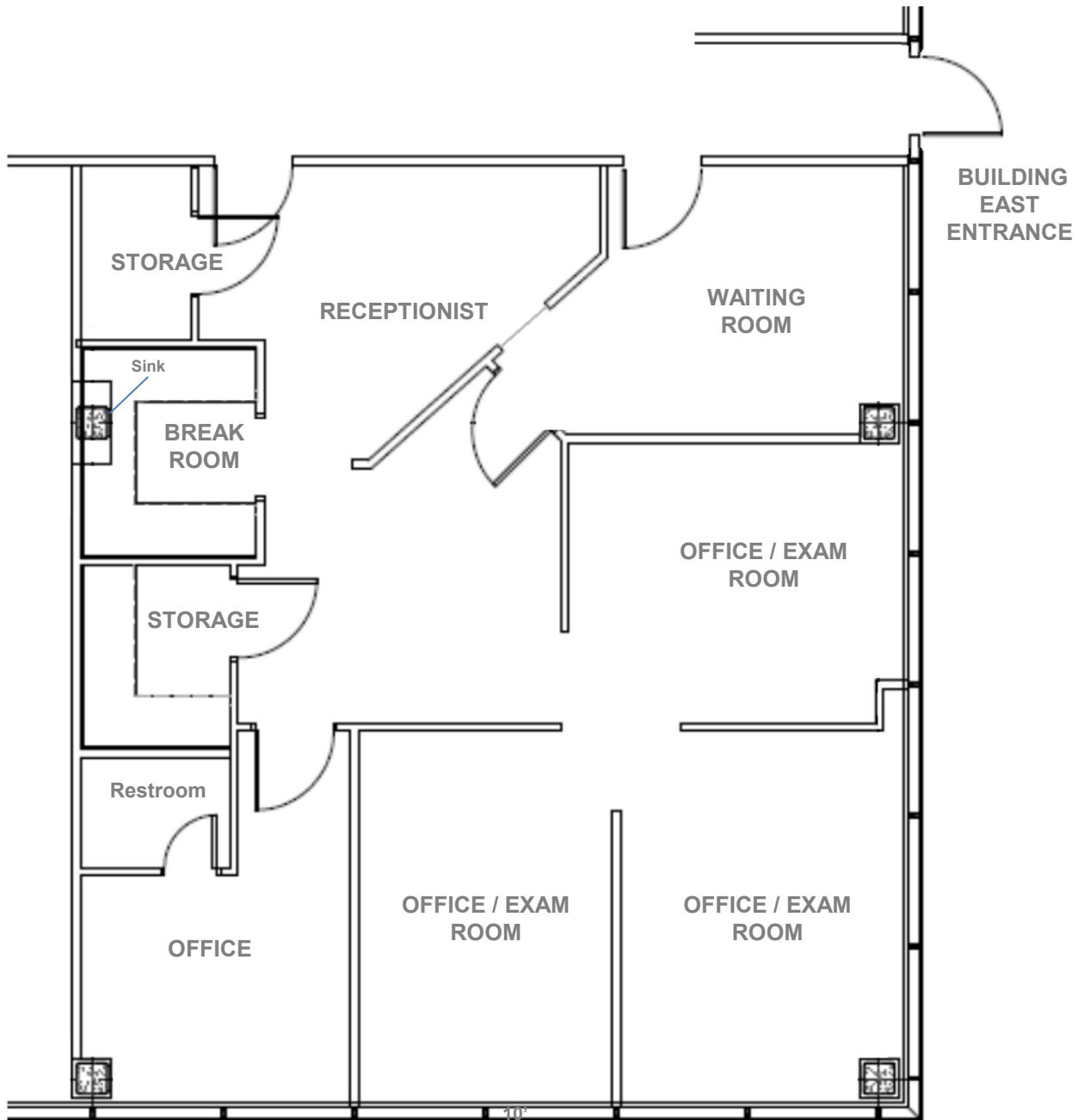
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**Floor Plan**  
3508 Far West Blvd



**Suite 120**



*Suite 120*

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