



Balcones Office Park

***Space Available:
3303 Northland Drive
Mopac @ 2222***

Suite 220

**Approx. 1257 rsf
Landmark Location**

**Rates starting at \$28.50 rsf
Full Service Modified Gross
Base Year 2026**

Property Amenities: On-site management; walk to Prosperity Bank, Chase Bank, Starbucks, Randalls, Juiceland, Chez Zee Restaurant, cleaners, Pak-Mail, Fajita Pete's, doctors, dentist, attorneys and more

Call 512-451-7613

Jan Smitherman
Leasing/Property Manager
Balcones Office Park
Moritz Properties