

# KINGSTONES

📍 11675 Jollyville Rd, Austin, TX

## FOR LEASE MEDICAL/OFFICE

- 📍 Prime Northwest Austin Location
- 🏢 Flexible, Move-In Ready Office Space
- 🕒 Minutes from The Domain & Arboretum
- 👉 Easy Access to Hwy 183, Loop 360 & Mopac



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📐 Available Spaces : 419 SF - 2,958 SF  
🏷️ Base Rent : \$23.50 sf/year  
➤➤➤ NNN: \$13.50/sf/year



# EXECUTIVE SUMMARY

## Professional Office in Northwest Austin

KINGSTONES Building is a well-established, multi-tenant three-story office condominium located along Jollyville Road — a quieter corridor that maintains quick access to US-183, Loop 360, and MoPac. The property offers move-in ready suites with contemporary finishes ranging from 419 SF to 2,958 SF, suitable for single professionals through mid-size teams. Minutes from The Domain and The Arboretum. The property is ideal for professional, financial, legal, medical, consulting, and other office users seeking a prestigious Northwest Austin address.



FOR LEASE  
MEDICAL | OFFICE



### Multi-Tenant

Office Condominium Building



### 3 Floors

Professional Office Environment



### 3.53/1,000

Parking Ratio



### Available Now

Move-In Ready Suites

## PROPERTY FEATURES



### PROPERTY HIGHLIGHTS

- Move-In Ready Office Spaces
- Flexible suites from 419 SF to 2,958 SF
- Contemporary Interior Finishes
- Parking ratio of 3.53/1,000 SF
- Efficient Suite Layouts



### LOCATION HIGHLIGHTS

- Northwest Austin business location
- Easy access to US-183, Loop 360 & MoPac
- Surrounded by restaurants, retail & services
- Strong daytime business population



### BUILDING FEATURES

- Three-Story Building with Elevator Access
- Shared Common Area
- Shared Bathroom

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# PROPERTY DETAILS

CATEGORY	DETAILS
Available space	419 SF - 2,958 SF
Base Rent	\$20.00/ sf/year
Estimated NNN	\$13.50/sf/year
Parking ratio	3.53: 1,000
Property type	Office Condominiumus
Delivery Condition	Second Generation
Zoning	Office/ Medical
Other	Elevator Access, Surface Parking, Professional Common Areas
Ideal Uses	Medical office/ Attorney or CPA Office, Insurance Agency, Financial Advisor, Counseling / Therapy, Consulting Firm, Technology Office, Administrative Office, General Professional Office



Disclaimer: Information deemed reliable but not guaranteed, subject to change or withdrawal without notice.

## PROPERTY FEATURES



**SURFACE  
PARKING**



**ELEVATOR  
ACCESS**



**THREE  
STORIES**



**MOVE-IN  
READY**



**OFFICE  
CONDOS**

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# LOCATION OVERVIEW

## Traffic Counts

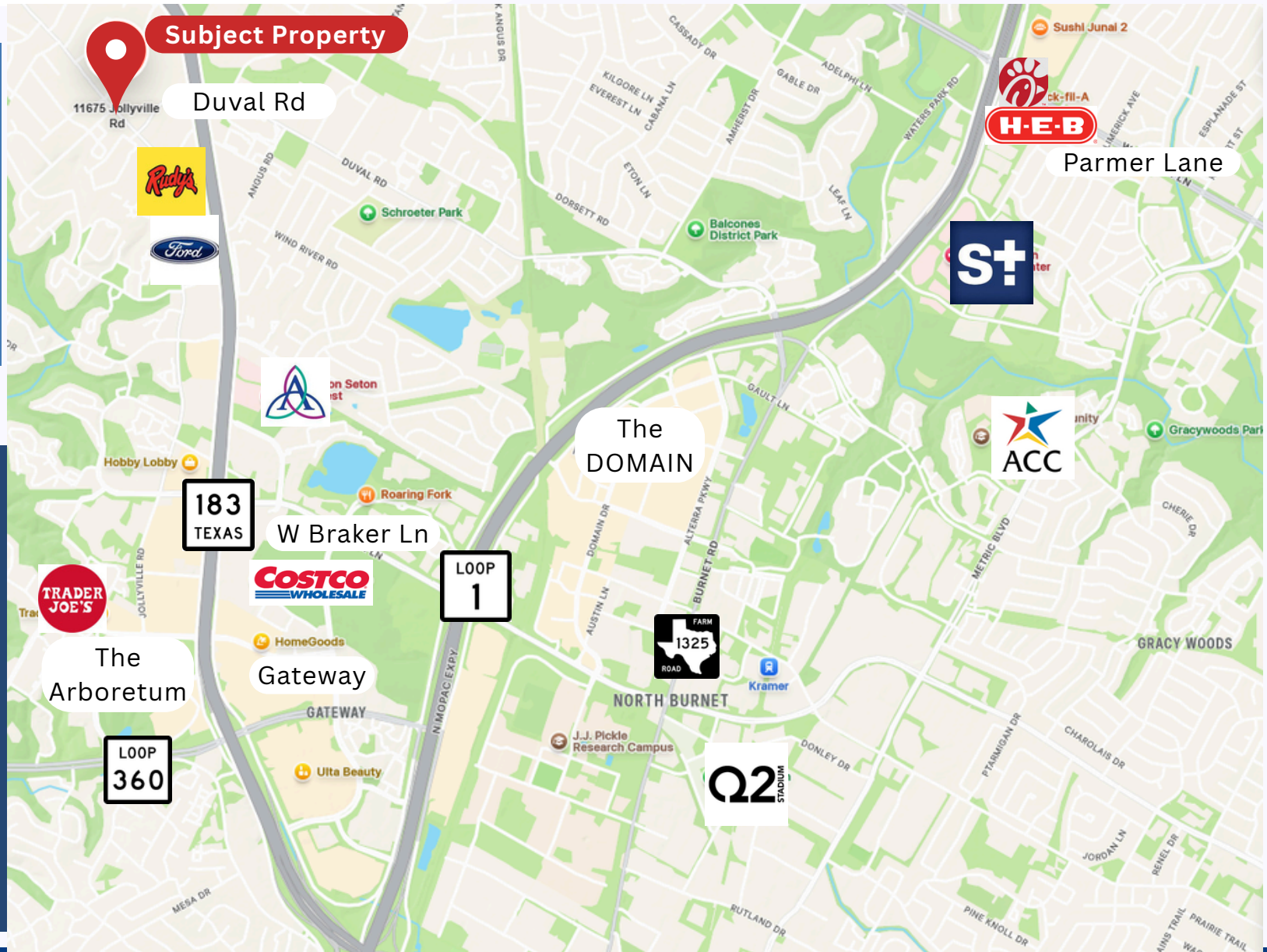
Street name

US-183	114,644 VPD
Research Blvd	49,406 VPD
Duval Rd	17,743 VPD
Jollyville Rd	23,200 VPD



## Drive Times

- The Arboretum  
3 Minutes
- The Domain  
8 Minutes
- Downtown Austin  
15 Minutes
- Q2 Stadium  
10 Minutes



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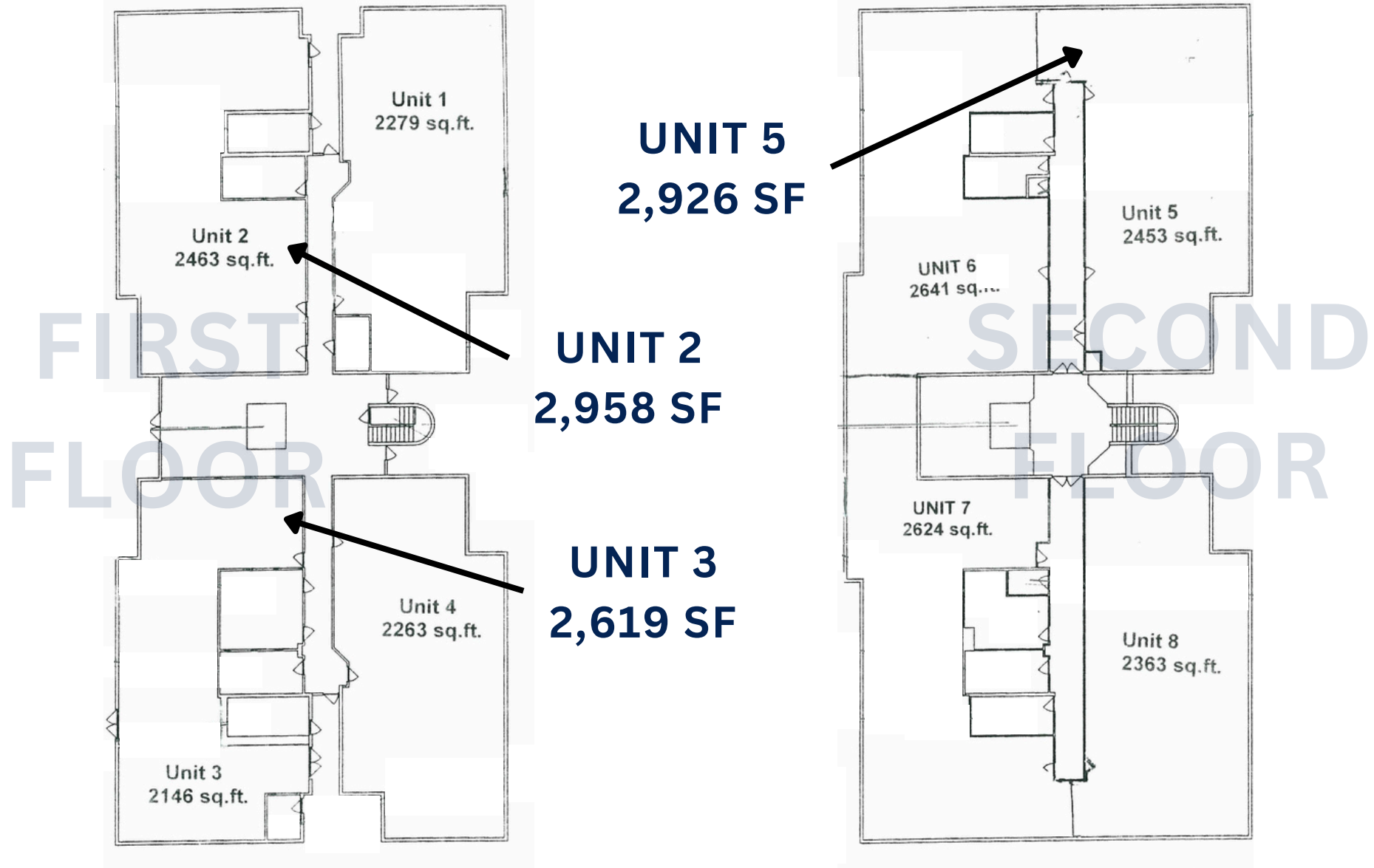
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# BUILDING FLOOR PLAN



**UNIT 5**  
**2,926 SF**

**UNIT 2**  
**2,958 SF**

**UNIT 3**  
**2,619 SF**

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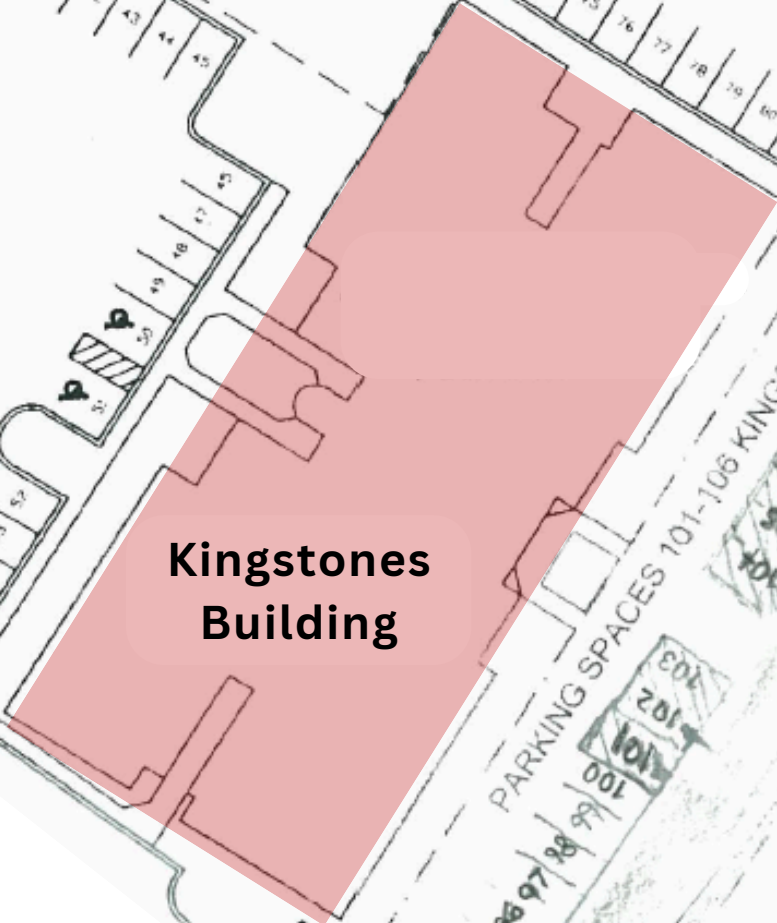


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# SITE PLAN

Bell Ave

Jollyville Road



Kingstones Building

PARKING SPACES 101-106 KINGSTONES

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# BUSINESS KEY FACTS

## Key Statistics

3 miles

**5,323**

Total Businesses

**71.3K**

Total Employees

**\$15.8B**

Total Sales

**3.6%**

Unemployment Rate

## About the Workforce

1 mile



**8.9%**

Services



**5.0%**

Trades/Skilled Labor



**86.0%**

Office Based

## Daytime Population

5 miles



**259,475**

Total Population



**328,389**

Total Daytime Population

Ratio of daytime to total population:

**1.27**

Values > 1.0 mean that more people come to the area during the day than live there.



**Urban Core**

Dominant Urbanicity Type

5 miles



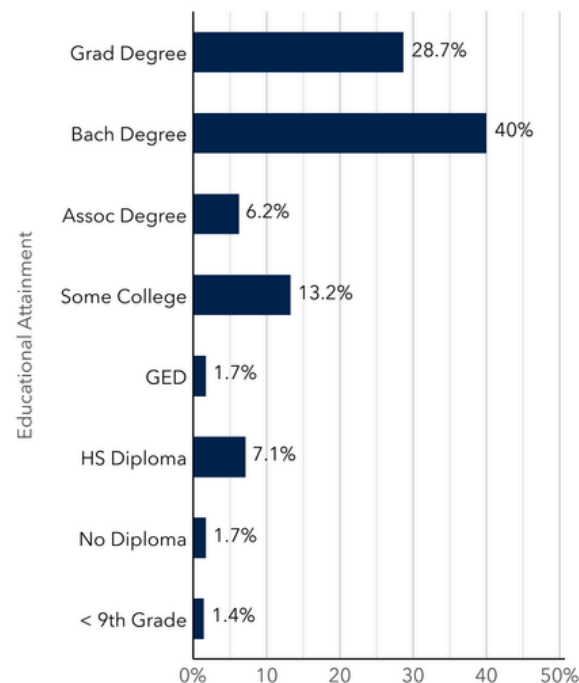
**5.2**

Avg Number of Employees



**247**

Total Businesses Per Square Mile



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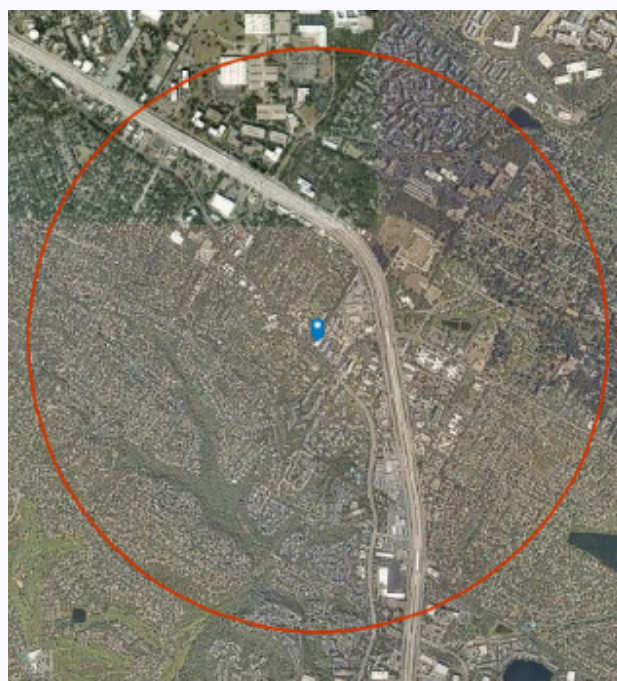
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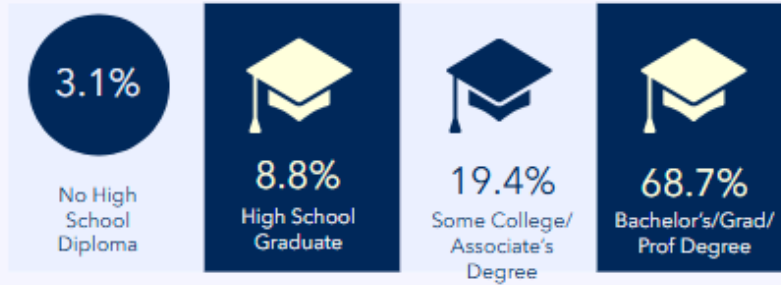


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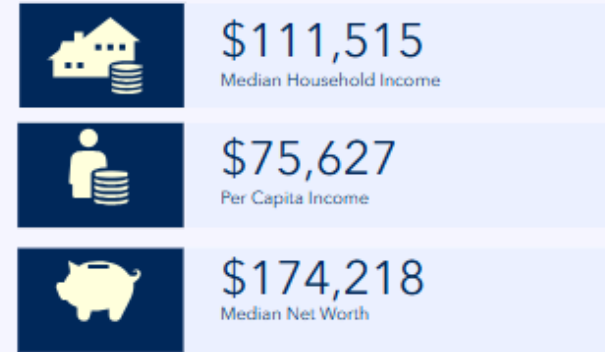
# DEMOGRAPHIC & INCOME PROFILE



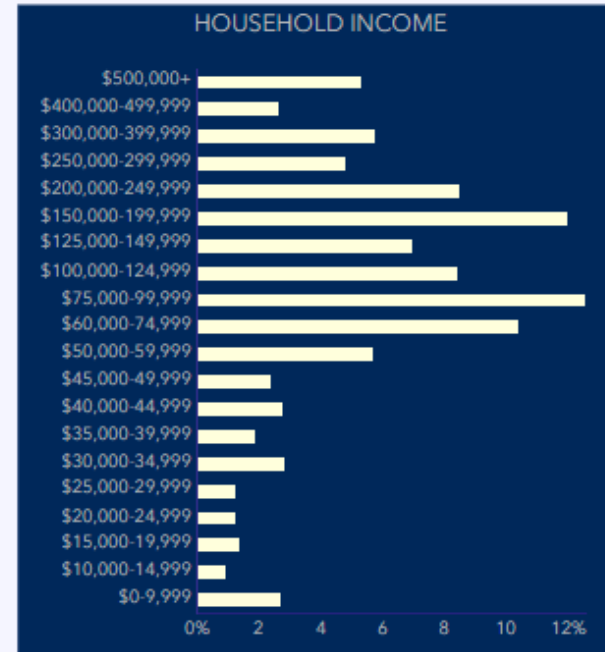
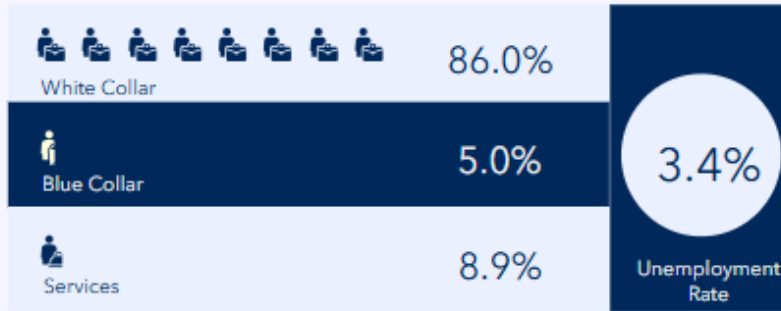
## EDUCATION



## INCOME

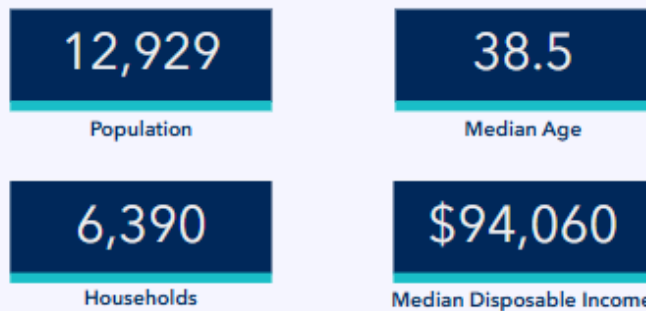


## EMPLOYMENT



## DEMOGRAPHIC DETAILS FOR 5 MILES

### KEY FACTS



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# PROPERTY PHOTOS



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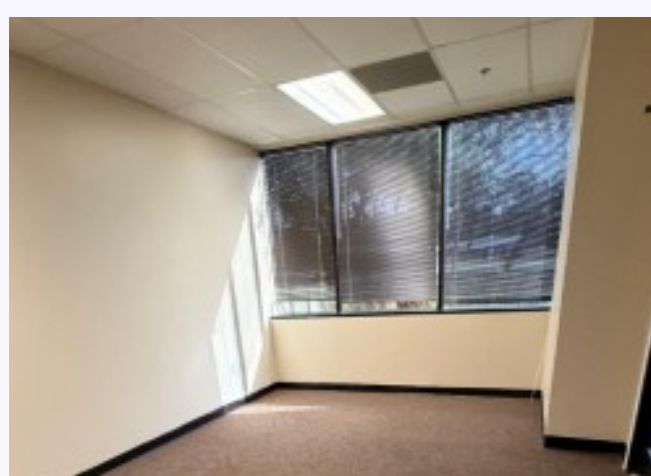
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# AREA OVERVIEW

Northwest Austin is one of the city's most established and desirable business districts, known for its affluent demographics, strong employment base, excellent schools, and convenient access to major transportation corridors. The area is home to major employers, executive housing communities, premier retail destinations, and a diverse mix of professional services, making it a preferred location for businesses and their employees..

## Economy

Northwest Austin continues to be one of the region's strongest employment centers, supported by a diverse economy that includes technology, healthcare, professional services, financial institutions, and corporate headquarters. Major employers, educational institutions, and healthcare providers contribute to a stable business environment and a highly skilled workforce. The area's continued growth and strong commercial activity make it an attractive location for businesses seeking long-term stability and accessibility.

## Real Estate

The Northwest Austin office market remains a preferred destination for professional service firms and medical users due to its established infrastructure, accessibility, and proximity to major employment centers. Kingstones Building offers businesses the opportunity to lease office space within a well-maintained office condominium environment while benefiting from convenient access to US-183, Loop 360, MoPac, The Arboretum, and The Domain. The property's flexible suite sizes and move-in ready condition provide efficient occupancy solutions for a variety of office users.

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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the Client above others including the broker's own interests.
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client. and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BOTH- INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you. and your obligations under the representation agreement.
- Who will pay the broker for services provided to you. when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for our records.

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