

KINGSTONES

📍 11675 Jollyville Rd, Austin, TX

FOR SALE 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



Available Spaces:

Unit 2 - 2,958 SF

Unit 3 - 2,619 SF

Unit 5 - 2,926 SF

Darren Siegel

Principal/Agent

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Neerja Kwatra

Principal/Broker

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Unit Sale Price :

Unit 2: \$1,090,000

Unit 3: \$965,000

Unit 5: \$1,078,000

 **NEW EDGE**
COMMERCIAL REAL ESTATE

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 SALE
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	2,619 SF - 2,958 SF
Unit 2 Sale Price	\$1,090,000
Unit 3 Sale Price	\$965,000
Unit 5 Sale Price	\$1,078,000
Parking ratio	3.53: 1,000
Property type	Office Condominiums
Delivery Condition	Second Generation
Zoning	Office/ Medical
Other	Elevator Access, Surface Parking, Professional Common
Ideal Uses	Medical office/ Attorney or CPA Office, Insurance Agency, Financial Advisor, Counseling / Therapy, Consulting Firm, Technology Office, Administrative 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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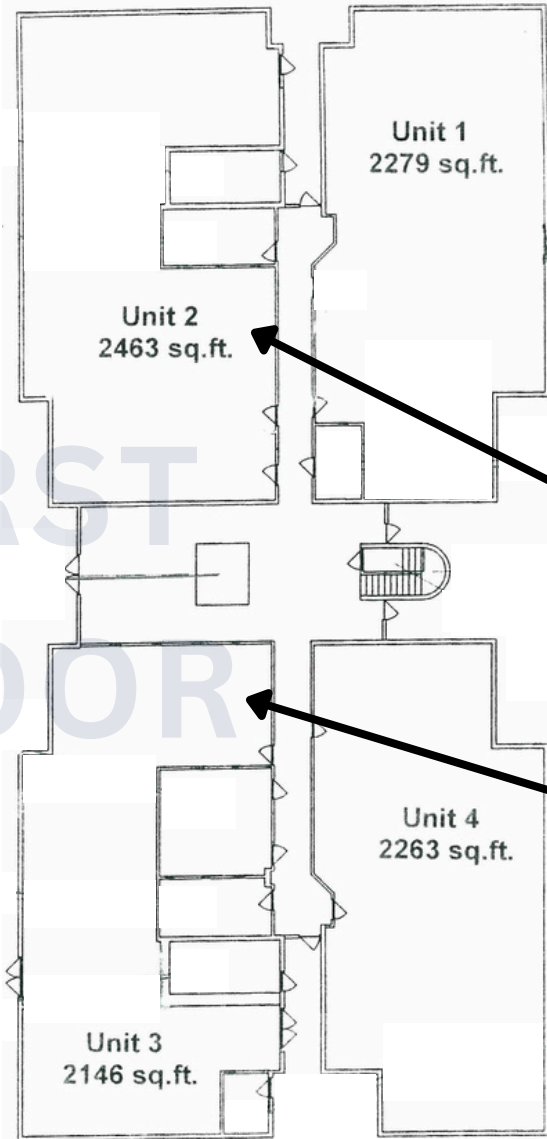
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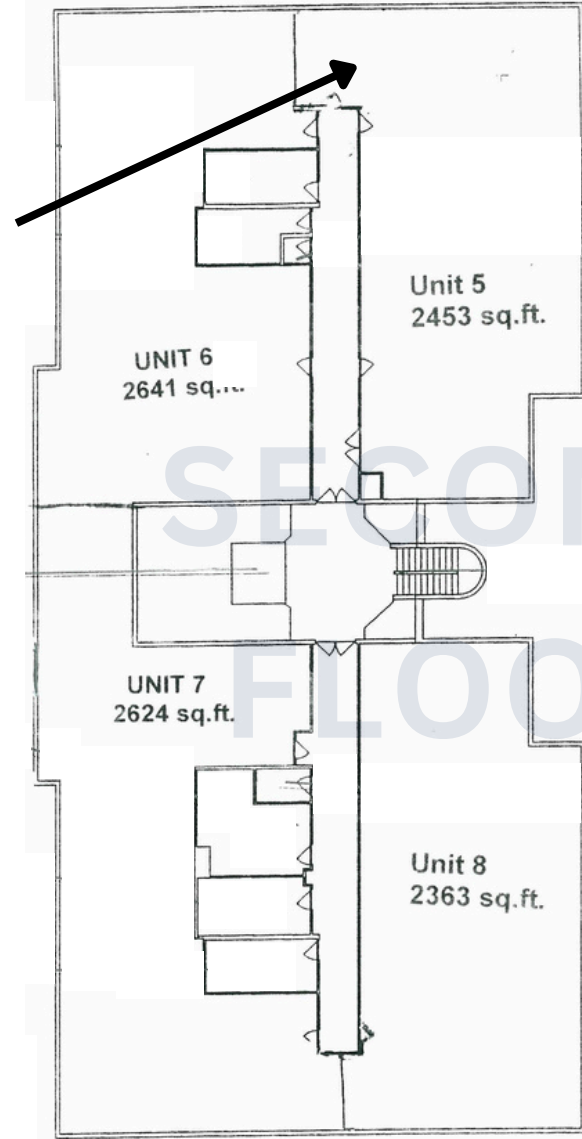
BUILDING FLOOR PLAN



UNIT 5
2,926 SF

UNIT 2
2,958 SF

UNIT 3
2,619 SF



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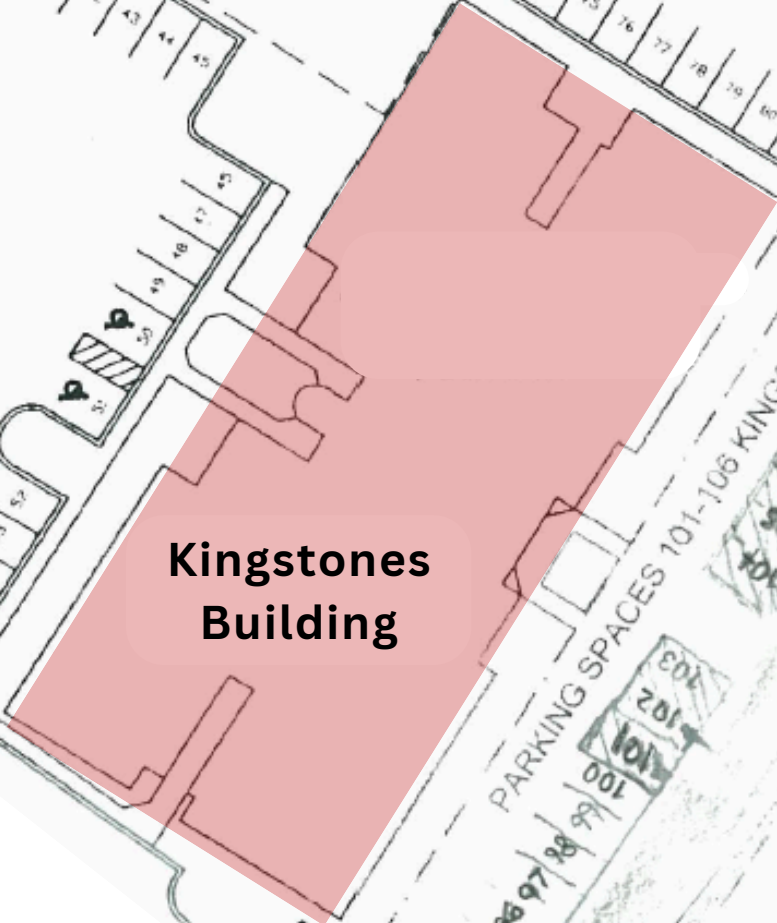


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SITE PLAN

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

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

About the Workforce

1 mile



8.9%

Services



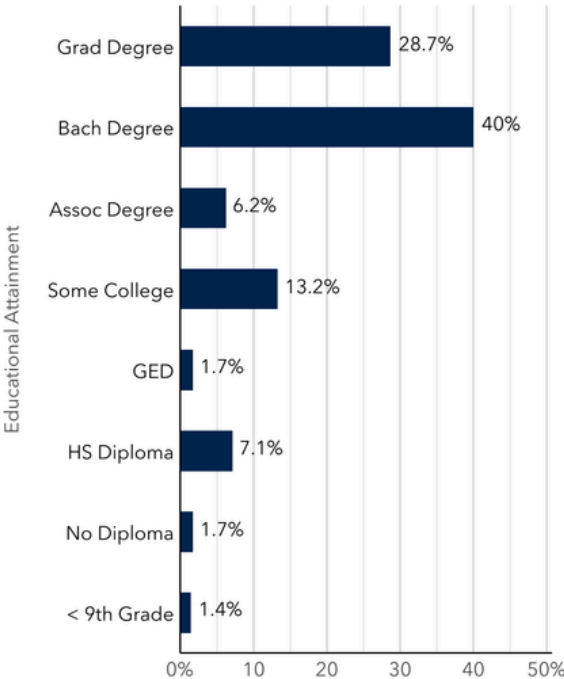
5.0%

Trades/Skilled Labor



86.0%

Office Based



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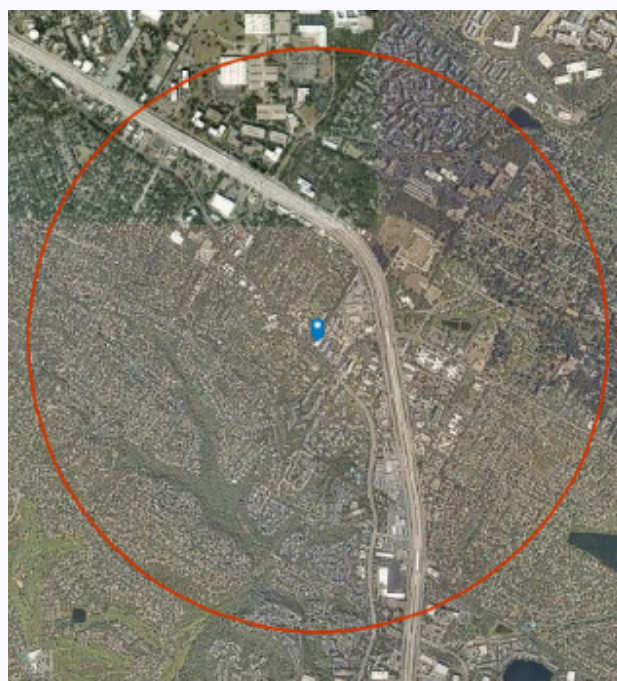
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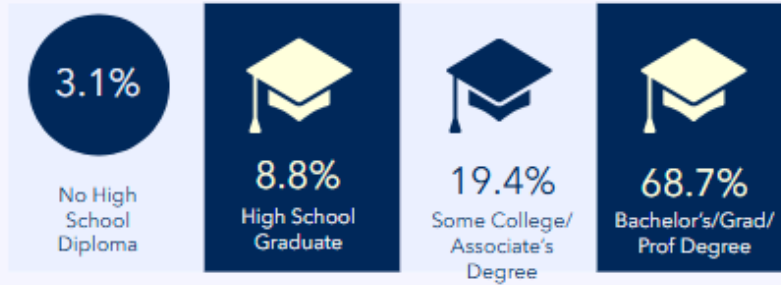


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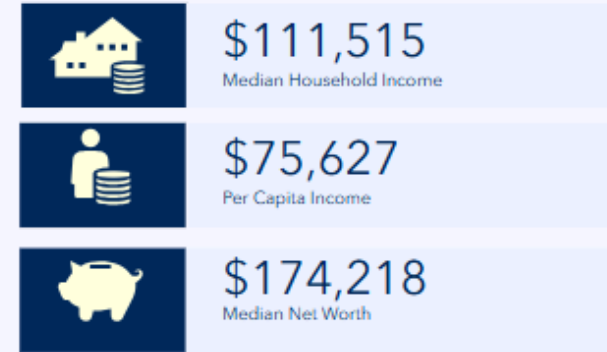
DEMOGRAPHIC & INCOME PROFILE



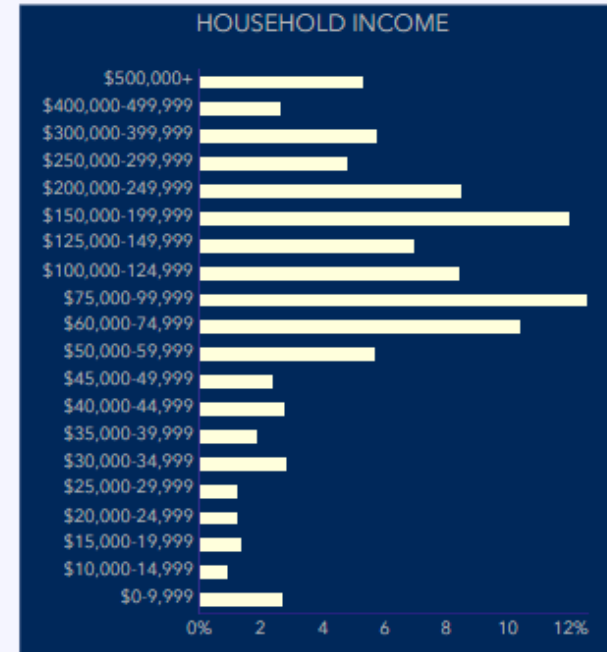
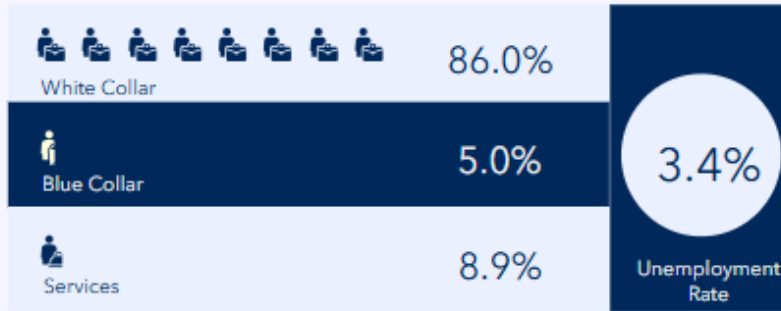
EDUCATION



INCOME

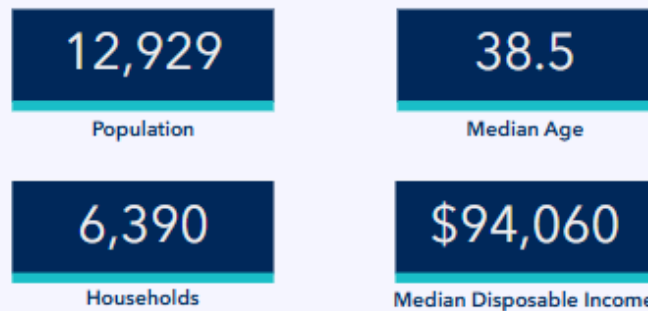


EMPLOYMENT



DEMOGRAPHIC DETAILS FOR 5 MILES

KEY FACTS



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PROPERTY PHOTOS



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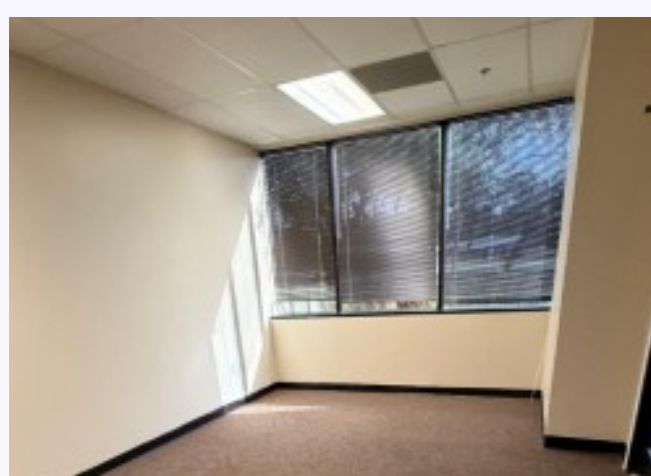
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KINGSTONESBUILDING

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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 SALE 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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