



FOR MORE INFORMATION:
leasing@metcomcorp.com

SPICEWOOD BUSINESS CENTER

4412 Spicewood Springs Rd | Austin, TX 78759



FOR LEASE

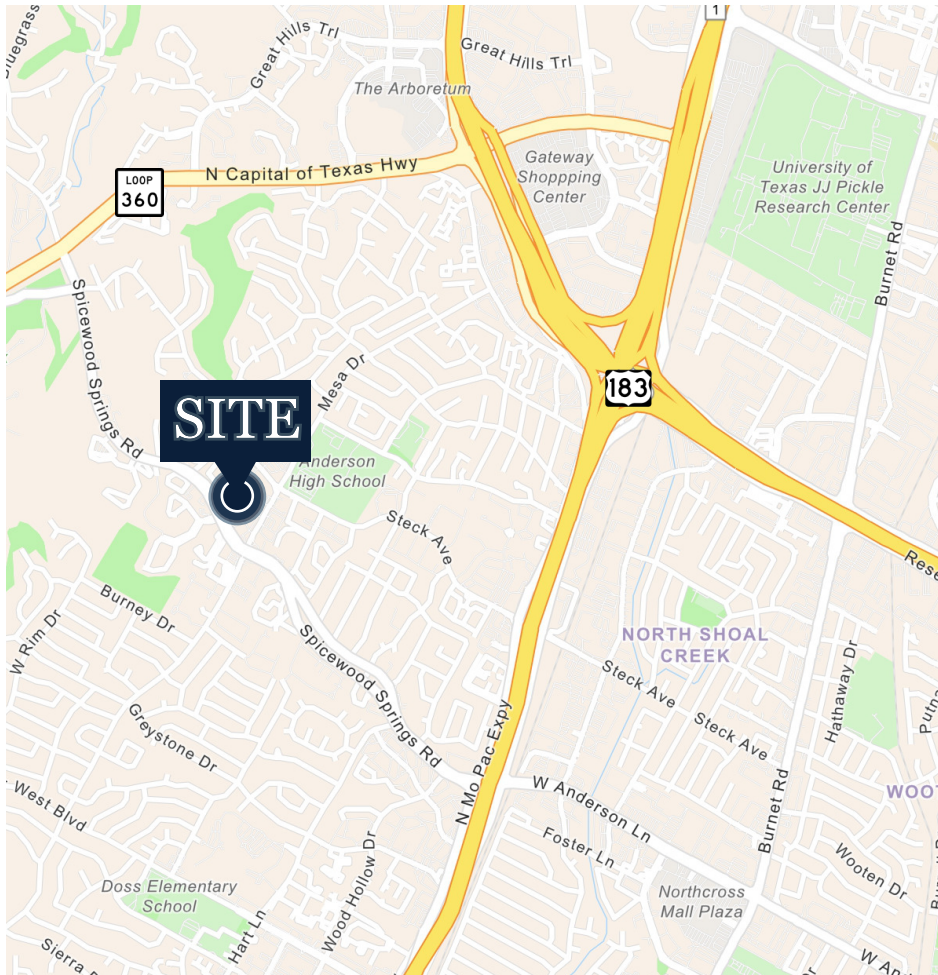


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HIGHLIGHTS

- Eight-building office condominium campus with traditional stone architecture
- Convenient front-door parking
- Walkable access to nearby dining and neighborhood services
- Over 275,000 residents within 5 miles
- More than 124,000 households within 5 miles

DESCRIPTION

Spicewood Business Center offers a tree-shaded neighborhood office setting in Northwest Austin, positioned between MoPac Expressway and Loop 360 with convenient access to US-183, The Arboretum, and The Domain. The center is home to a mix of healthcare, personal service, and other professional businesses. This combination of nearby amenities and complementary office users makes the property a practical option for tenants that regularly meet with clients.

AVAILABLE SUITES

- | | |
|--------------------------|--------------------------|
| • 0104: 950 SF | • 600B: 10,000 SF |
| • 200: 2,500 SF | • 700: 2,000 SF |
| • 201: 1,250 SF | • 701: 3,700 SF |
| • 202: 1,250 SF | • 703: 1,200 SF |
| • 400: 600 SF | • 800: 5,300 SF |
| • 600A: 10,000 SF | • 801: 5,300 SF |

ZONING

LR, Neighborhood Commercial

LEASE RATE

Please Contact: leasing@metcomcorp.com



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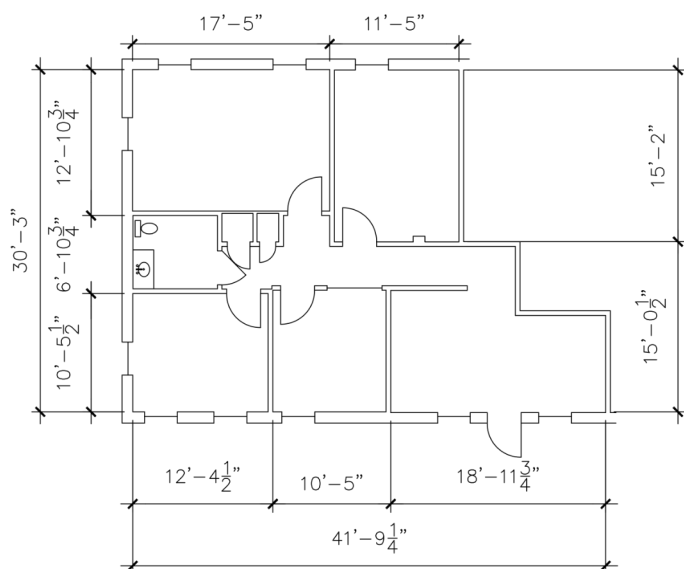
PHOTOS



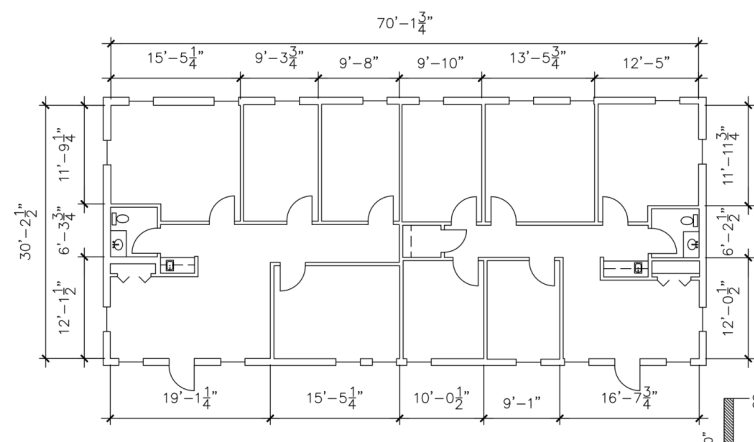
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FLOOR PLAN: SUITE 200



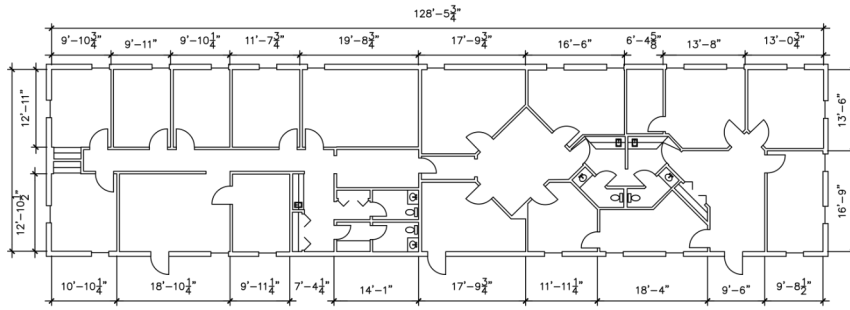
FLOOR PLAN: SUITE 201 & 202



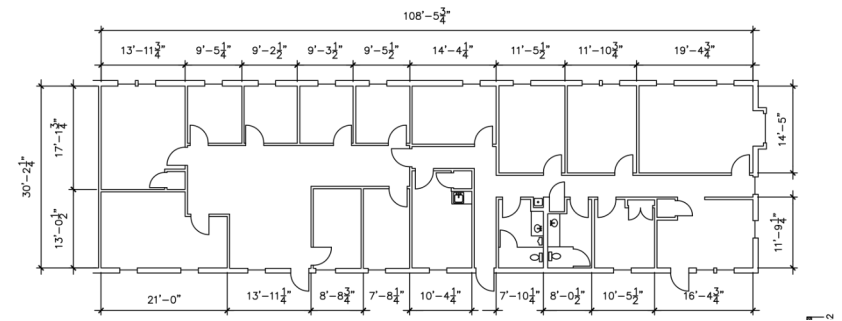
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FLOOR PLAN: SUITE 700



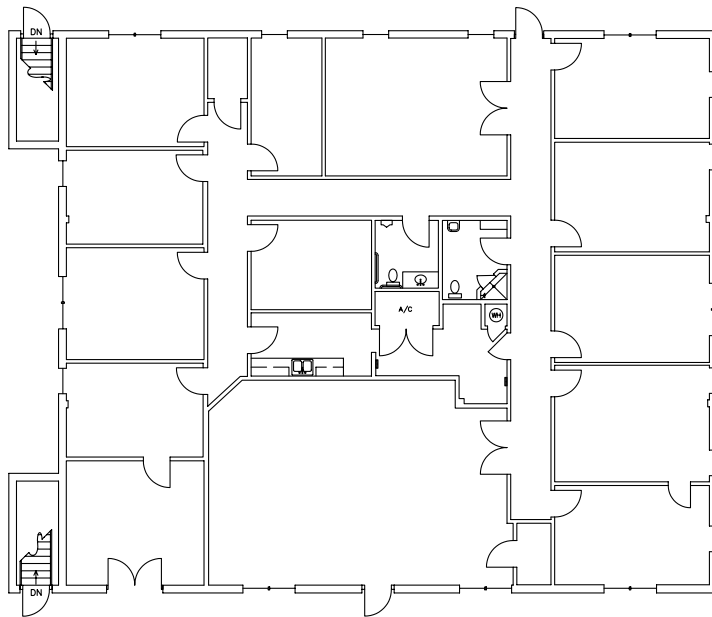
FLOOR PLAN: SUITE 701



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FLOOR PLAN: SUITE 800



FLOOR PLAN: SUITE 801

