

OFFICE CONDO

FOR LEASE

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4131 SPICEWOOD SPRINGS RD, AUSTIN TX

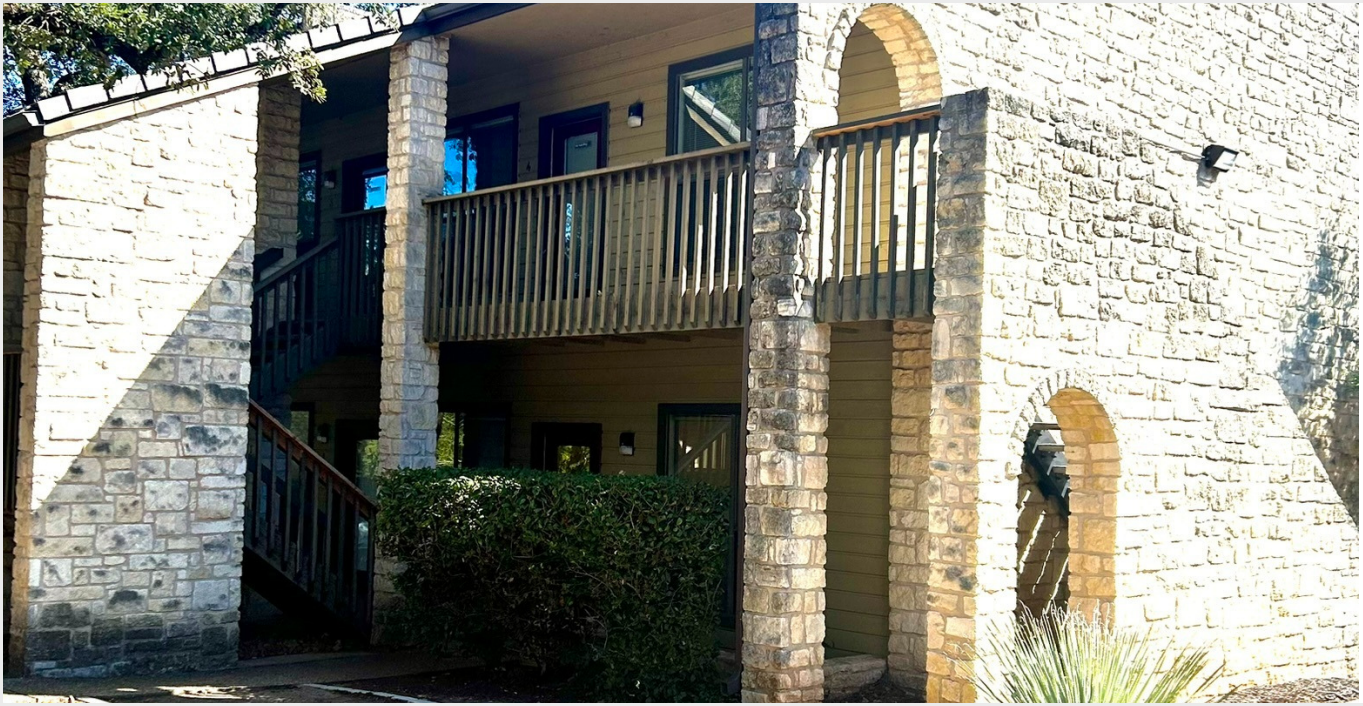
BLDG E , SUITE 2

SPICEWOOD FOREST OFFICE PARK - CONDO FOR LEASE

4131 SPICEWOOD SPRINGS RD STE E2, AUSTIN, TX 78759



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located in the heart of Northwest Austin, 4131 Spicewood Springs Rd – Suite E2 offers a professional office environment in a tranquil, park-like setting between Loop 360 (Capital of Texas Hwy) and MoPac (Loop 1). This well-maintained property features lush landscaping, convenient front-door parking, and private patios that create an inviting work atmosphere. The suite includes an efficient floor plan, all within walking distance of numerous retail centers, restaurants, and amenities.

PROPERTY HIGHLIGHTS

- Prime Northwest Austin Location between Loop 360 and MoPac (Loop 1)
- Recently Updated Interior with modern finishes and efficient layout
- Serene, Park-Like Setting surrounded by mature landscaping
- Convenient Front-Door Parking for tenants and visitors
- Functional Floor Plan with kitchenette, private restroom, and storage

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	837 SF
Building Size:	837 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,003	49,872	129,017
Total Population	14,284	103,367	282,020
Average HH Income	\$161,628	\$140,738	\$133,364

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FLOOR PLAN

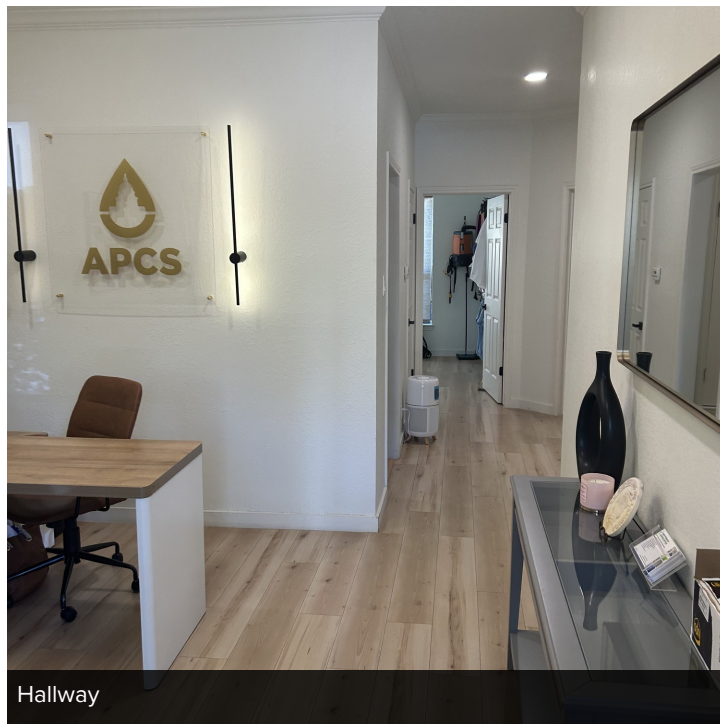


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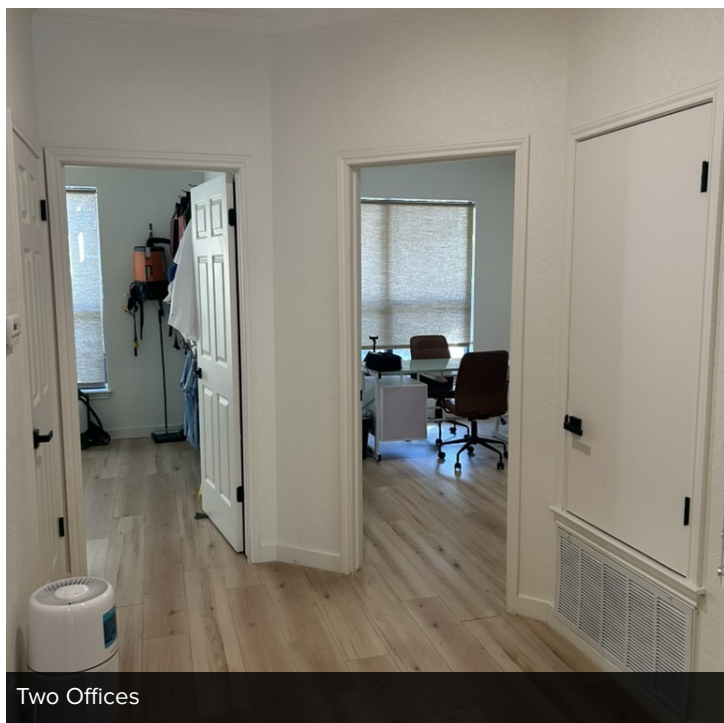
BLDG E UNIT 2 - PHOTOS



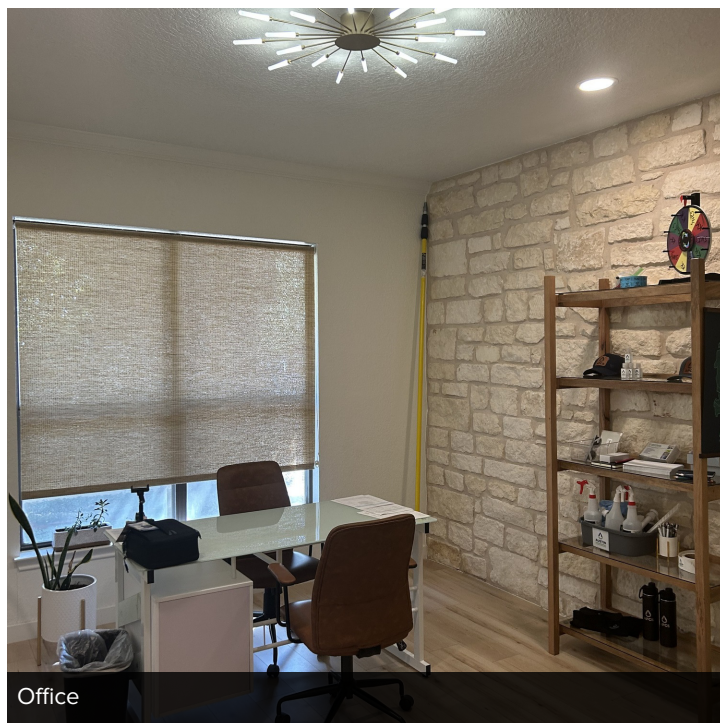
Entrance



Hallway



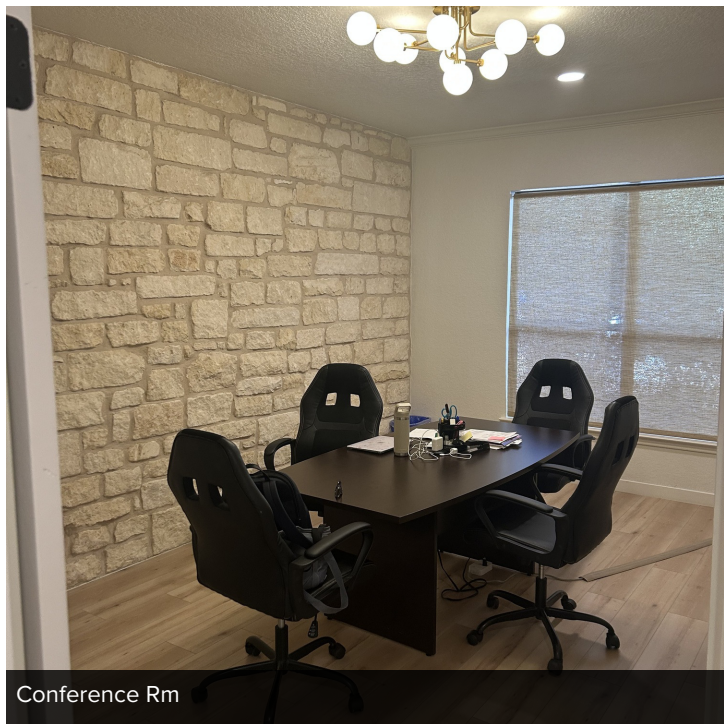
Two Offices



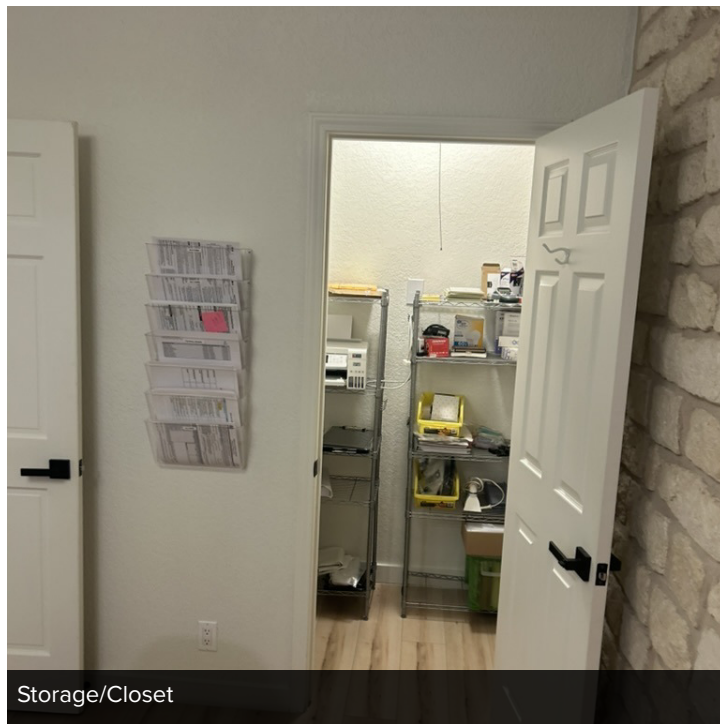
Office

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ADDITIONAL PHOTOS



Conference Rm



Storage/Closet



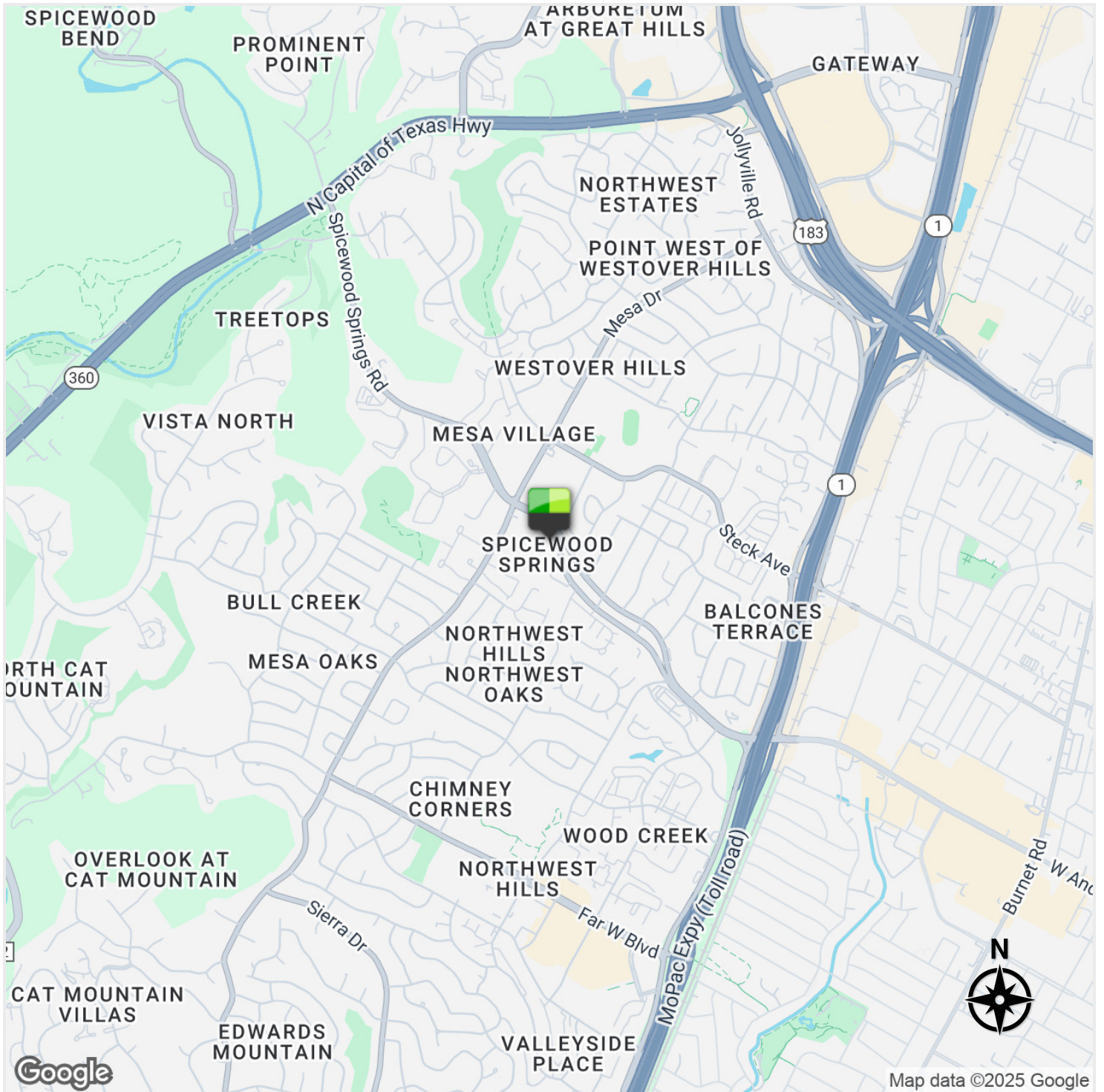
Kitchenette



Private Restroom

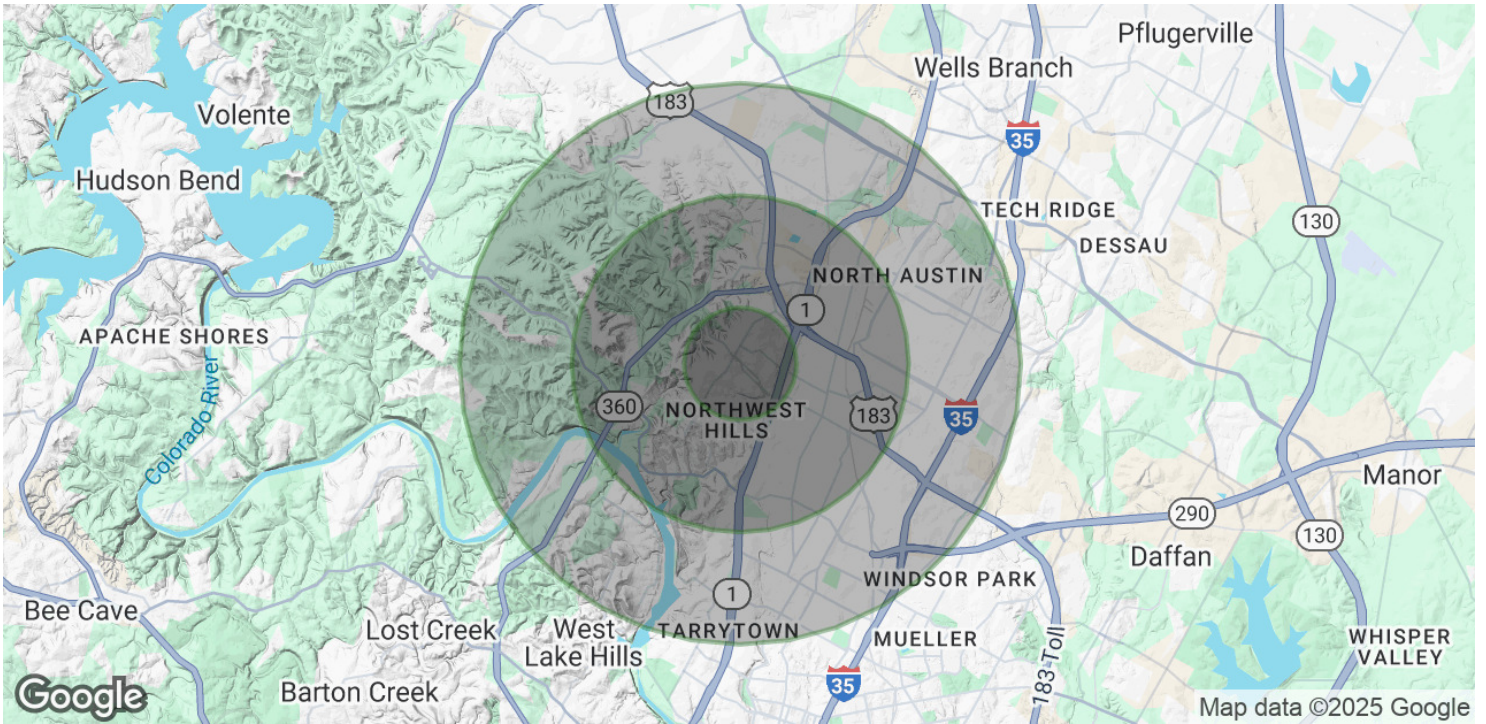
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LOCATION MAP



4131 SPICEWOOD SPRINGS RD STE E2, AUSTIN, TX 78759

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,284	103,367	282,020
Average Age	42	39	38
Average Age (Male)	41	39	38
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,003	49,872	129,017
# of Persons per HH	2	2.1	2.2
Average HH Income	\$161,628	\$140,738	\$133,364
Average House Value	\$886,382	\$737,500	\$694,385

Demographics data derived from AlphaMap



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.

2-10-2025



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 all 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 your records.

Commercial Market Exchange	9003840	info@cmeatx.com	512.912.1070
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Jennifer Bernstein	605537	jennifer@cmeatx.com	512.774.9520
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tony Gonzales	836598	tony@cmeatx.com	512.457.1122
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date