

OFFICE FOR LEASE

9600 & 9606 North MoPac Expressway | Austin, Texas 78759

Stonebridge I & II



FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

JACK PUTMAN

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512.413.5601

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512.415.4066

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 RIVERSIDE

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COMING SOON!
TENANT LOUNGE



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Stonebridge I

LEVEL ONE

\$33.00/RSF | \$16.90 NNN

Suite I-100 - 3,997 RSF

LEVEL SIX

\$33.00/RSF | \$16.90 NNN

Suite I-600 - 5,000 - 22,238 RSF

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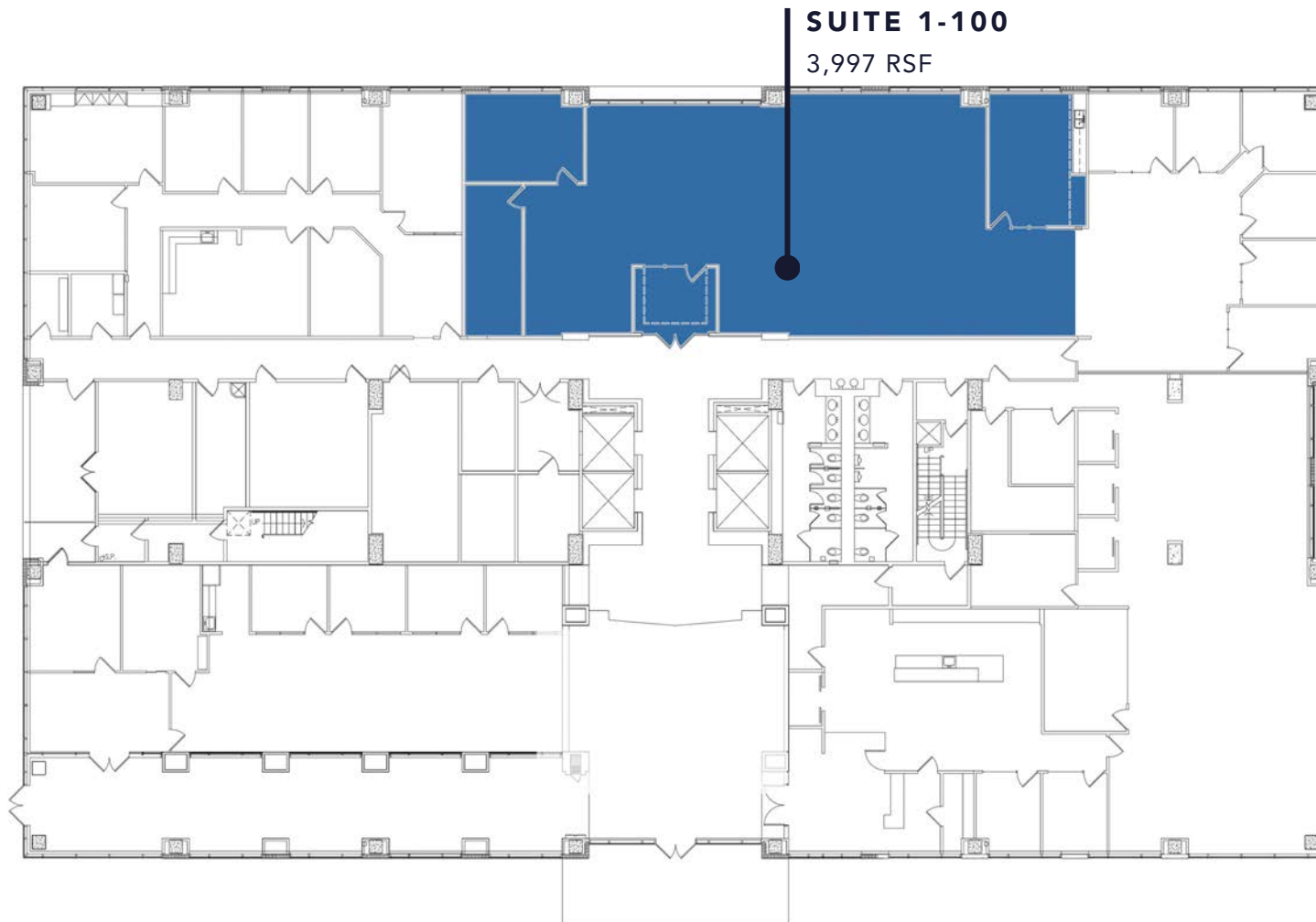
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4.1:1,000 RSF Parking Ratio

Level 1



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3 RIVERSIDE

OFFICE FOR LEASE

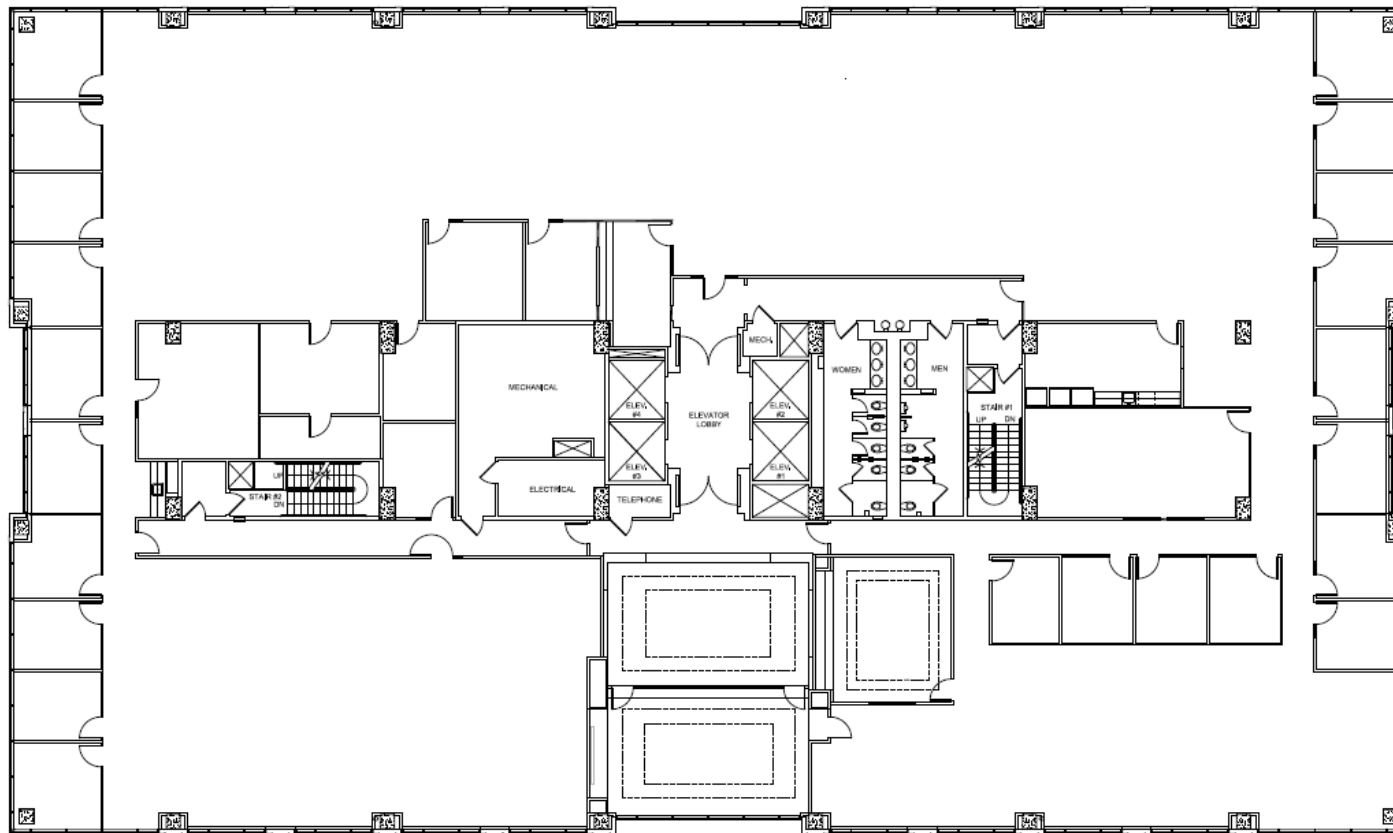
9600 & 9606 North MoPac Expressway | Austin, Texas 78759

4.1:1,000 RSF Parking Ratio

Level 6

SUITE I-600 FULL FLOOR AVAILABLE NOW

5,000 - 22,238 RSF



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Stonebridge II

LEVEL TWO

\$33.00/RSF | \$15.49 NNN

Suite II-225 - 6,236 RSF

Suite II-230 - 6,664 RSF

LEVEL SIX

\$33.00/RSF | \$15.49 NNN

Suite II-625 - 8,471 RSF

LEVEL SEVEN

\$33.00/RSF | \$15.49 NNN

Suite II-700 - 4,456 RSF

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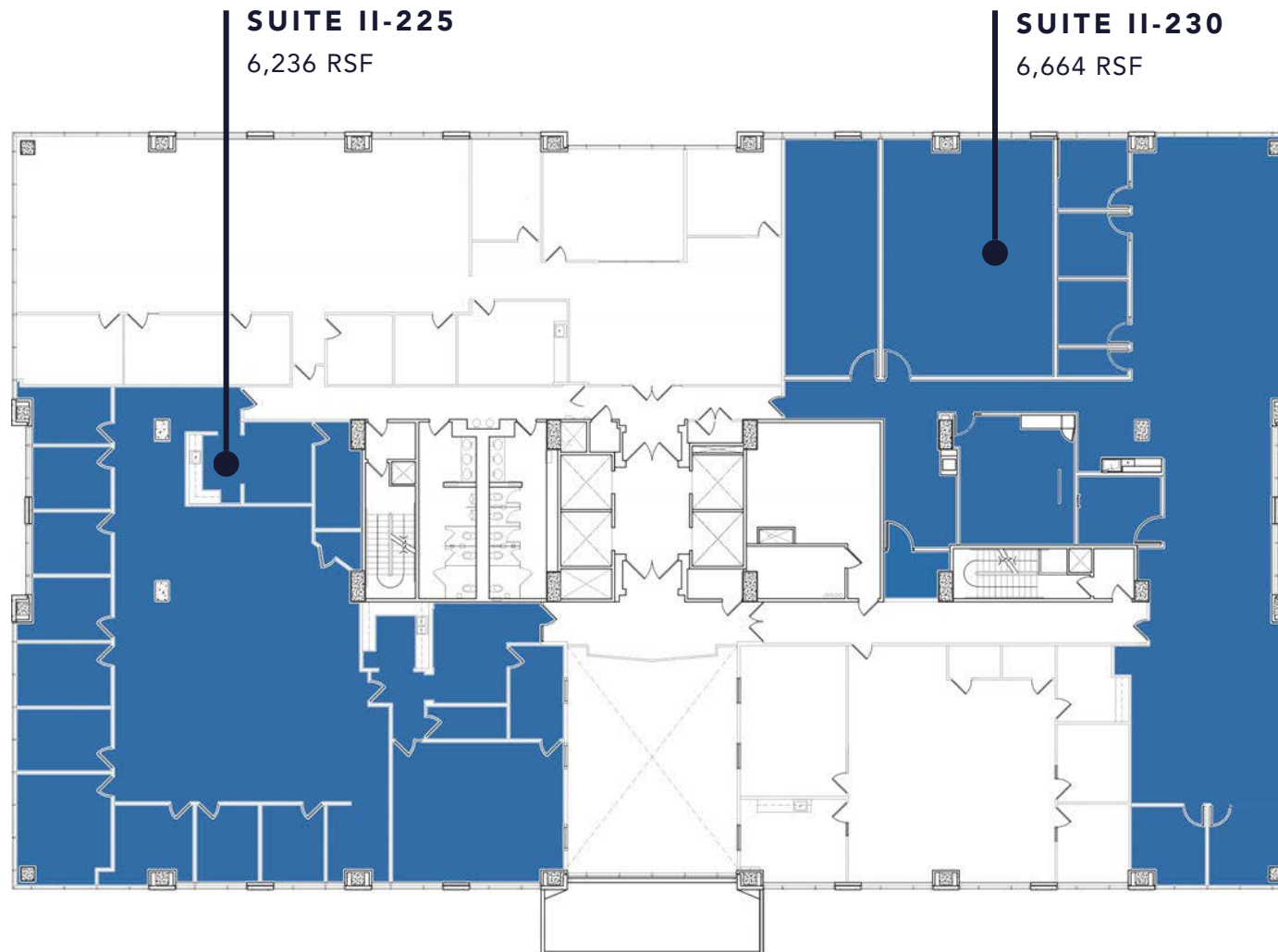
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4.11:1,000 RSF Parking Ratio

Level 2



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4.11:1,000 RSF Parking Ratio

Level 6

SUITE II-625

8,471 RSF | AVAILABLE 04/01/2026



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4.11:1,000 RSF Parking Ratio

Level 7

SUITE II-700

4,456 RSF



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 RIVERSIDE

Nearby Amenities

1 The Domain

Neiman Marcus
Louis Vuitton
David Yurman
Tiffany & Co.
Gucci
Versace
Peter Millar
Tesla
CAVA Mediterranean
Lululemon
Levi's
Nordstrom
Golden Goose
Museum of Ice Cream
Arhaus
Burberry
Saint Laurent
North Italia
Apple
Punch Bowl Social
Loro Asian Smokehouse

2 The Arboretum

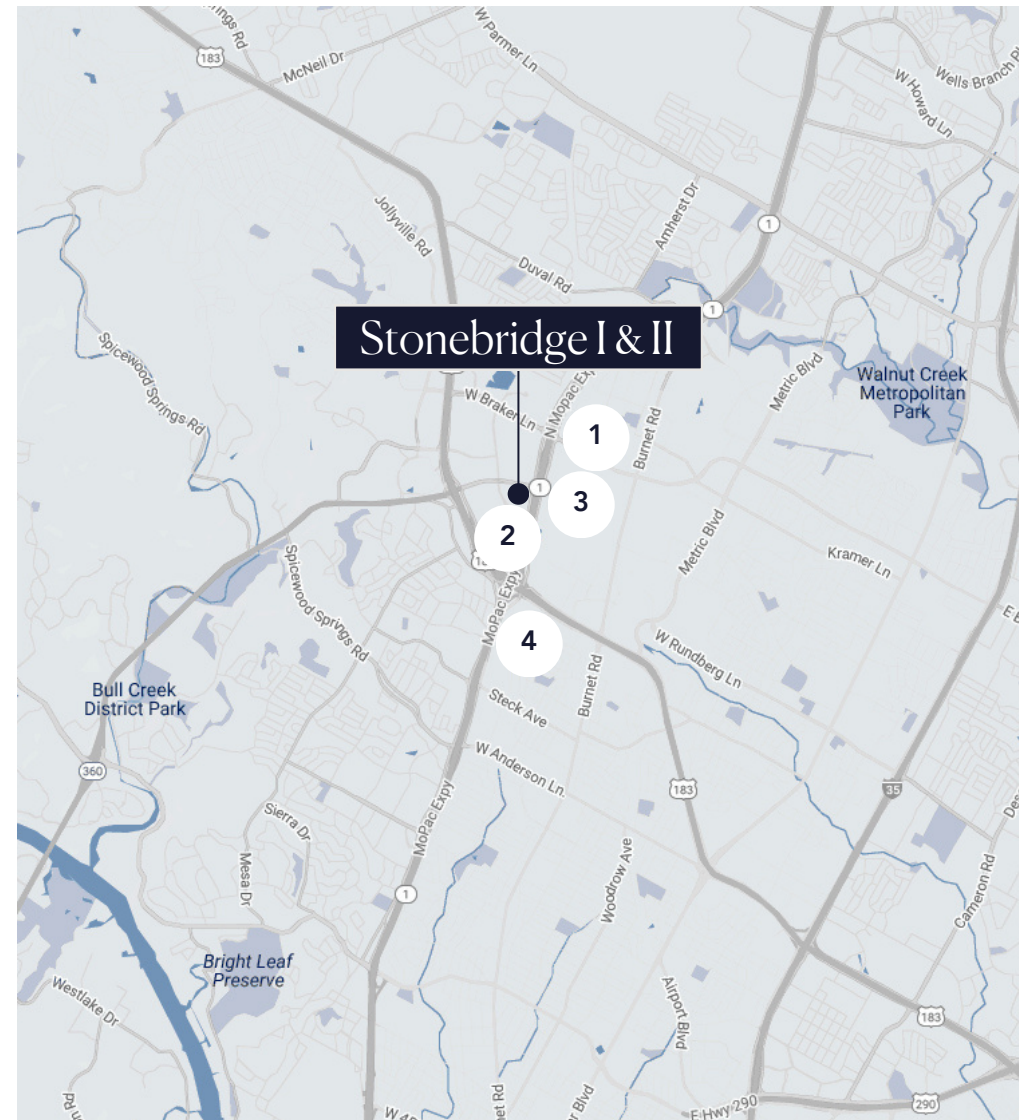
Pottery Barn
Jos. A Bank
Amy's Ice Creams
The Kebab Shop
Juliet Italian Kitchen
CAVA Mediterranean
Ballard Designs
James Avery
Ugly Dumpling Chinese
Café du Bliss
Bulevar Mexican Kitchen
Eddie V's Prime Seafood
Five Guys Hamburgers
Barnes & Noble
The Cheesecake Factory
Renaissance Austin
Knotty Deck & Bar
Estancia Brazilian Steakhouse
BB&T
Chase Bank
Hanara Sushi & Grill

3 Anderson Lane

The Grove Wine Bar
El Dorado Café
Jack Allen's Kitchen
Tarka Indian Kitchen
District Kitchen + Cocktails
Wal-Mart Supercenter
Zen Japanese
Cover 3
Hopdoddy Burger Bar
Bartlett's
Whataburger
Madam Mam's
Epoch Coffee
Office Depot
Alamo Drafthouse Cinema

4 Arbor Walk

The Home Depot
BJ's Restaurant
Mighty Fine Burgers
Masala Wok Indian + Asian Fare
Salata
Spec's
Lupe Tortilla Mexican Restaurant
Potbelly Sandwich Shop
Casa Do Brasil
EJ's Hot Pot & Sushi
Southside Market & BBQ
Whole Foods Market
Crate & Barrel
Regal Gateway Cinema
IchiUmi Sushi



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