



FOR MORE INFORMATION:
leasing@metcomcorp.com

THE WOODS OFFICE COMPLEX

8400 N Mo Pac Expressway | Austin, TX 78759



FOR LEASE

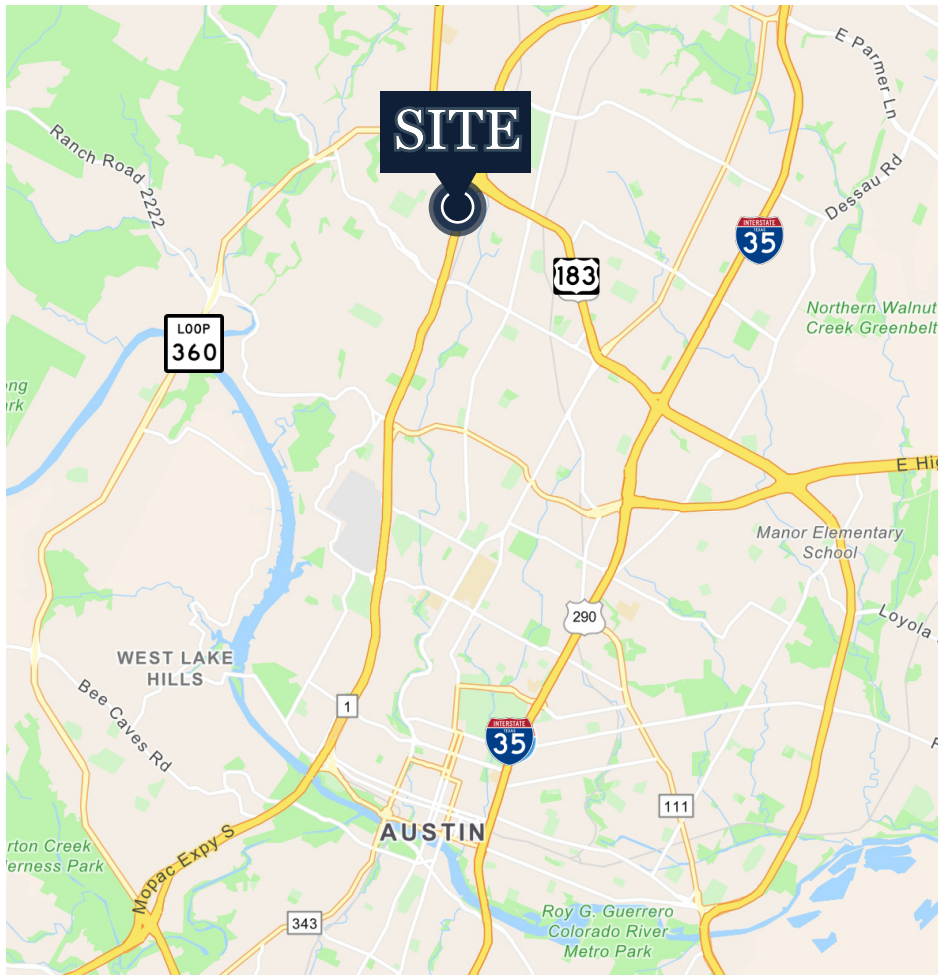


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HIGHLIGHTS

- Direct frontage along the southbound MoPac service road
- Easy access to US-183 and Steck Avenue
- 57 surface parking spaces, approximately 3.9 spaces per 1,000 SF
- Over 304,000 residents within 5 miles

DESCRIPTION

Located directly along the southbound MoPac service road in Northwest Austin, The Woods offers convenient access to US-183, Steck Avenue, and surrounding business districts. The property is minutes from The Arboretum and The Domain, providing tenants and clients with nearby dining, shopping, and everyday services. Its single-story office layout and central location make it a practical option for professional and appointment-based businesses.

AVAILABLE SUITES

- **100: 2,850 SF**
- **200: 1,630 SF**
- **201: 1,671 SF**

LEASE RATE:

- **100: \$28 BASE YEAR**
- **200: \$28 BASE YEAR**
- **201: \$28 BASE YEAR**

ZONING

LO, Limited Office



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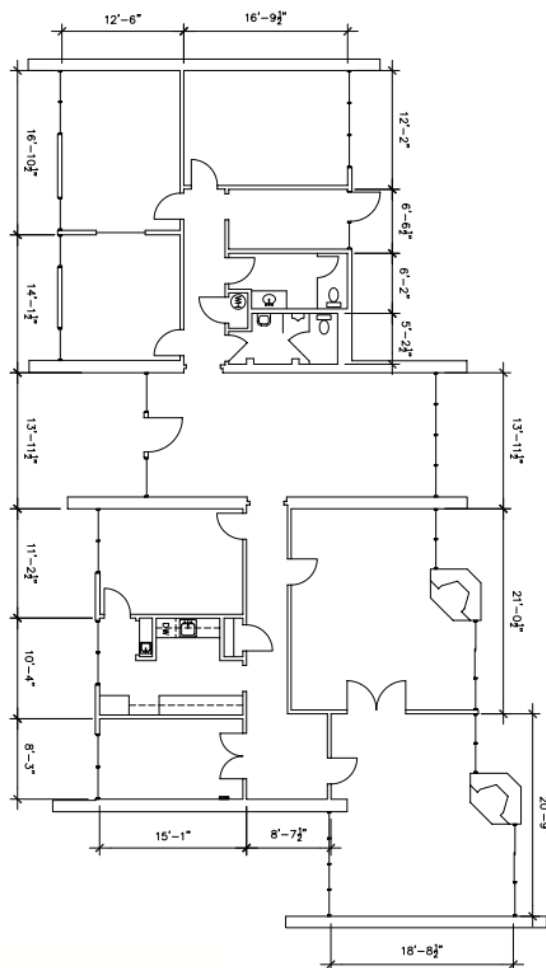
PHOTOS



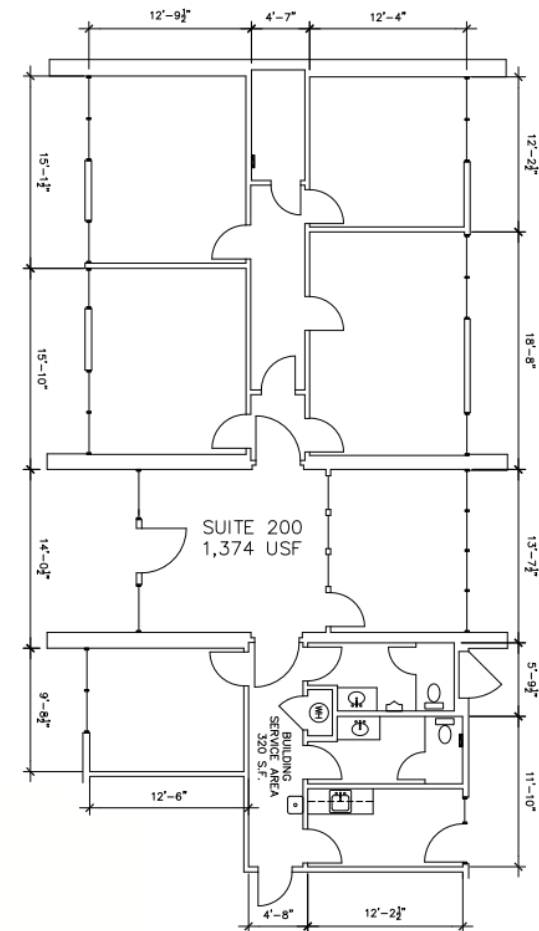
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FLOOR PLAN: SUITE 100



FLOOR PLAN: SUITE 200



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FLOOR PLAN: SUITE 201

