



FOR MORE INFORMATION:
leasing@metcomcorp.com

SPICEWOOD CENTER

8108 Mesa Drive | Austin, TX 78759



FOR LEASE

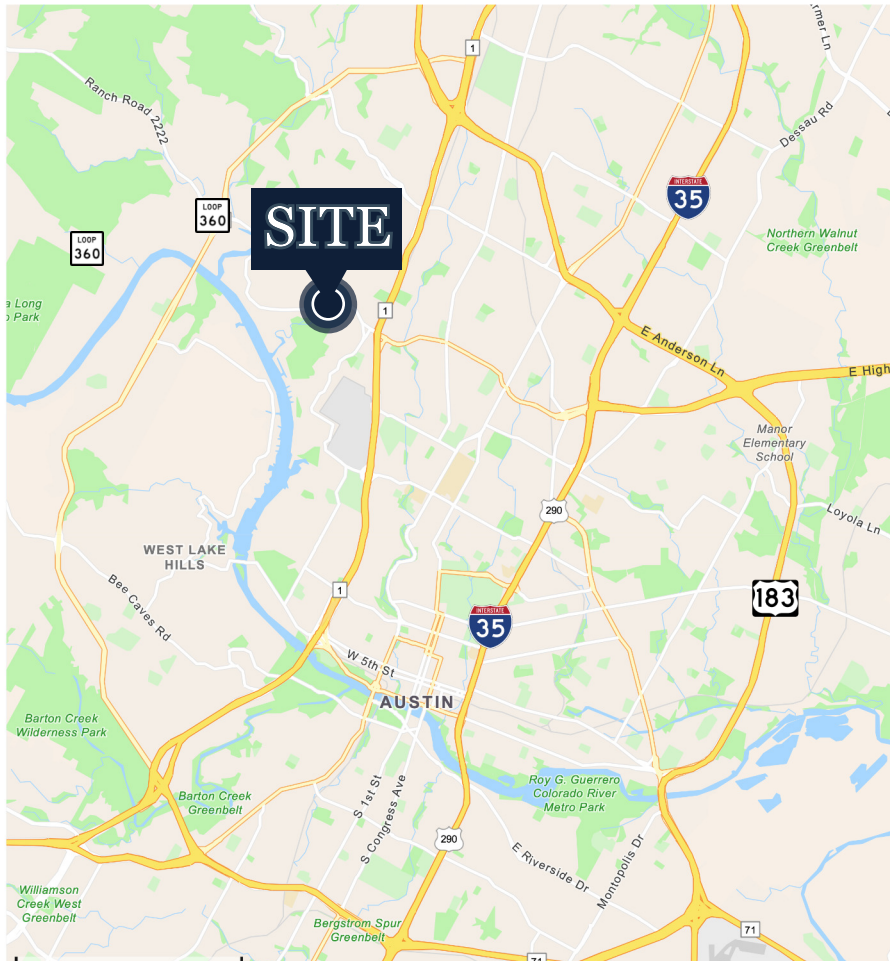


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HIGHLIGHTS

- Centrally located between MoPac Expressway and Loop 360
- Two access points from Mesa Drive
- ADA-compliant access and parking
- Located near established residential neighborhoods, including: Mesa Trails, Spicewood Summit, Lantana Glen, and Summerwood

DESCRIPTION

Spicewood Center is located at Mesa Drive and Spicewood Springs Road in Northwest Austin. The Center combines restaurant, retail, service, and boutique office uses within an established residential trade area. The property is near Anderson High School, the Dell Jewish Community Center, and Austin Jewish Academy. It also provides convenient access to MoPac Expressway, Loop 360, US-183, The Arboretum, and The Domain. With more than 275,000 residents and an average household income above \$110,000 within five miles support continued demand for neighborhood-serving businesses.

AVAILABLE SUITES

- **A200: 2,356 SF**
(contiguous)
- **A216: 2,906 SF**
(contiguous)
- **A230: 976 SF**
(contiguous)

LEASE RATES

- **A200: \$21 + NNN**
- **A216: \$21 + NNN**
- **A230: \$28 + NNN**

ZONING

LR, Neighborhood Commercial
GR, General Retail



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PHOTOS



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FLOOR PLAN

