



FOR MORE INFORMATION:
leasing@metcomcorp.com

NORTHPOINT SHOPPING CENTER

2521 Rutland Drive | Austin, TX 78758



FOR LEASE

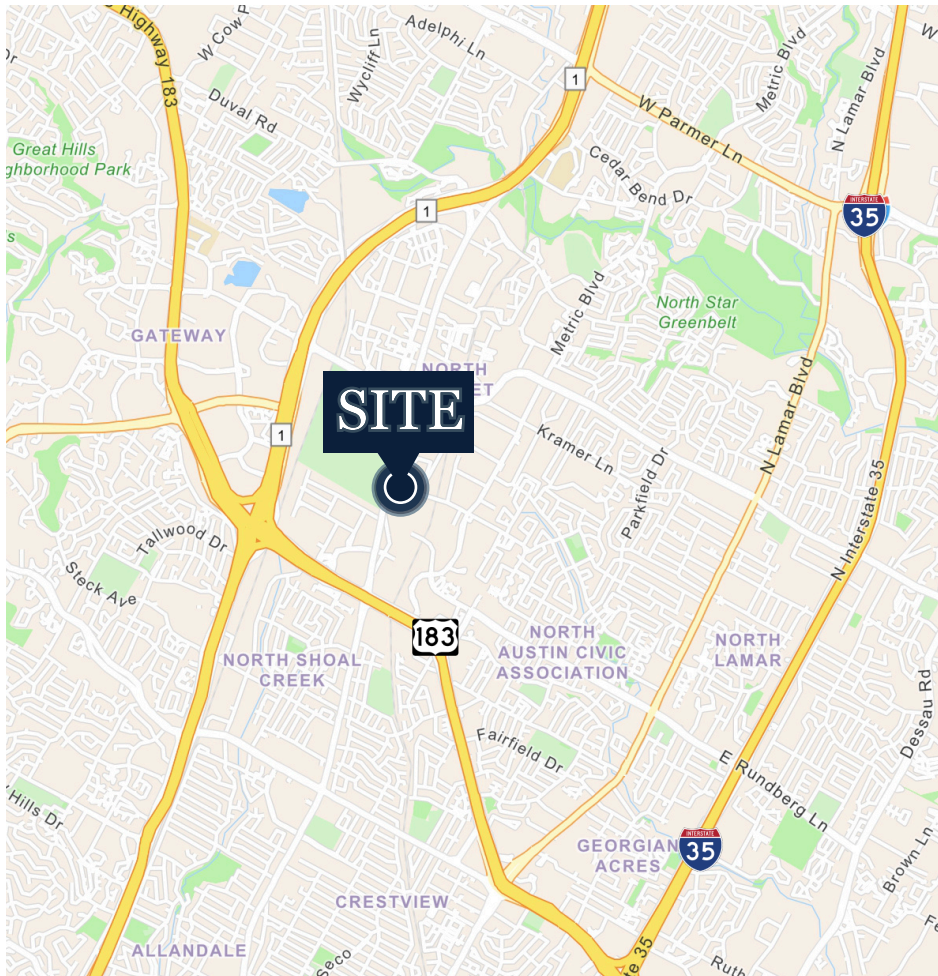


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HIGHLIGHTS

- Located at a signalized intersection on Burnet Road and Rutland Drive
- Prominent pylon signage along Burnet Road
- Across from the UT J.J. Pickle Research Campus and Applied Research Laboratories, owned and operated by The University of Texas at Austin
- Over 321,000 residents within 5 mile radius
- Daytime population exceeding 415,000 within 5 miles

DESCRIPTION

Located in North Austin near US-183 and MoPac Expressway, Northpoint serves established neighborhoods and a commercial area seeing continued mixed-use development. Q2 Stadium, The Domain, and the growing Uptown ATX district are all nearby, drawing shoppers, diners, residents, and event visitors throughout the week. This mix of neighborhood and destination-driven activity supports demand for retail, restaurant, and service-oriented businesses.

AVAILABLE SUITES

- 250: 1,672 SF
- 300: 760 SF
- 400: 1,625 SF
- 475: 2,762 SF
- 600: 1,960 SF
- 700: 1,549 SF
- 800: 2,200 SF
- 900: 1,200 SF

LEASE RATES

- 250: \$21 + NNN
- 300: \$24 + NNN
- 400: \$21 + NNN
- 475: \$21 + NNN
- 600: \$21 + NNN
- 700: \$21 + NNN
- 800: \$21 + NNN
- 900: \$21 + NNN

ZONING

NBG-NP, North Burnet/Gateway-Neighborhood Plan



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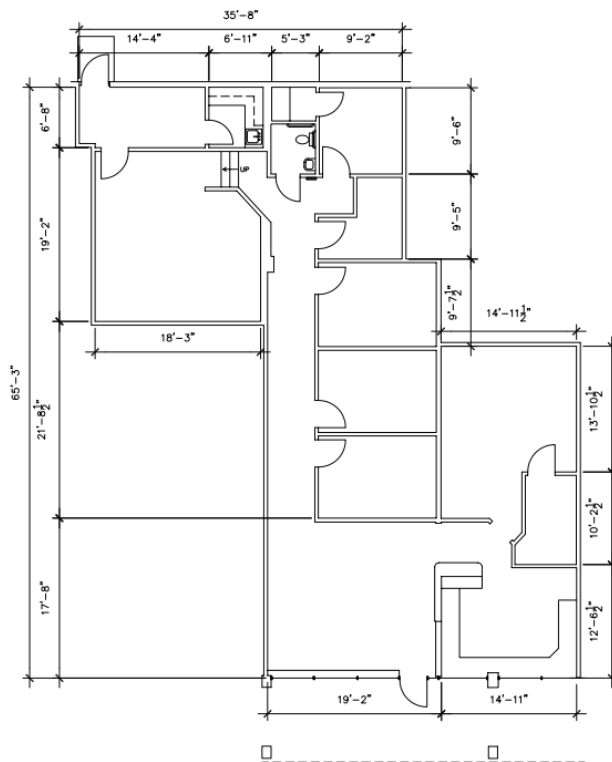
PHOTOS



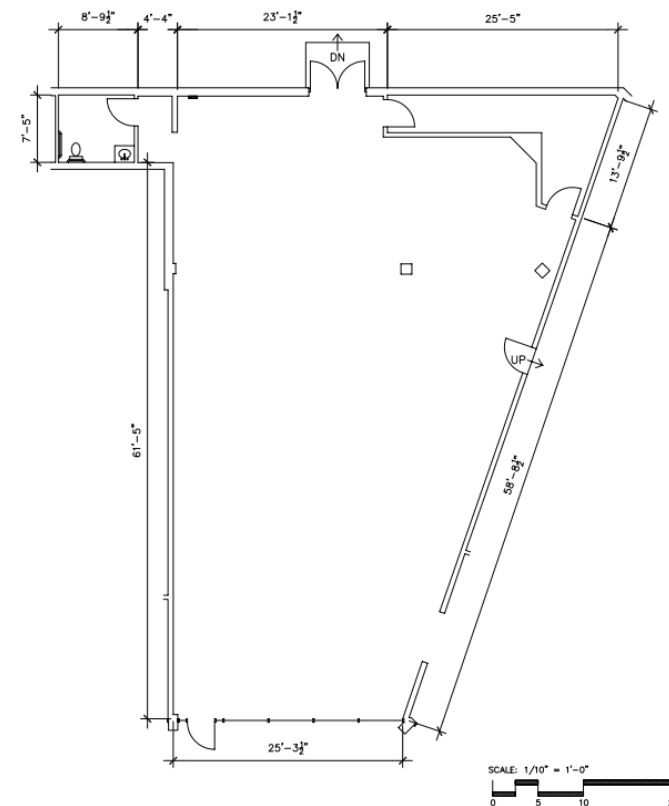
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FLOOR PLAN: SUITE 250



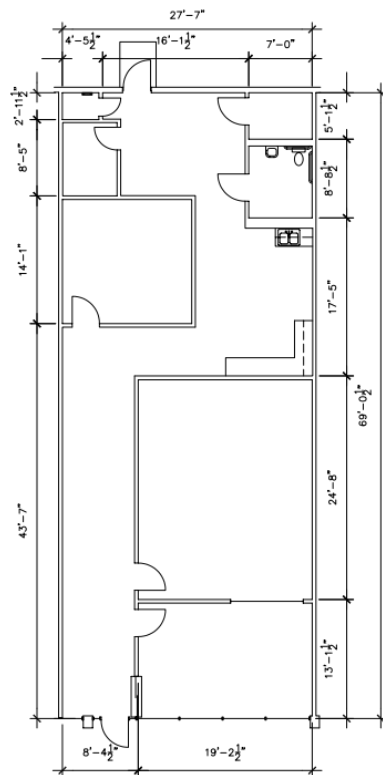
FLOOR PLAN: SUITE 475



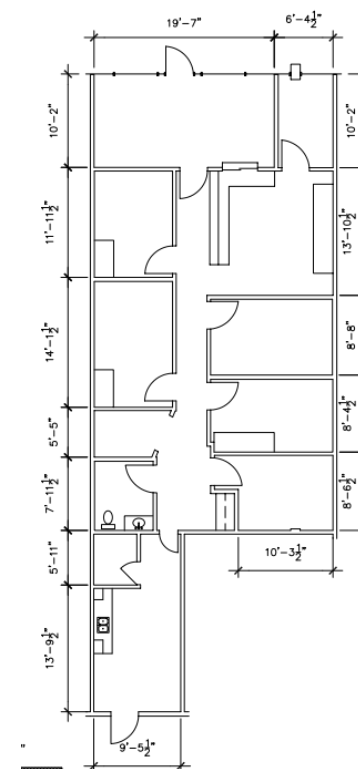
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FLOOR PLAN: SUITE 600



FLOOR PLAN: SUITE 700





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FLOOR PLAN: SUITE 800

