



FOR MORE INFORMATION:
leasing@metcomcorp.com

SPICEWOOD FOREST OFFICE CONDOMINIUMS

4131 Spicewood Springs Rd | Austin, TX 78759



FOR LEASE

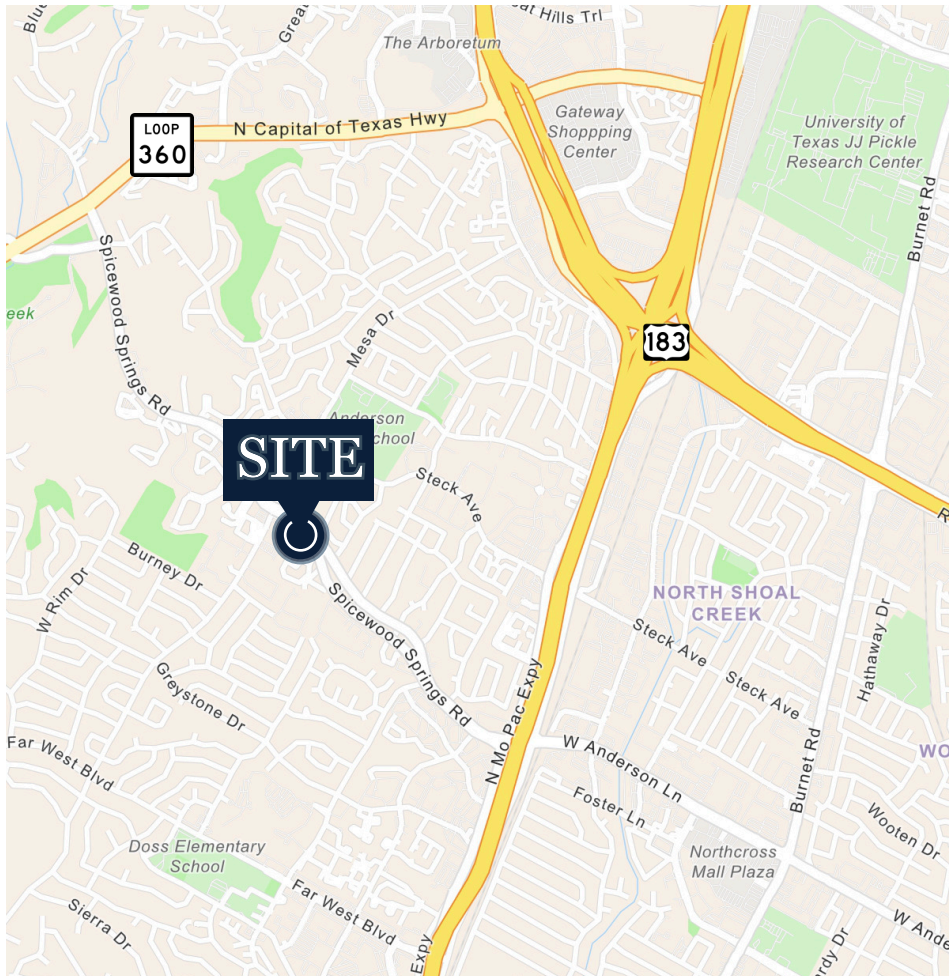


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HIGHLIGHTS

- Located between MoPac Expressway and Loop 360
- 7.92-acre landscaped campus with mature live oak trees
- Ample common surface parking throughout the property
- Over 277,000 residents within 5 mile radius
- Average household income exceeds \$111,000 within 5 miles

DESCRIPTION

Spicewood Forest Office Condominiums offers a neighborhood office setting in Northwest Austin, surrounded by established residential communities and a mix of healthcare and service businesses. Located between MoPac Expressway and Loop 360, the property is within close proximity to The Arboretum, The Domain, and a wide range of shopping, dining, and everyday services. This combination of nearby amenities and complementary office users makes the property a practical option for professionals who regularly meet with clients.

AVAILABLE SUITES

- **A6: 1,050 SF**
- **I8: 750 SF**

ZONING

LO, Limited Office

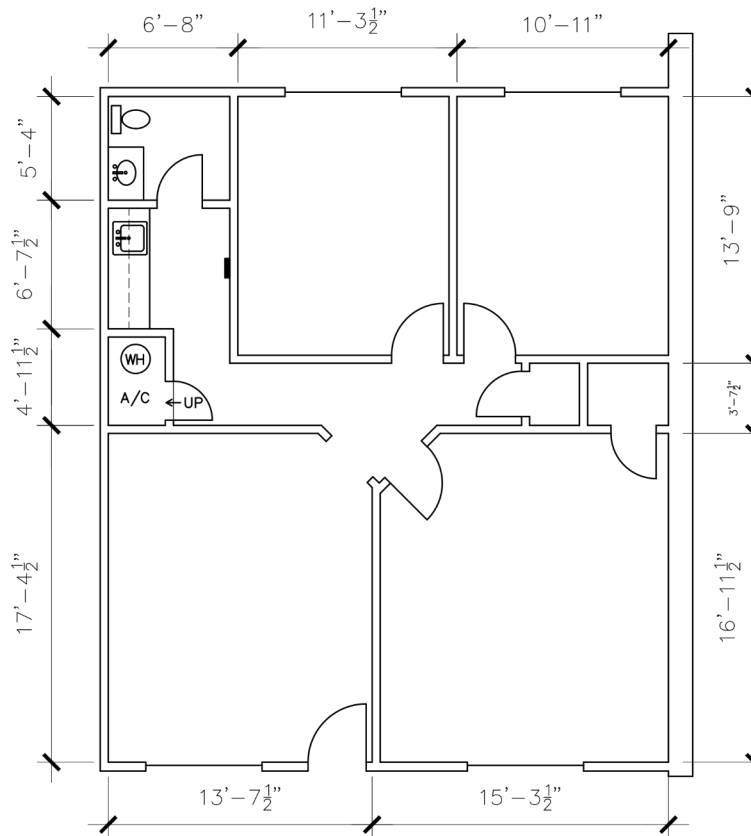
LEASE RATE

Please Contact: leasing@metcomcorp.com

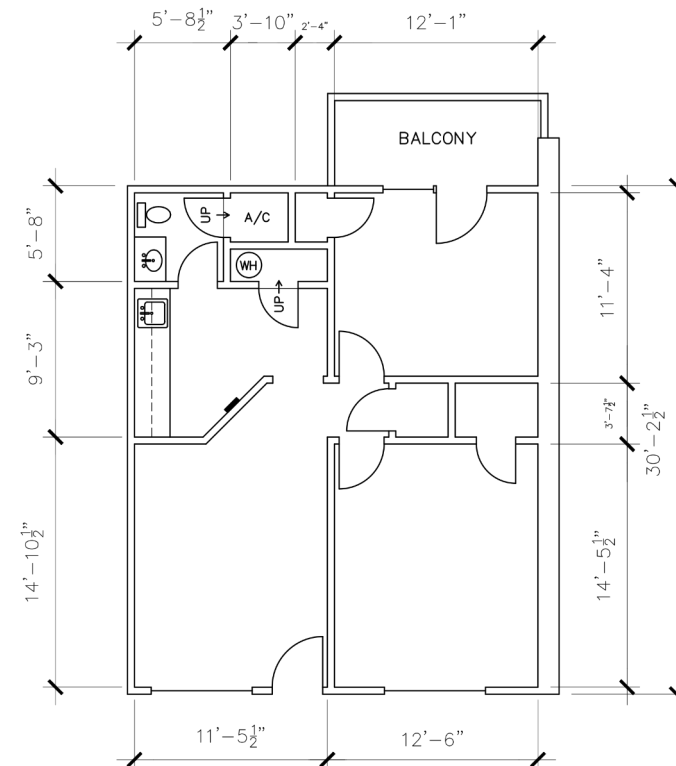
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FLOOR PLAN: SUITE A6



FLOOR PLAN: I8





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PHOTOS

