



FOR MORE INFORMATION:
leasing@metcomcorp.com

SPICEWOOD BUSINESS CENTER

4412 Spicewood Springs Rd | Austin, TX 78759



FOR LEASE

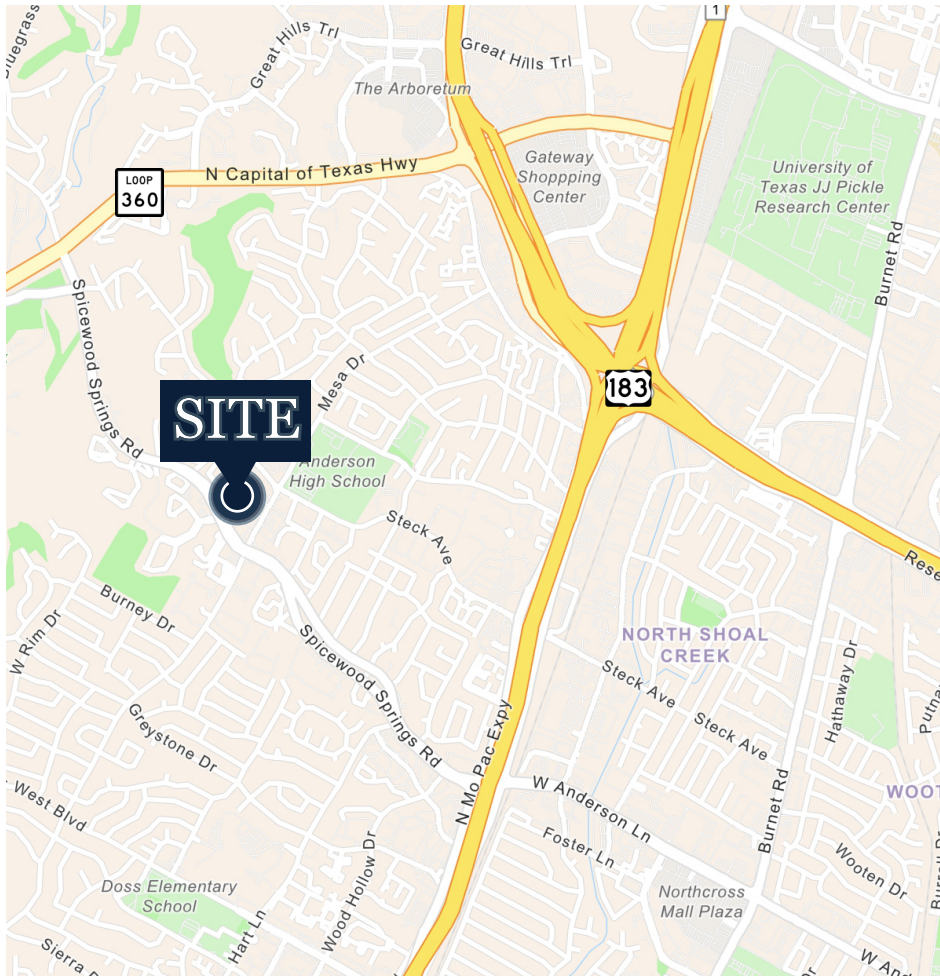


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HIGHLIGHTS

- Eight-building office condominium campus with traditional stone architecture
- Convenient front-door parking
- Walkable access to nearby dining and neighborhood services
- Over 275,000 residents within 5 miles
- More than 124,000 households within 5 miles

DESCRIPTION

Spicewood Business Center offers a tree-shaded neighborhood office setting in Northwest Austin, positioned between MoPac Expressway and Loop 360 with convenient access to US-183, The Arboretum, and The Domain. The center is home to a mix of healthcare, personal service, and other professional businesses. This combination of nearby amenities and complementary office users makes the property a practical option for tenants that regularly meet with clients.

AVAILABLE SUITES

- **0104: 950 SF**
- **200: 2,500 SF**
- **201: 1,250 SF**
- **202: 1,250 SF**
- **600A: 10,000 SF**
- **600B: 10,000 SF**
- **700: 2,000 SF**
- **701: 3,700 SF**
- **703: 1,200 SF**
- **800: 5,300 SF**
- **801: 5,300 SF**

LEASE RATE (base year)

- **0104: \$24**
- **200: \$21**
- **201: \$22**
- **202: \$22**
- **600A: \$15**
- **600B: \$15**
- **700: \$21**
- **701: \$20**
- **703: \$22**
- **800: \$19**
- **801: \$19**

ZONING

LR, Neighborhood Commercial



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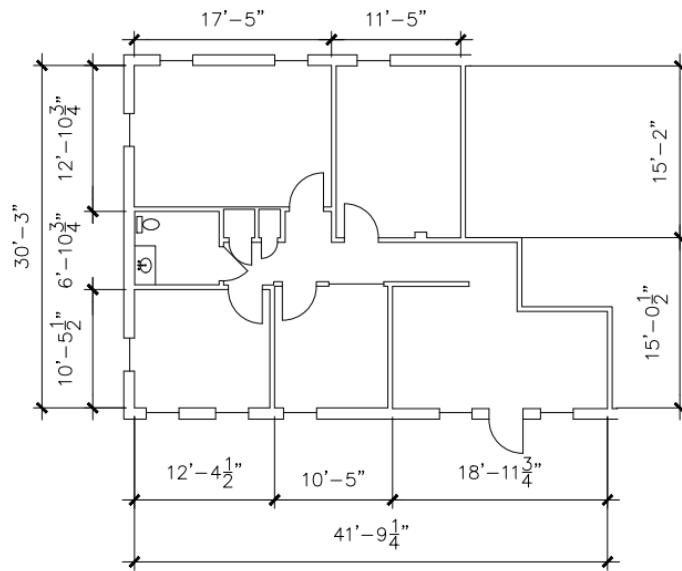
PHOTOS



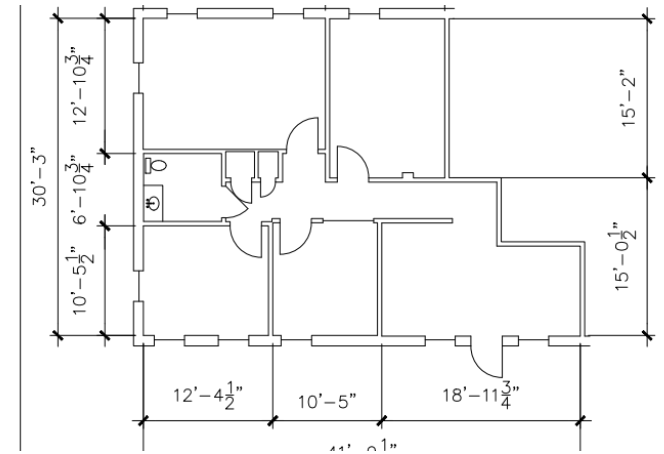
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FLOOR PLAN: SUITE 200



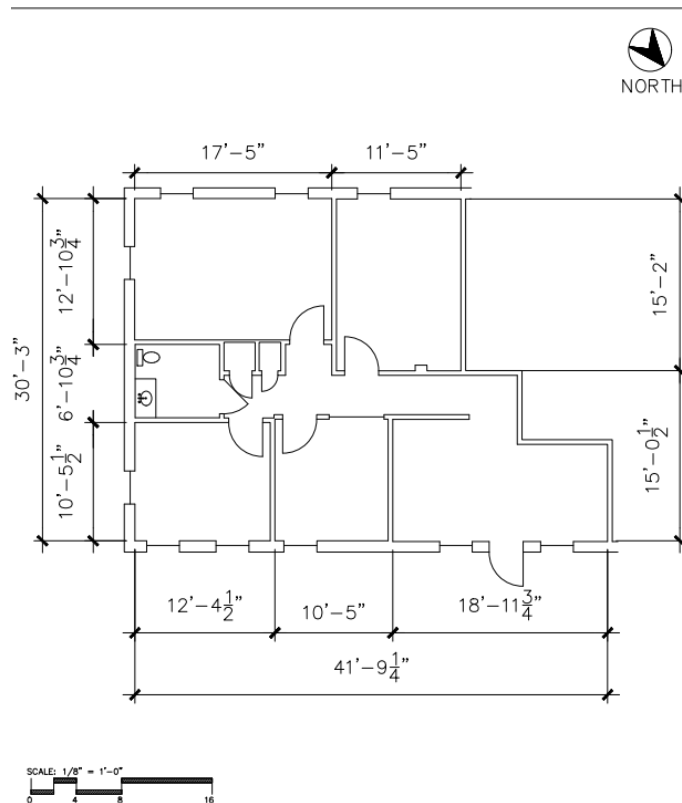
FLOOR PLAN: SUITE 201 & 202



SPICEWOOD BUSINESS CENTER

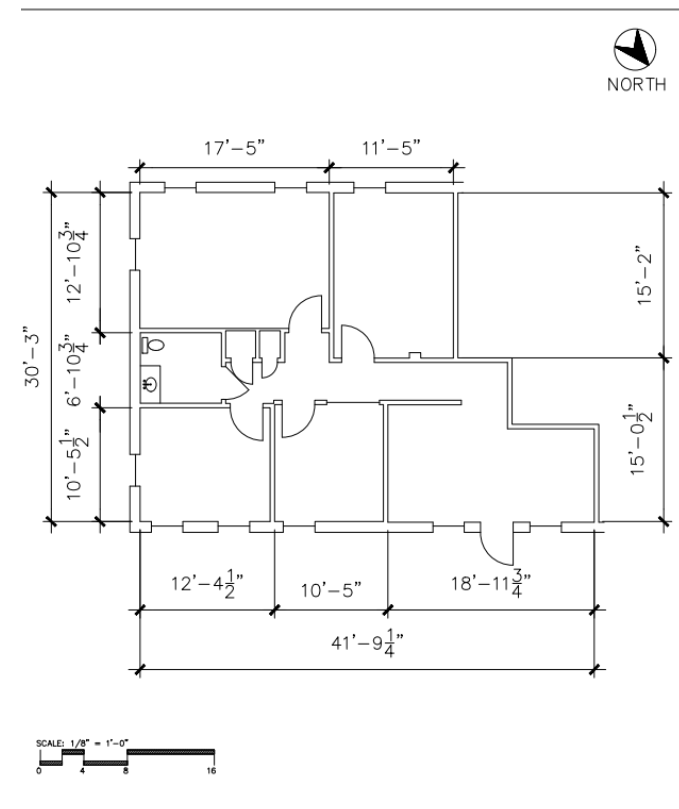
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FLOOR PLAN: SUITE 600A



Drawing for: **S U I T E 6 0 0 A** THE MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE.

FLOOR PLAN: SUITE 600 B

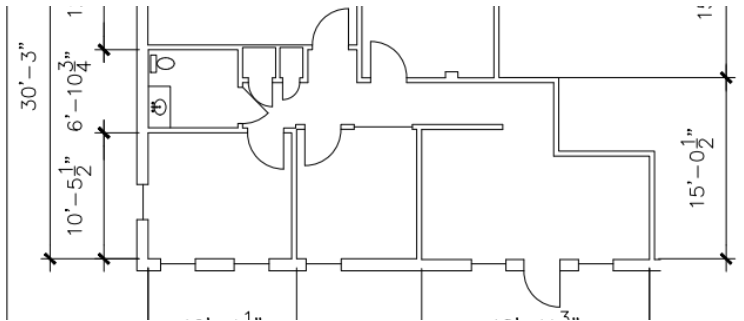


Drawing for: **S U I T E 6 0 0 B** THE MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE.

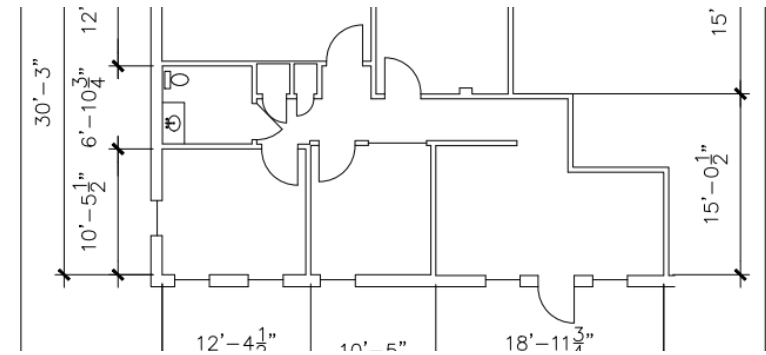
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FLOOR PLAN: SUITE 700



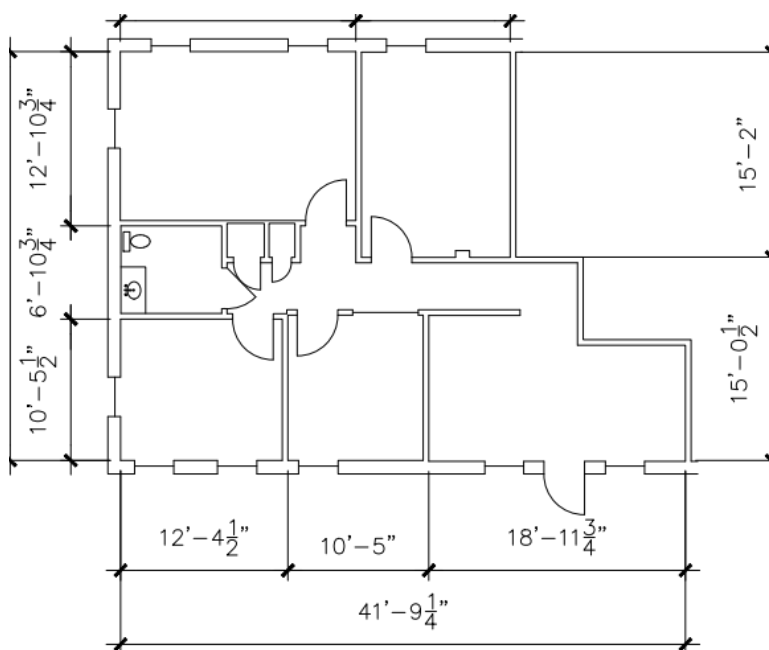
FLOOR PLAN: SUITE 701



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FLOOR PLAN: SUITE 800



FLOOR PLAN: SUITE 801

