

For Lease

CBRE

# 7900 Shoal Creek Blvd

3,087 SF 2nd Floor Office/Retail/Medical Space Available

Austin, TX 78757 | [www.cbre.com](http://www.cbre.com)



Office/Retail/Medical Space Available  
7900 Shoal Creek Blvd, Austin, TX 78757

For Lease



## 2nd Floor Office Opportunity in Freestanding Bank Building

- + Two-story, 7,763 SF office building built in 1975
- + 17 spaces available which are not assigned to Moody Bank.
- + Elevator to 2nd floor lobby
- + North Austin at the intersection of Shoal Creek Blvd. and Anderson Ln.
- + Exceptional access to Hwy 183/Research Blvd. and Mopac.
- + Blocks from shopping and restaurant areas on Anderson Lane.
- + Short drive to the Domain and the Arboretum

Call Broker  
Rate

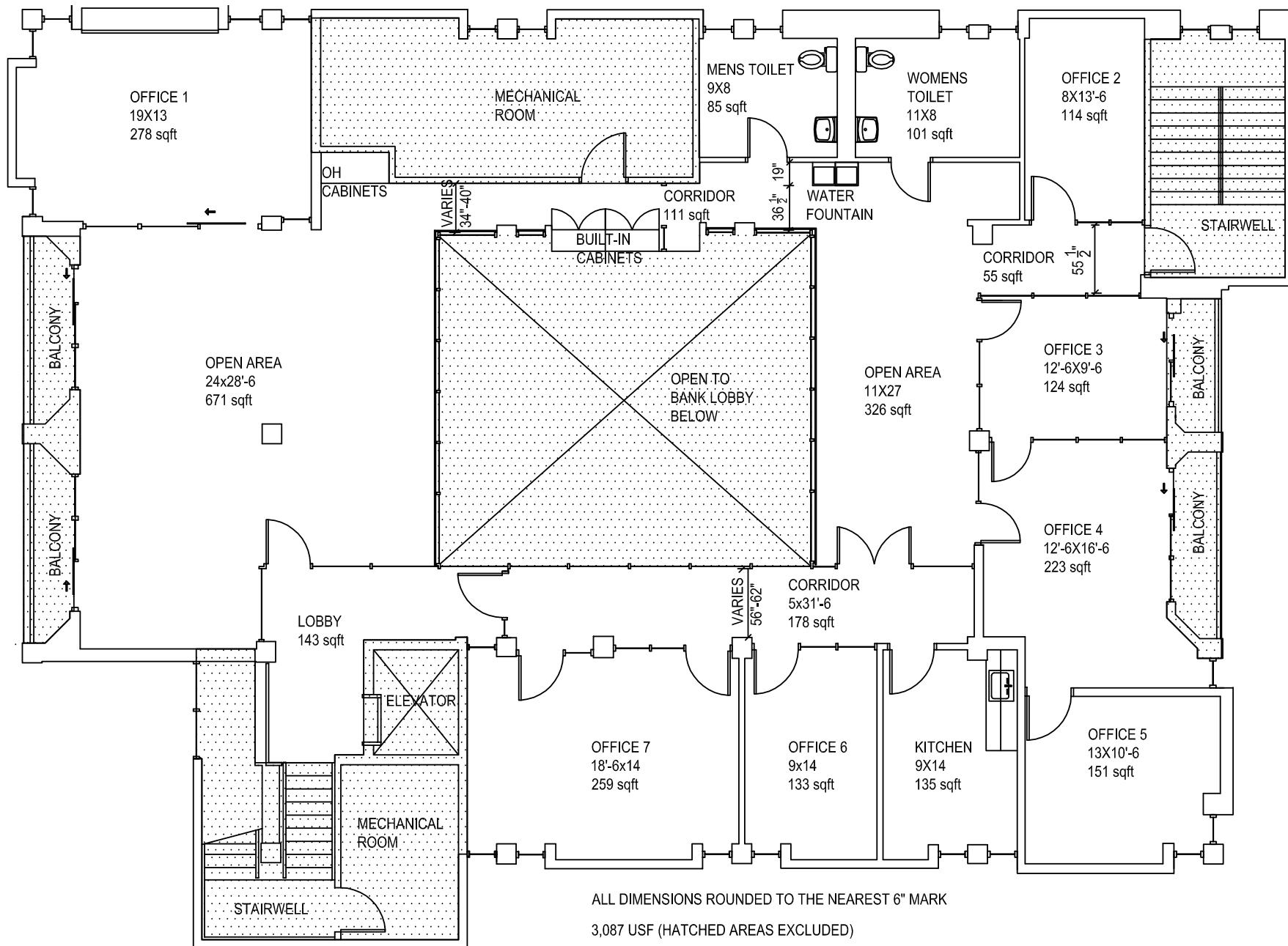
\$8.32 PSF  
Taxes

4.9/1,000  
Parking Ratio

**CBRE**

Office/Retail/Medical Space Available  
7900 Shoal Creek Blvd, Austin, TX 78757

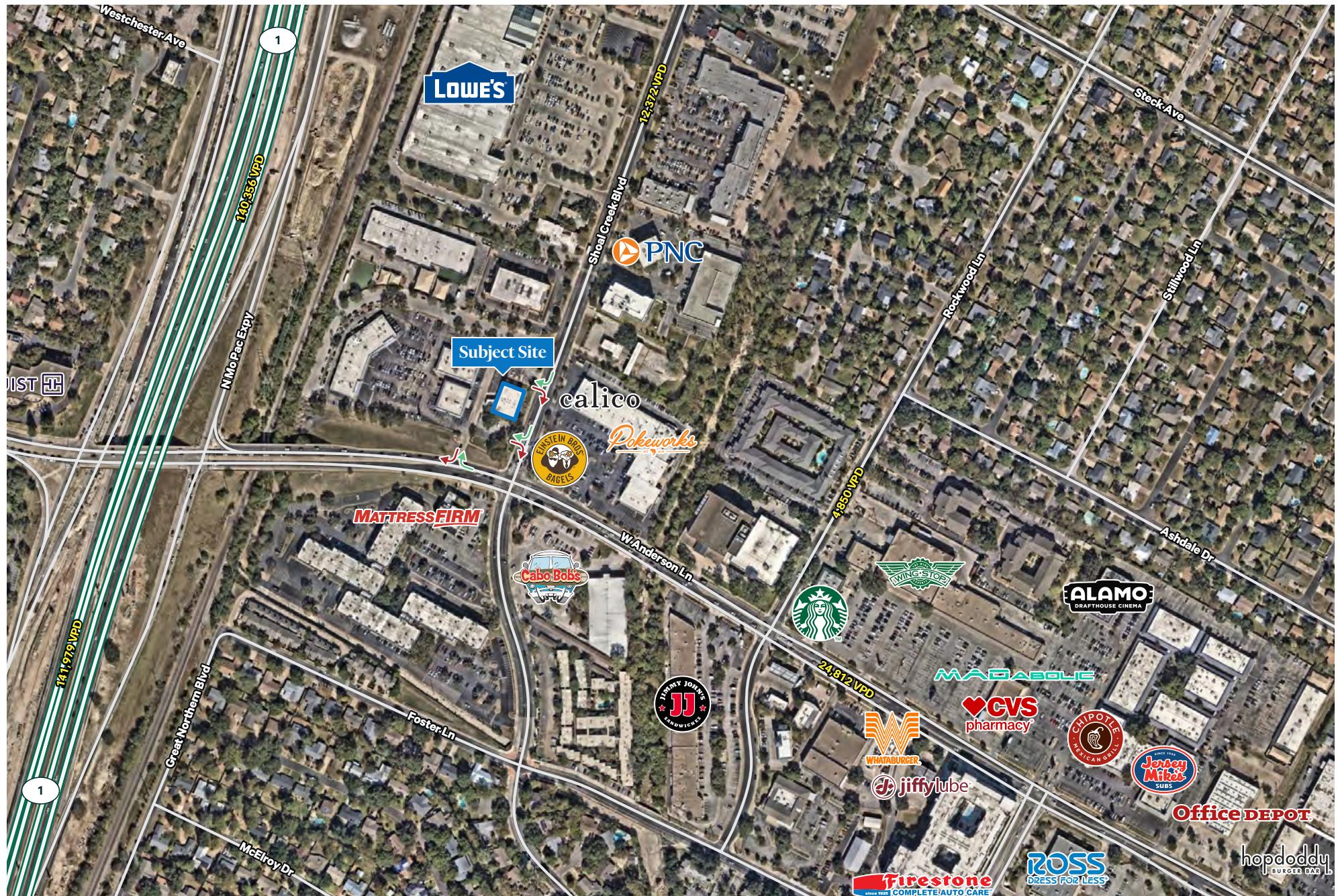
For Lease



CBRE

Office/Retail/Medical Space Available  
7900 Shoal Creek Blvd, Austin, TX 78757

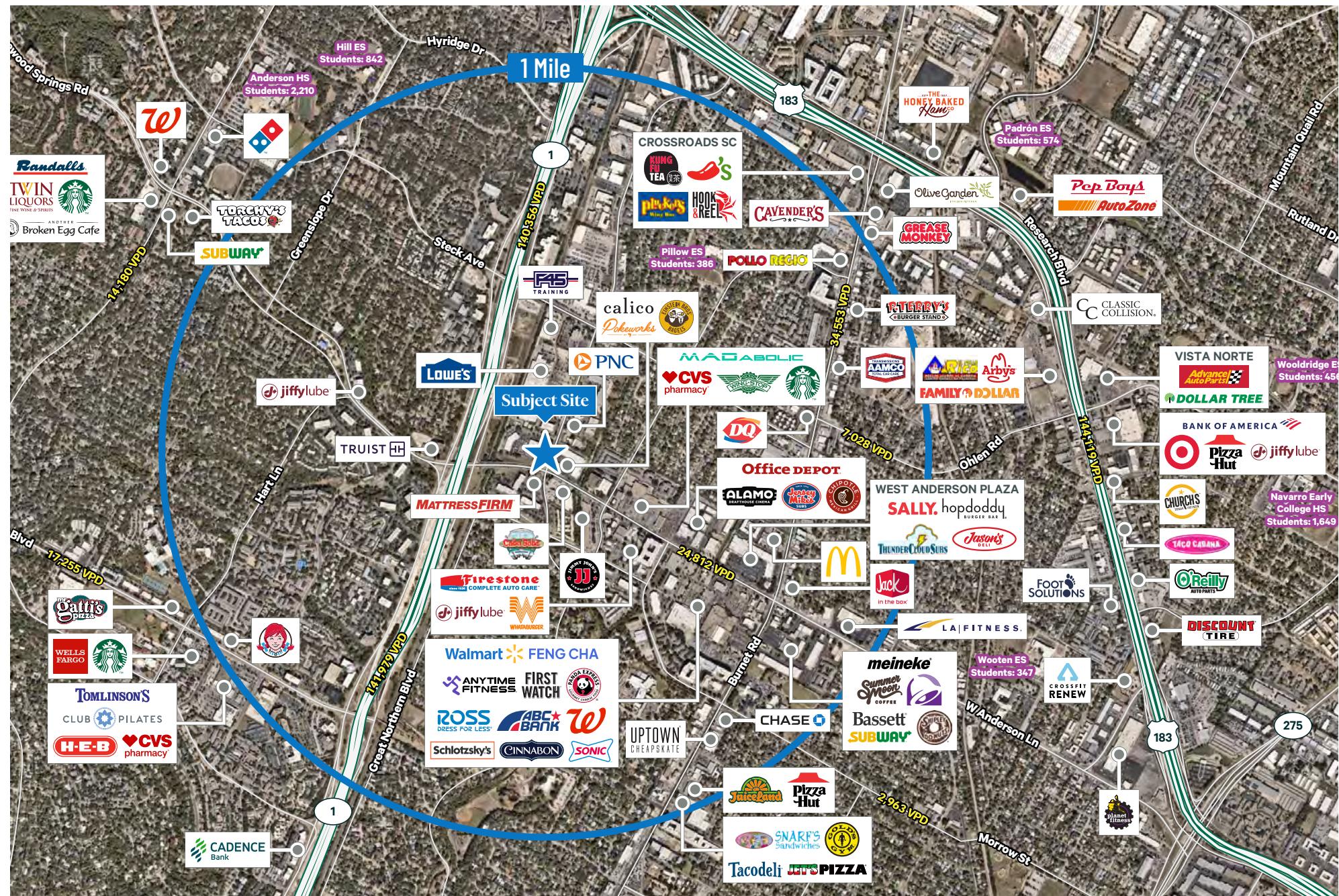
For Lease



**CBRE**

## Office/Retail/Medical Space Available 7900 Shoal Creek Blvd, Austin, TX 78757

# For Lease



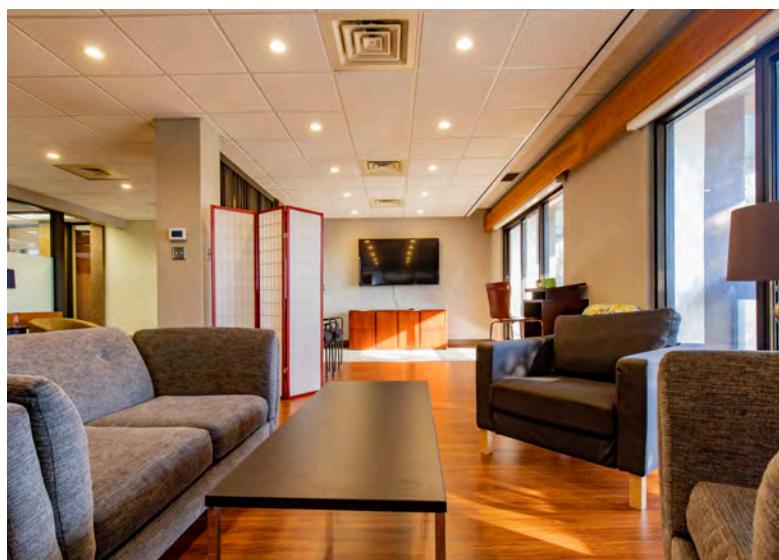
CBRE

Office/Retail/Medical Space Available  
7900 Shoal Creek Blvd, Austin, TX 78757

For Lease

2nd Floor - 3,087 SF

Office/Flex Opportunity



**CBRE**

Office/Retail/Medical Space Available  
7900 Shoal Creek Blvd, Austin, TX 78757

For Lease

2024 Demographics	1 Mile	3 Miles	5 Miles
<b>Population</b>	14,792	127,091	310,905
<b>Businesses</b>	1,980	11,129	20,2015
<b>Median Age</b>	36.7	35.8	34.5
<b>Average Household Income</b>	\$123,693	\$134,289	\$135,767
<b>Average Household Size</b>	1.79	2.03	2.1
<b>Daytime Population</b>	28,312	197,394	433,293

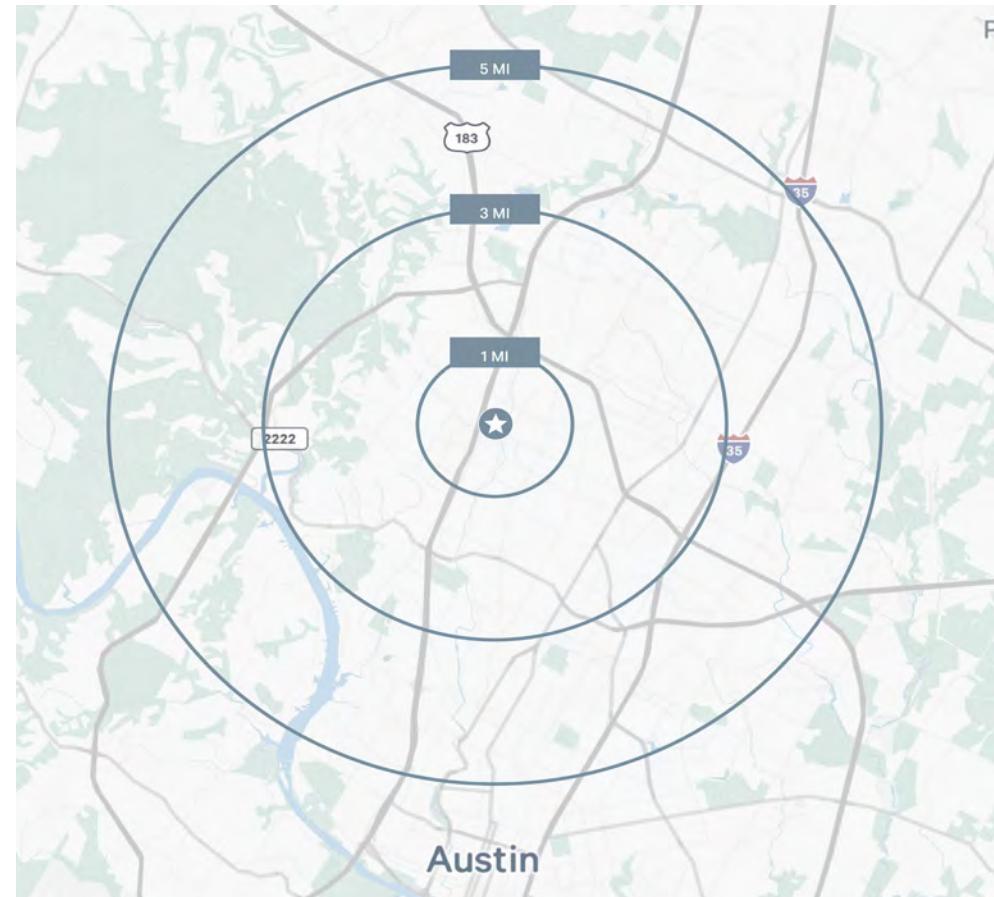
Traffic Counts

W Anderson Lane 31,300 VPD

Shoal Creek Blvd 13,077 VPD

Rockwood Ln 4,446 VPD

Source: Costar



Contact Us

**Carson Hawley**

Vice President

+1 512 482 5601

carson.hawley@cbre.com

**Adelaide Ehrlich**

Senior Associate

+1 512 482 5600

adelaide.ehrlich@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.