

OFFICE FOR LEASE

7801 Capital of Texas Hwy | Austin, Texas 78731

Stonecliff



FOR MORE INFORMATION

JEFF HENLEY

GRAHAM TRULL

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512.413.5601

gtrull@riverside-re.com
512.484.8909

 RIVERSIDE

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LEVEL TWO

\$16.00/RSF | \$13.50 NNN

Suite 220 - 4,873 RSF

Suite 235 - 3,643 RSF

Suite 240 - 6,420 RSF

LEVEL THREE

\$16.00/RSF | \$13.50 NNN

Suite 330 - 2,866 RSF*

Suite 350 - 2,763 RSF*

**Suites may be combined for a total of 5,629 RSF.*

Suite 385 - 1,428 RSF

Suite 395 - 1,643 RSF - Available 01/01/2025

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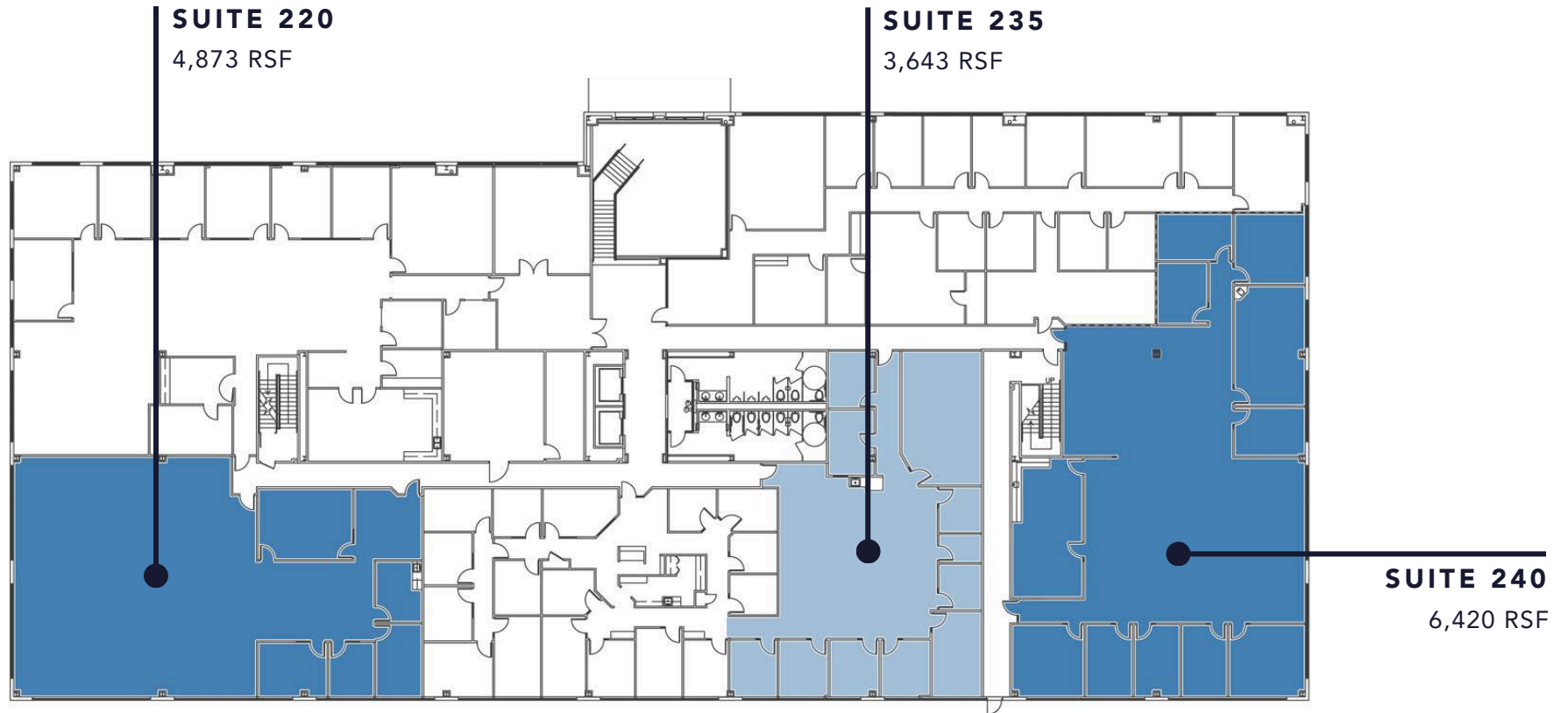
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3.71:1,000 RSF Parking Ratio

Level 2



- Free Garage Parking
3.71 / 1,000 SF Parking Ratio
- Showers
in building
- Bull Creek Trailhead
directly behind building

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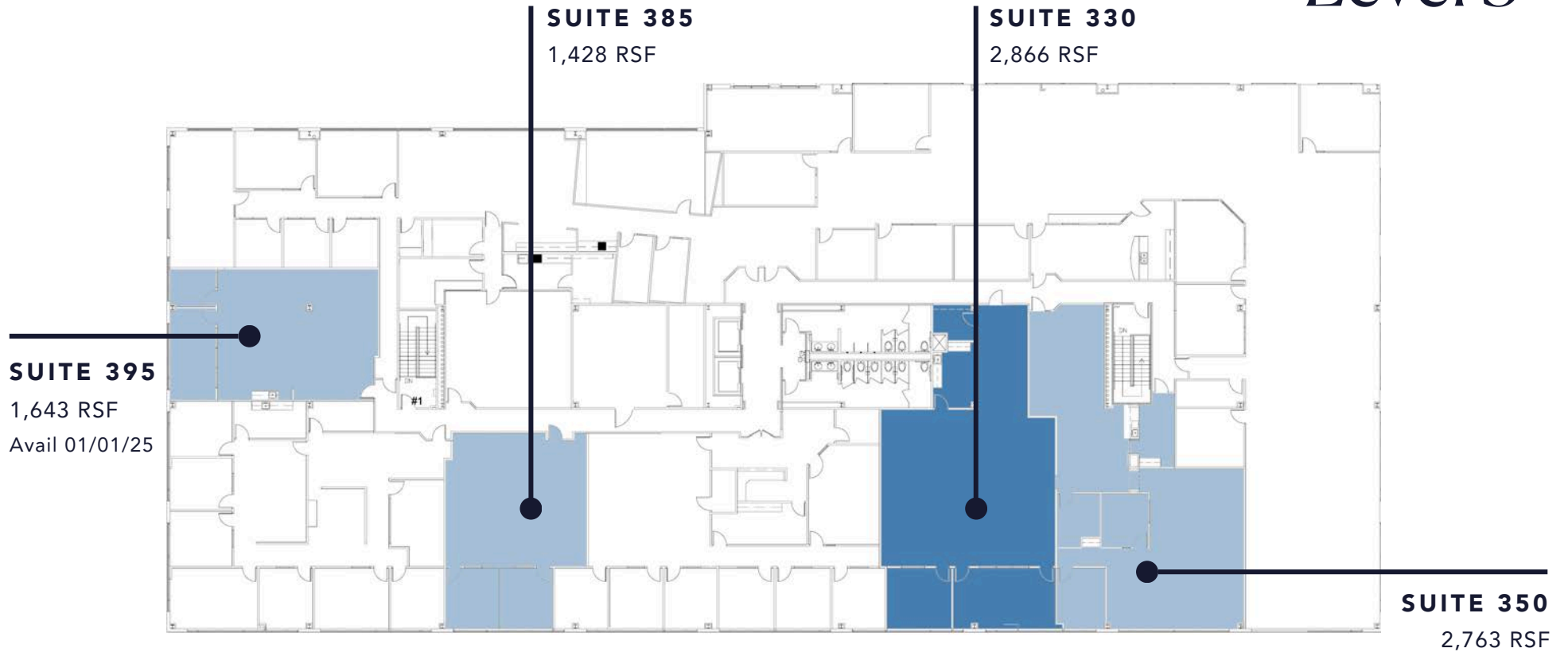
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3.71:1,000 RSF Parking Ratio

Level 3



- Free Garage Parking
3.71 / 1,000 SF Parking Ratio
- Showers
in building
- Bull Creek Trailhead
directly behind building

Suites 330 & 350 may be combined for a total of 5,629 RSF.

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Nearby Amenities

1 The Arboretum

- Zoe's Kitchen
- Pottery Barn
- Gap | Gap Kids
- Z Gallerie
- Francesca's
- Everything But Water
- Jos. A Bank
- Sunglass Hut
- Amy's Ice Creams
- Five Guys Hamburgers
- Barnes & Noble
- The Cheesecake Factory
- Renaissance Austin
- Knotty Deck & Bar
- Chico's
- BRIO Tuscan Grille
- Blue Baker
- Estancia Churrascaria
- BB&T
- Corner Bakery Cafe
- Chase Bank

2 Great Hills Market

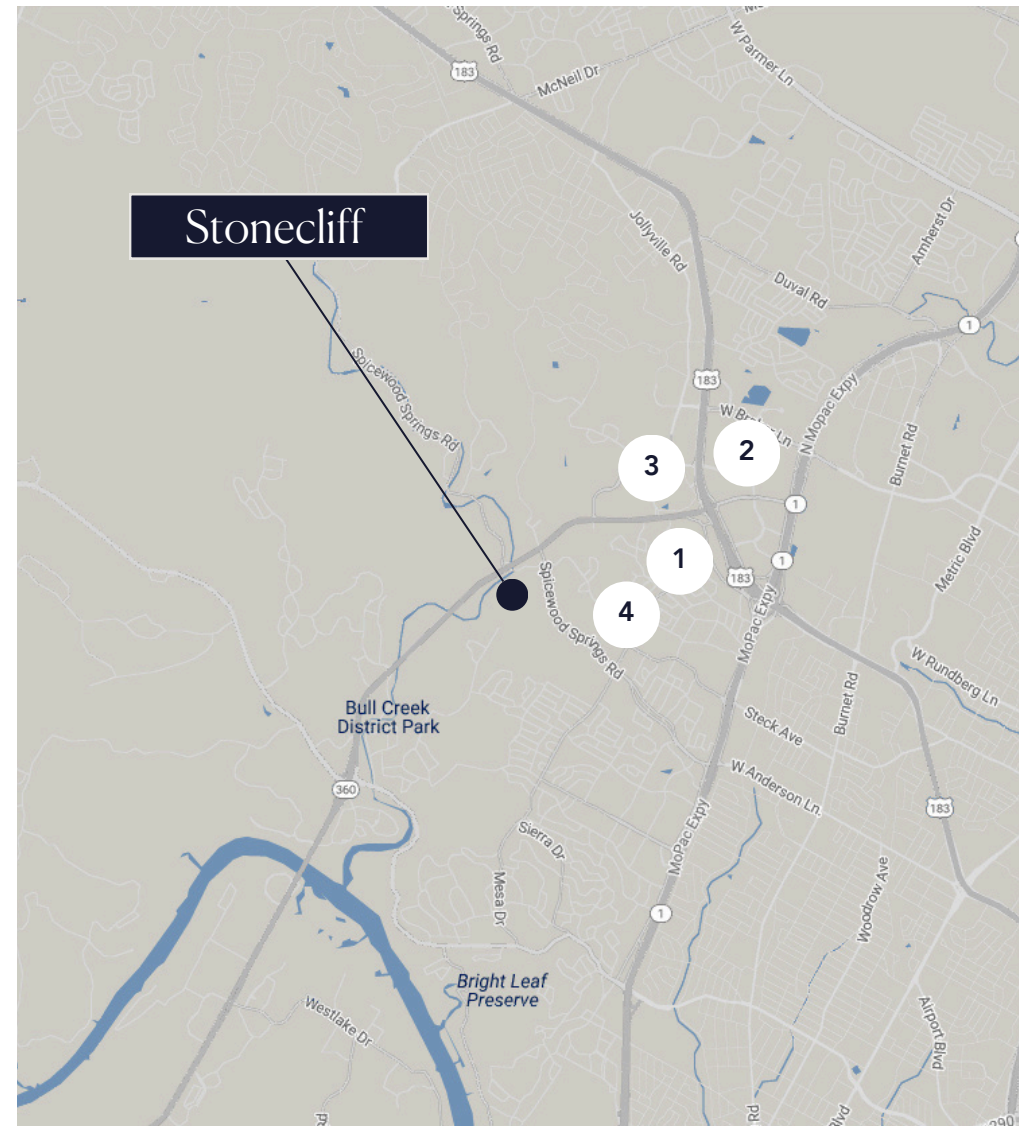
- FireBowl Cafe
- Modern Market
- Texadelphia
- TJ Maxx
- Supercuts
- Pok-E-Jo's Smokehouse
- Petco
- Regal Cinema 8
- La Madeleine French Cafe

4 Spicewood Springs

- Walgreen's
- DoubleDave Pizzaworks
- Starbucks
- Twin Liquors
- Mangia Pizza
- Wells Fargo Bank
- Subway
- Torchy's Tacos
- The UPS Store
- Randalls
- Domino's Pizza
- The Galaxy Cafe
- Molcas
- Wally's Burger Express
- Delaware Sub Shop

3 Arboretum Market

- Starbucks
- Trader Joe's
- Williams-Sonoma
- Newk's Eatery
- Talbots
- Romano's Macaroni Grill
- Pier 1 Imports
- PF Chang's
- Sephora
- Modern Market
- Milk + Honey



Contact

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