

# 1,384 SF of Office Space

4600 Spicewood Springs Rd, Suite 101, Austin, TX 78759

**FOR SALE  
OR LEASE**

**UP TO 4 MONTHS OF FREE BASE RENT!**



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# Executive Summary

4600 Spicewood Springs Rd is a 3,796 SF office building. There is currently 1,384 SF available in Suite 101.

The property is ideally located with easy access to MoPac, Texas Hwy 360, Hwy 183 and Anderson Ln.

Suite 104 is also for sale in this building, which is a 724 SF office suite.

## Highlights

- Suite 101: 1,384 SF
- Up to 4 months of free rent!  
*12 month lease: 1 month free*  
*24 month lease: 2 months free*  
*36 month lease: 4 months free*
- Easy access to MoPac, Texas Hwy 360, Hwy 183 and Anderson Ln
- Many nearby amenities

# Listing Details

Lease Rate: \$15/SF

NNN: \$14/SF

Sale Price: Contact for Price

Property Type: Office

Total Building SF: 3,996 SF

Available SF: 1,384 SF

Available: Immediately

Zoning: LO

Parking: 4 Reserved Parking Spaces  
1 Visitor + 1 Handicap

Year Built: 1999

Lease Term: Negotiable

Neighborhood: Mesa Village

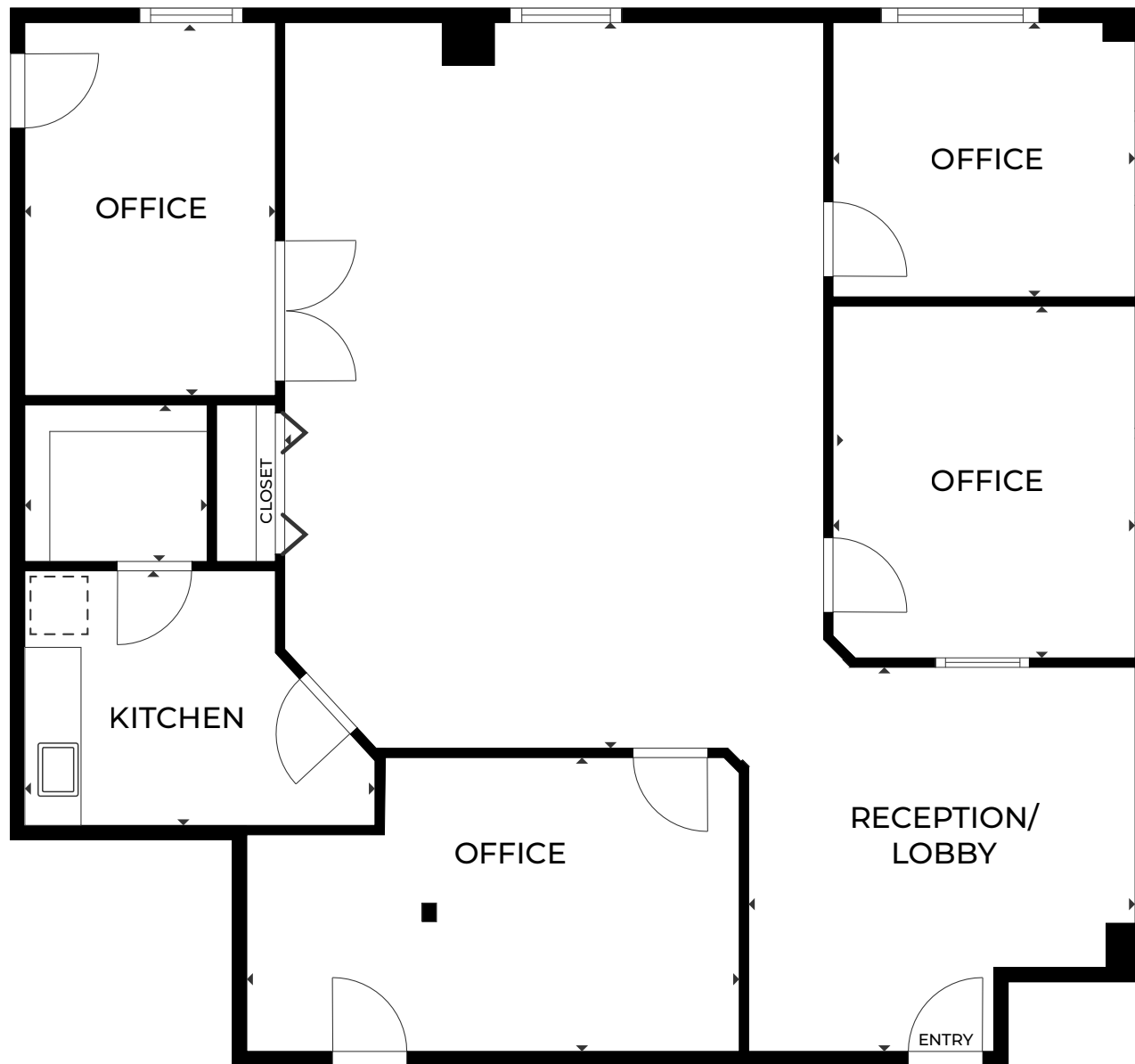




*\*Conceptual*

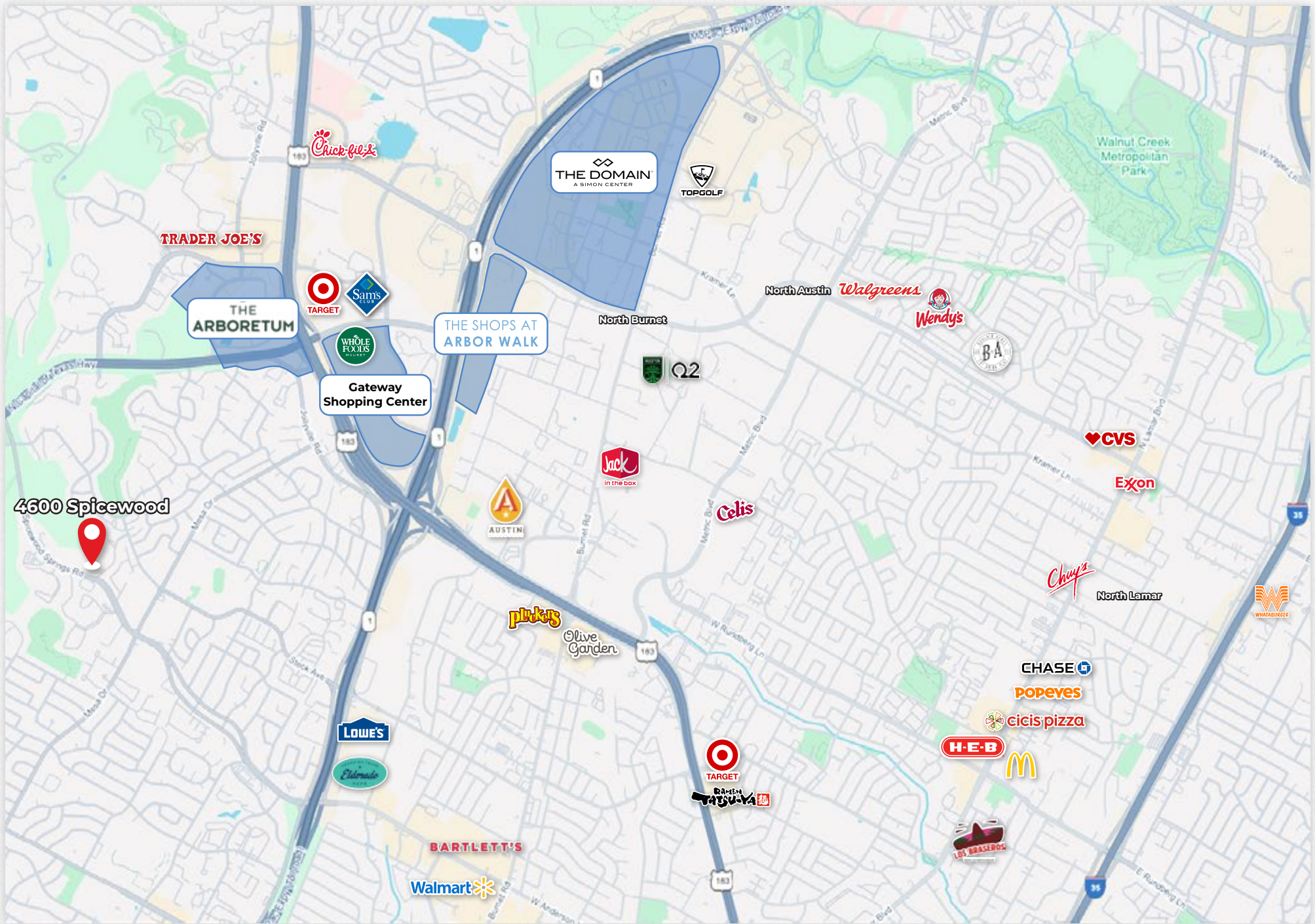


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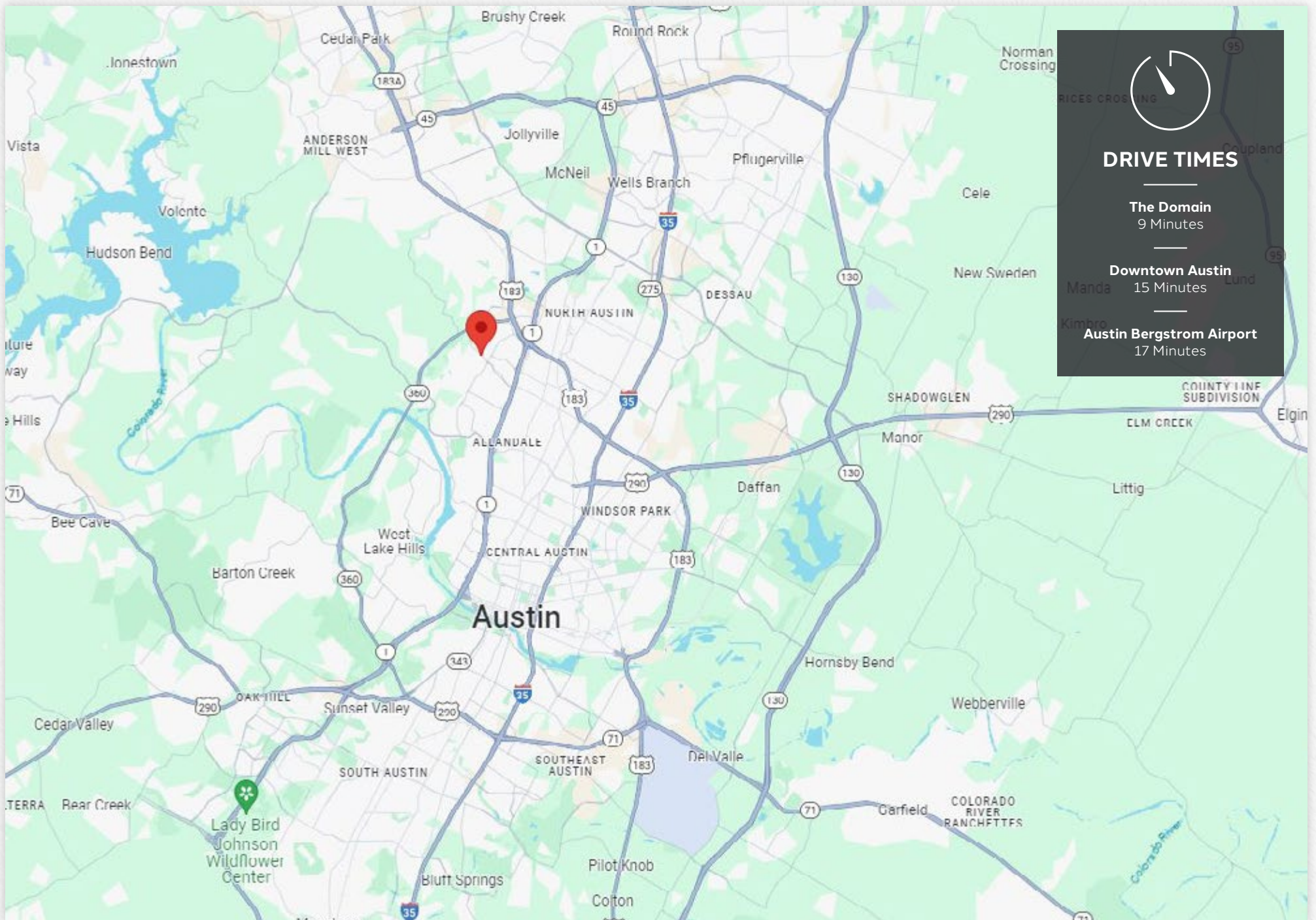


[Click To View Virtual Tour](#)





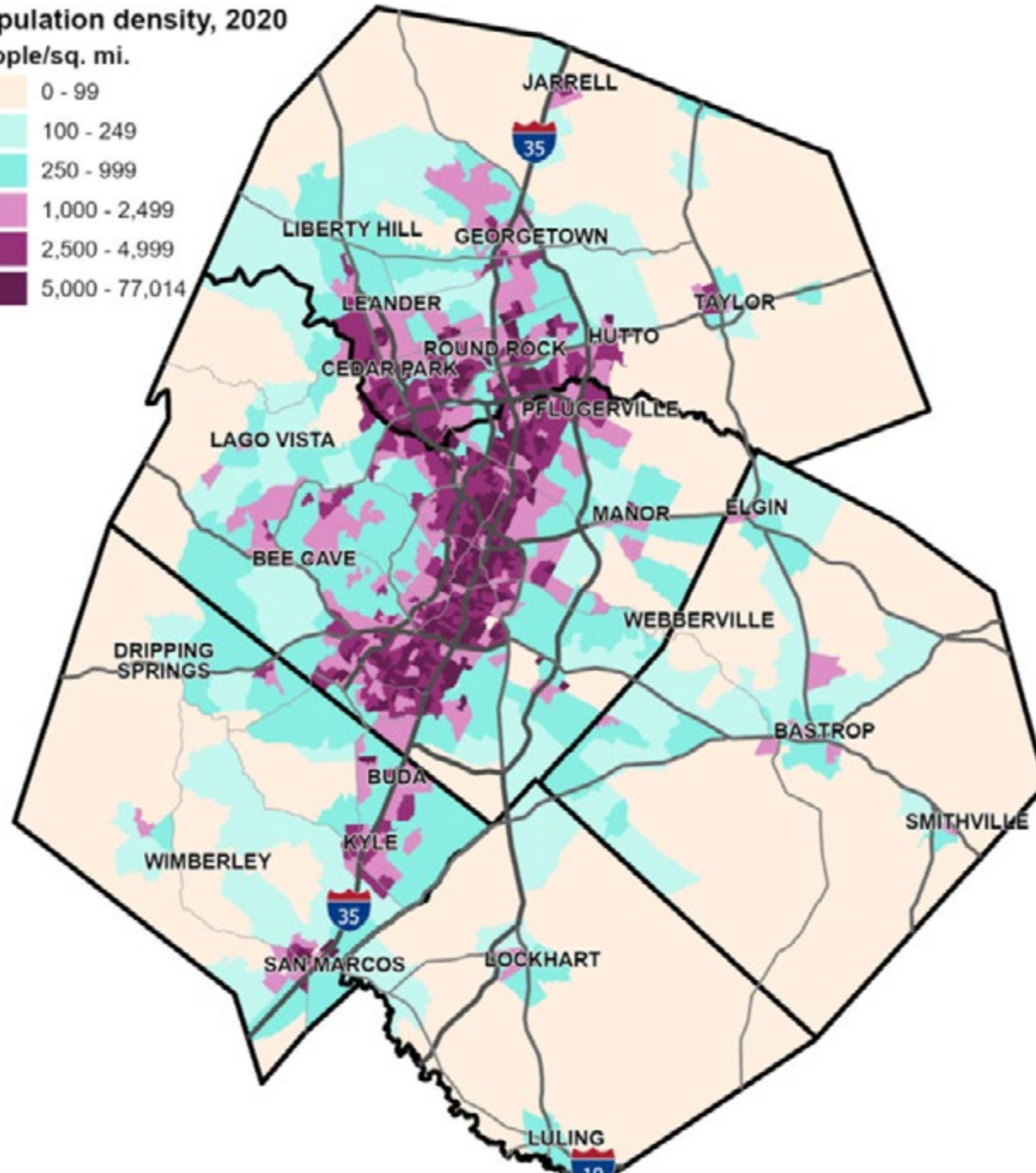
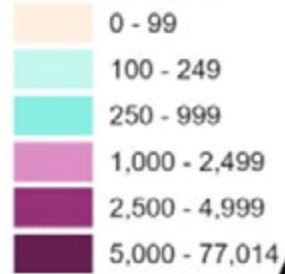






# Population density, 2020

People/sq. mi.



# AUSTIN'S 2025 RANKINGS

#1

FASTEST GROWING  
MAJOR METRO  
EXPLODINGTOPICS.COM

#1

BEST PLACE TO START  
A BUSINESS  
CNBC

#1

BEST METRO FOR  
STEM PROFESSIONALS  
WALLETHUB

#5

COLLEGE EDUCATED  
ADULTS  
CITYLAB

#1

PEOPLE WANTING  
TO RELOCATE  
MONEY.CO.UK

#6

BEST PERFORMING  
LARGE CITY IN THE US  
MILKEN INSITUTE

#2

BEST MARKET FOR  
REAL ESTATE  
WALLETHUB

#7

MOST FUN CITY IN  
THE US  
WALLETHUB

#1

BEST JOB  
MARKET(2024)  
WALL STREET JOURNAL

#2

BEST CITY FOR YOUNG  
PROFESSIONALS  
ROCKET HOMES

#5

MOST RECESSION  
RESISTANT CITY  
SMARTASSET

#9

BEST EDUCATED  
MAJOR METRO  
WALLETHUB

#1

BEST STATE CAPITAL  
TO LIVE IN  
WALLETHUB

#2

BEST CITY FOR JOB  
OPPORTUNITIES  
BUSINESS INSIDER

#6

SAFEST LARGE  
CITY IN U.S.  
SAFEWISE

53

WORLDS BEST CITIES  
AUSTINCULTUREMAP

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# Market Overview

# AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km<sup>2</sup>), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

## Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

## Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

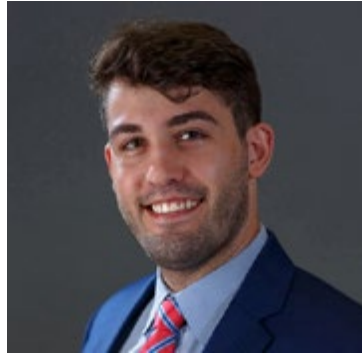
Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

# Contact



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Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.





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## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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