

OFFICE FOR LEASE

7801 Capital of Texas Hwy | Austin, Texas 78731

# Stonecliff



FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

JACK PUTMAN

[jhenley@riverside-re.com](mailto:jhenley@riverside-re.com)  
512.413.5601

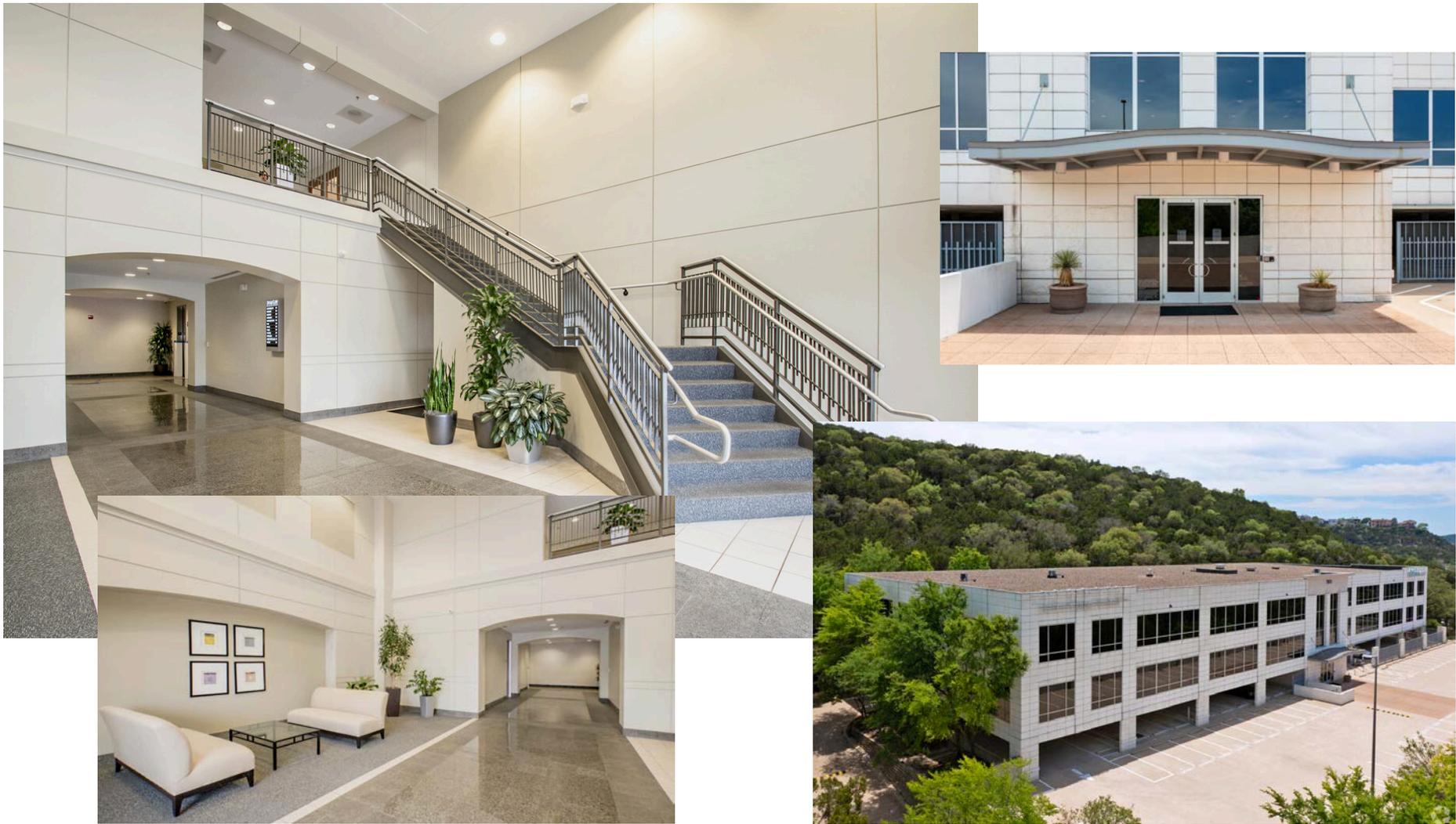
[jrhenley@riverside-re.com](mailto:jrhenley@riverside-re.com)  
512.415.4066

[jputman@riverside-re.com](mailto:jputman@riverside-re.com)  
512.965.7217

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# Stonecliff

## LEVEL TWO

\$16.00/RSF | \$12.82 NNN

Suite 235 - 3,643 RSF - NEW! Spec Suite

## LEVEL THREE

\$16.00/RSF | \$12.82 NNN

Suite 310 - 2,913 RSF\*

Suite 330 - 2,866 RSF\*

Suite 350 - 2,763 RSF\*

*\*Suites may be combined for a total of 8,542 RSF.*

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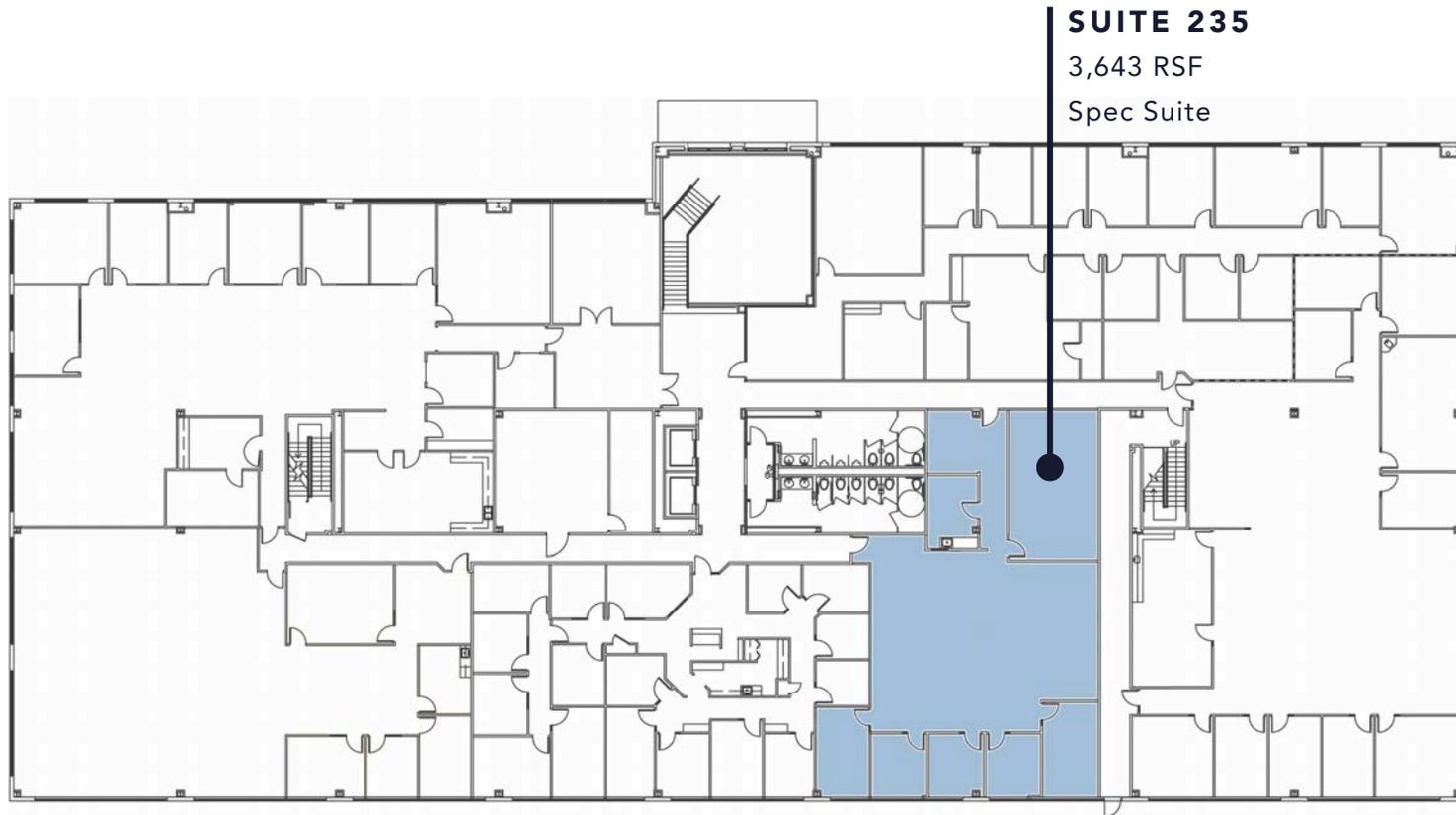
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3.71:1,000 RSF Parking Ratio

# 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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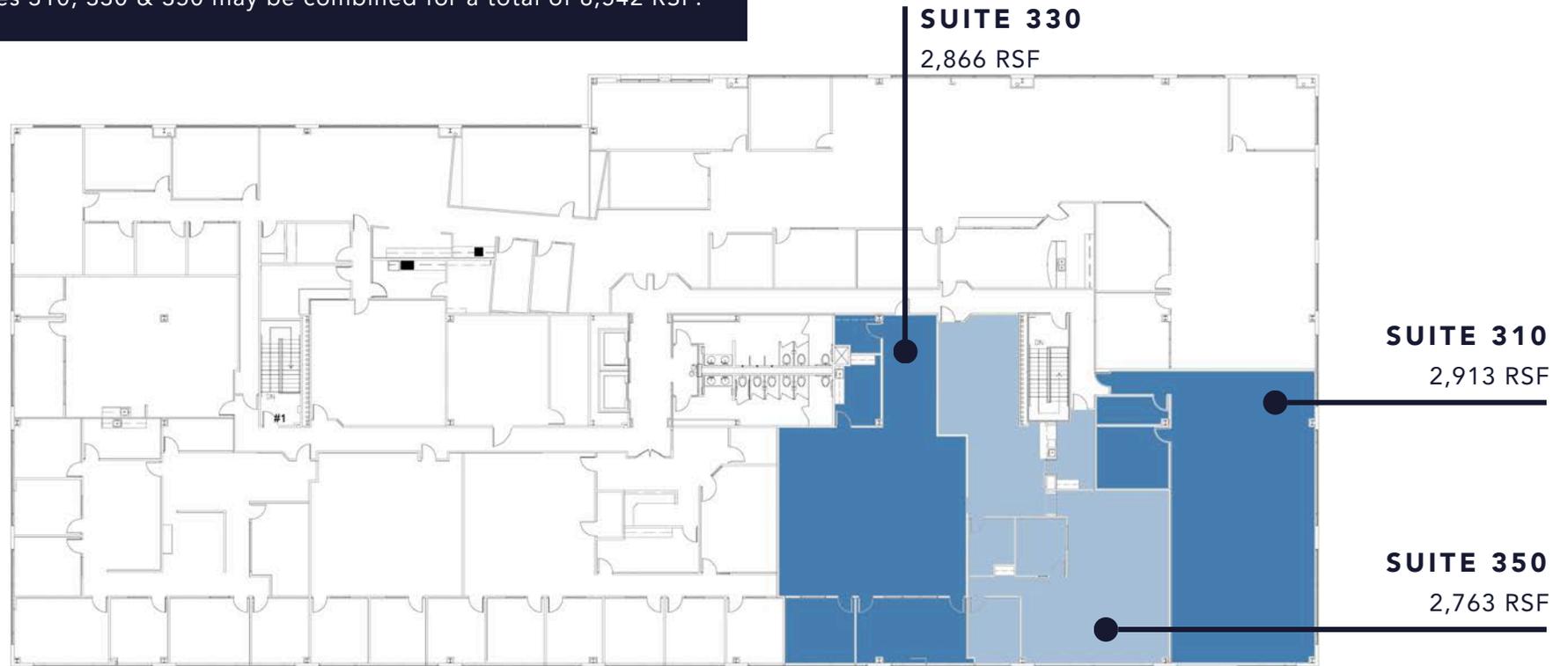
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3.71:1,000 RSF Parking Ratio

# Level 3

Suites 330 & 350 may be combined for a total of 5,629 RSF.  
Suites 310 & 350 may be combined for a total of 5,676 RSF.  
Suites 310, 330 & 350 may be combined for a total of 8,542 RSF.



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

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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

## 3 Arboretum Market

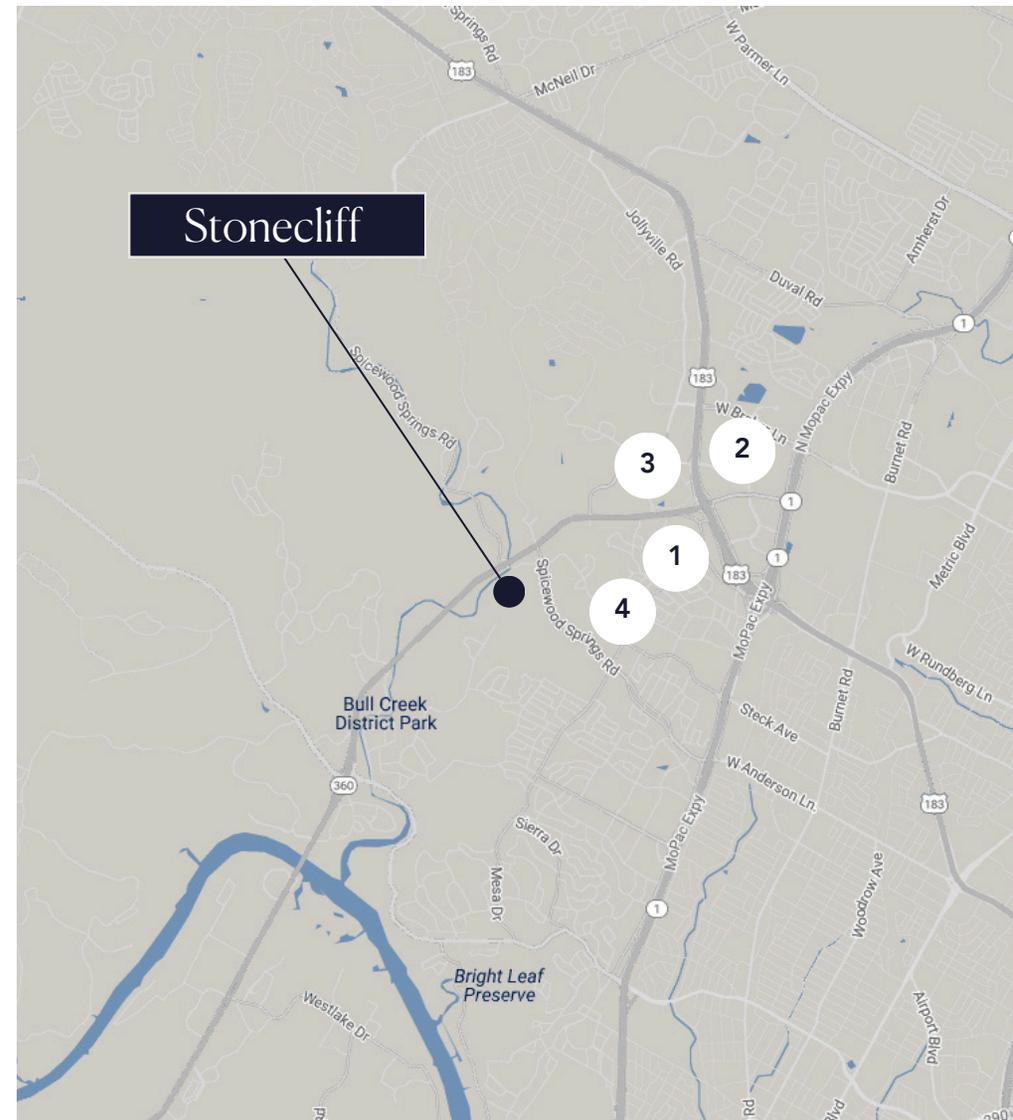
- Starbucks
- Trader Joe's
- Williams-Sonoma
- Newk's Eatery
- Talbots
- Romano's Macaroni Grill
- Pier 1 Imports
- PF Chang's
- Sephora
- Modern Market
- Milk + Honey

## 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



# Contact

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