

**FOR LEASE  
OR SALE**

**1,384 SF of Office Space**

4600 Spicewood Springs  
Rd, Austin, TX 78759



Scan or click for  
virtual tour

**Free Rent: 2 Months Free  
Base Rent with 3 Year Lease**

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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.

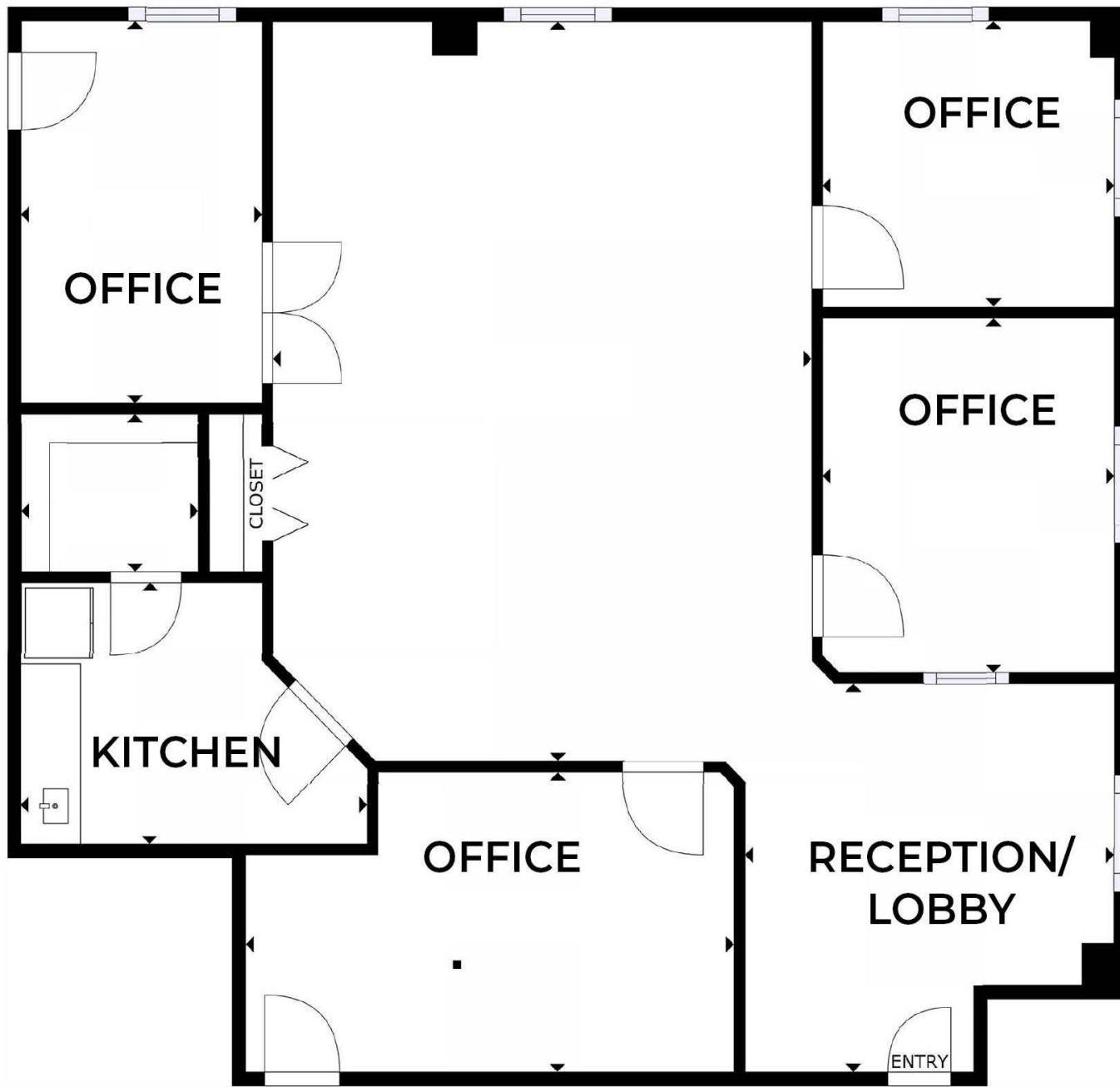
## Highlights

- Suite 101 = 1,384 SF
- Easy access to MoPac, Texas Hwy 360, Hwy 183 and Anderson Ln
- Ample Parking
- Many nearby amenities

# Listing Details

Lease Rate:	\$18/SF
NNN:	\$13/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 spots
Year Built:	1999
Lease Term:	Negotiable
Neighborhood:	Mesa Village

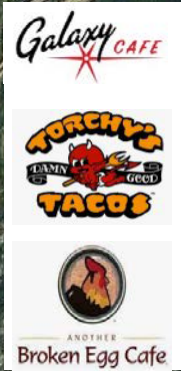








  
**THE DOMAIN**<sup>®</sup>  
A SIMON MALL







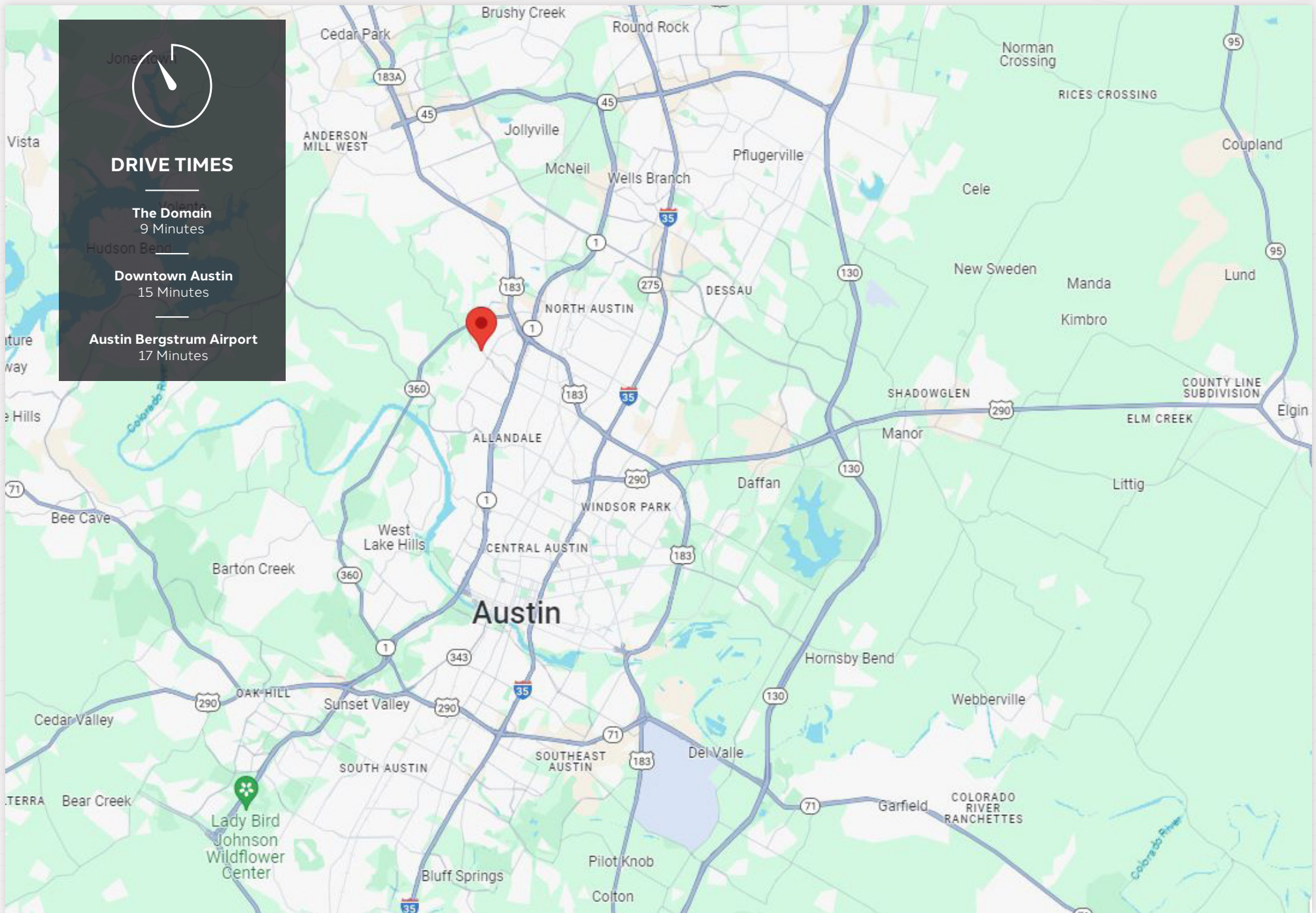
## DRIVE TIMES

**The Domain**  
9 Minutes

Hudson Bend

**Downtown Austin**  
15 Minutes

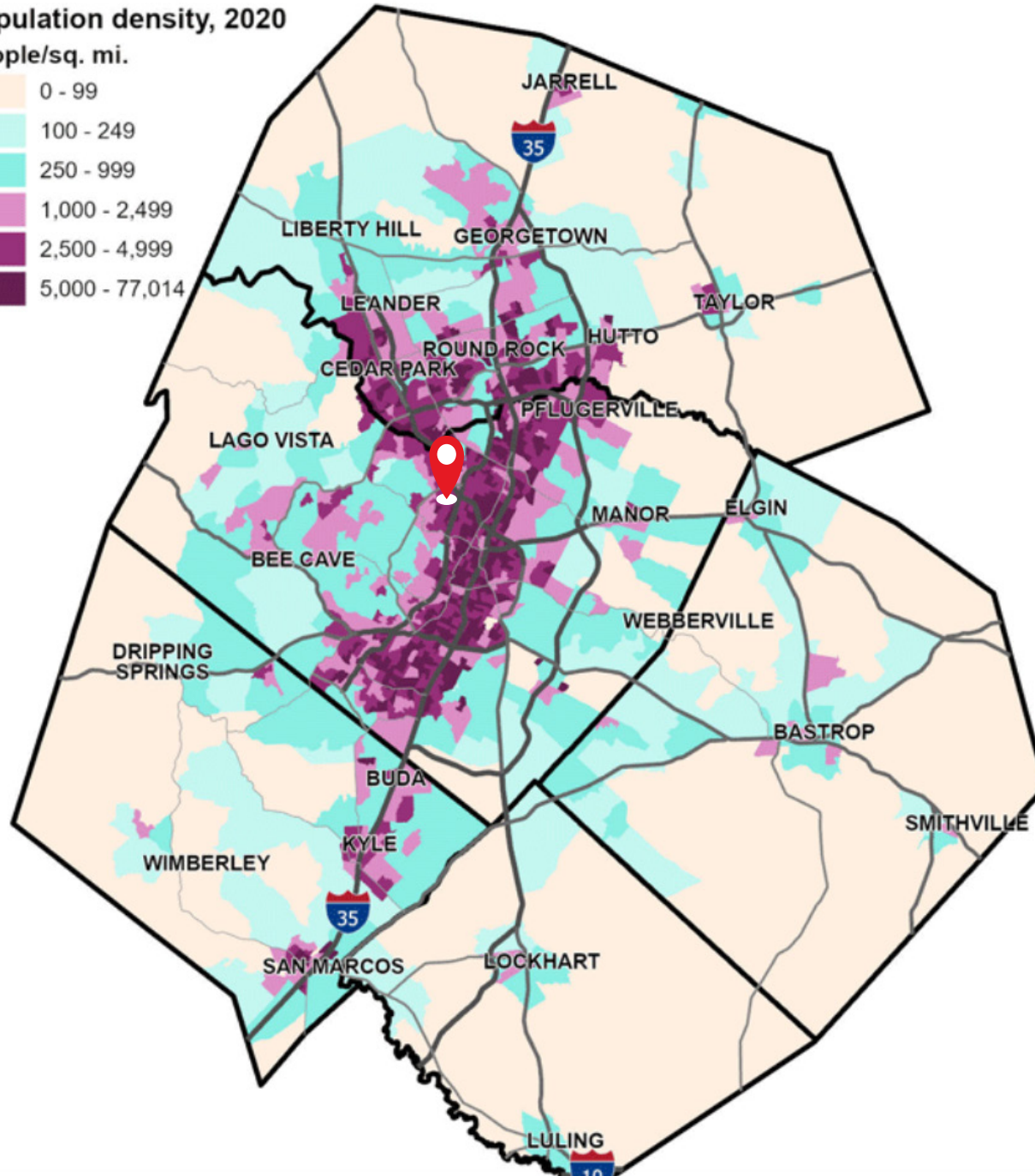
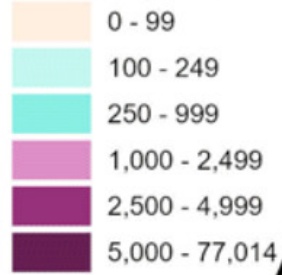
**Austin Bergstrum Airport**  
17 Minutes





### Population density, 2020

People/sq. mi.



# AUSTIN'S 2024 RANKINGS

**#1** FASTEST GROWING  
MAJOR METRO  
U.S. CENSUS BUREAU

**#1** BEST PLACE TO START  
A BUSINESS  
CNBC

**#2** BEST METRO FOR  
STEM PROFESSIONALS  
WALLETHUB

**#9** BEST EDUCATED  
MAJOR METRO  
WALLETHUB

**#1** PEOPLE WANTING  
TO RELOCATE  
MONEY.CO.UK

**#2** BEST MARKET FOR  
REAL ESTATE  
WALLETHUB

**#5** COLLEGE EDUCATED  
ADULTS  
CITYLAB

**#7** MOST FUN CITY IN  
THE US  
WALLETHUB

**#1** BEST JOB  
MARKET  
WALL STREET JOURNAL

**#2** BEST CITY FOR YOUNG  
PROFESSIONALS  
ROCKET HOMES

**#5** MOST RECESSION  
RESISTANT CITY  
SMARTASSET

**#8** HARDEST WORKING  
CITY IN U.S.  
WALLETHUB

**#1** BEST STATE CAPITAL  
TO LIVE IN  
WALLETHUB

**#5** BEST PLACE TO  
LIVE IN THE U.S.  
U.S. NEWS AND WORLD

**#6** SAFEST LARGE  
CITY IN U.S.  
SAFEWISE

**#7** HEALTHIEST CITY  
IN AMERICA  
WALLETHUB

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# Market Overview Austin

The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

## **Economy**

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

## **Unique Aspects**

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

# Contact



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Asterra Properties 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.

**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.

**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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