

OFFICE FOR LEASE

7801 Capital of Texas Hwy | Austin, Texas 78731

Stonecliff



FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

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512.413.5601

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512.415.4066

 RIVERSIDE

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LEVEL TWO

\$16.00/RSF | \$12.05 NNN

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

Suite 240 - 6,420 RSF

LEVEL THREE

\$16.00/RSF | \$12.05 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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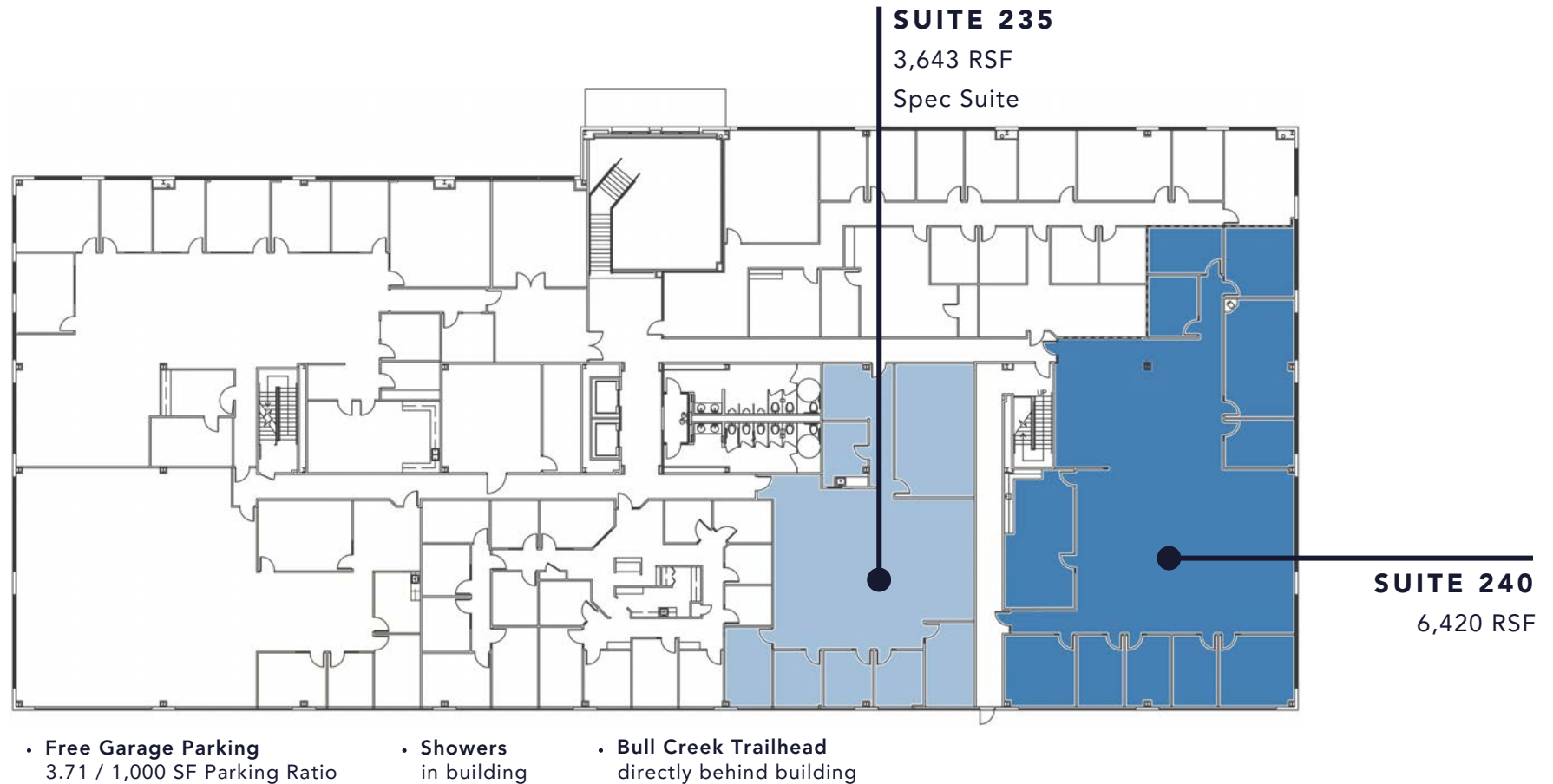
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3.71:1,000 RSF Parking Ratio

Level 2



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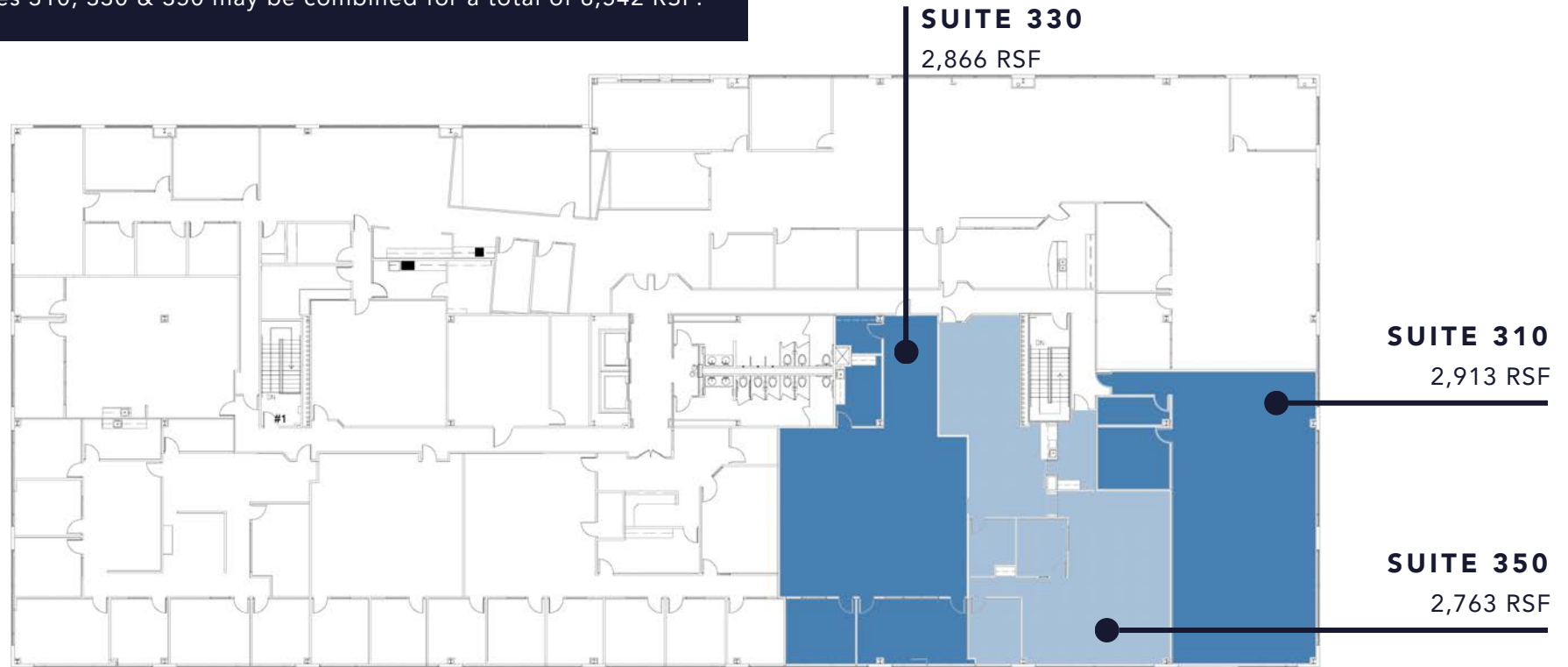
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3.71:1,000 RSF Parking Ratio

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.

Level 3



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

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RIVERSIDE

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

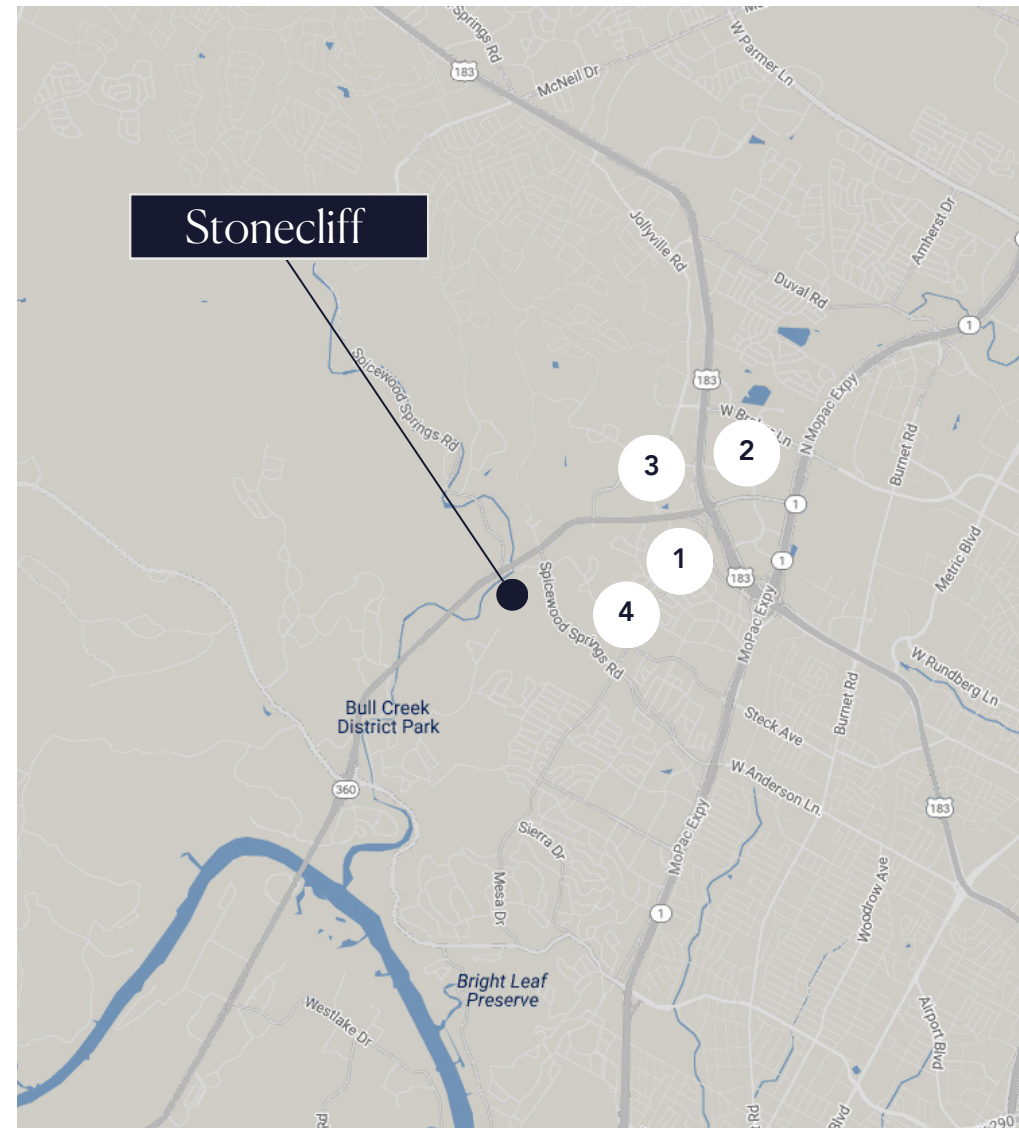
Starbucks
Trader Joe's
Williams-Sonoma
Newk's Eatery
Talbots
Romano's Macaroni Grill
Pier 1 Imports
PF Chang's
Sephora
Modern Market
Milk + Honey

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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