



Stillhouse II

OFFICE FOR LEASE OR SALE

4601 Spicewood Springs Road
Austin, Texas 78753

 Transwestern

About the Building

Stillhouse II

Building 2 is a two-story, 7,400 square foot suburban office condo building built in 2012.

FOR SALE

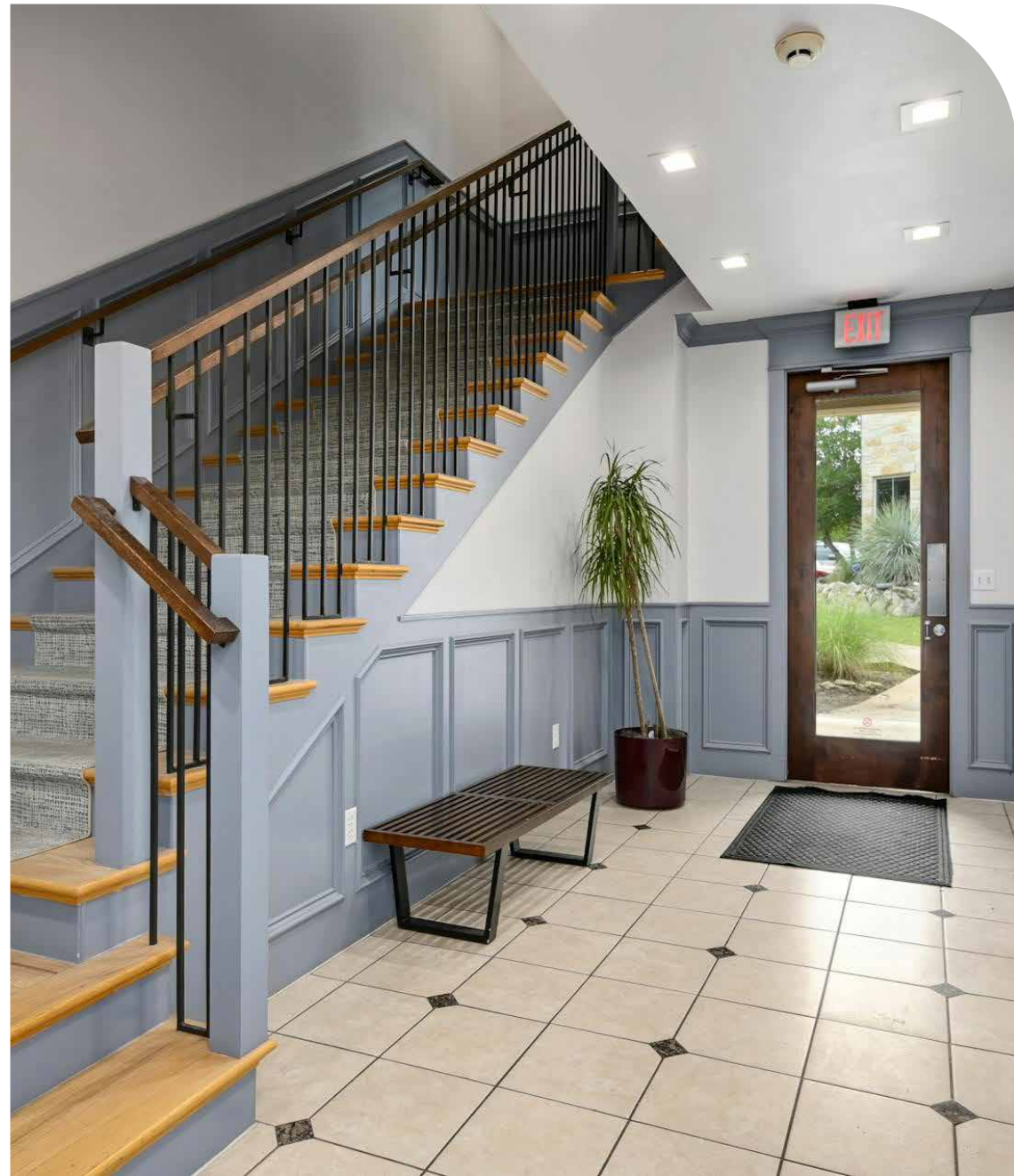
- Full Building: \$2,495,000 (\$337.00 PSF)

FOR LEASE

- Suite 100 : 3,700 RSF
- \$18.00 PSF NNN
- \$13.00 PSF OpEx + janitorial

BUILDING FEATURES

- Tenant monument signage available at Spicewood Springs entrance
- Direct access to Loop 360 via a lighted intersection at Spicewood Springs Road



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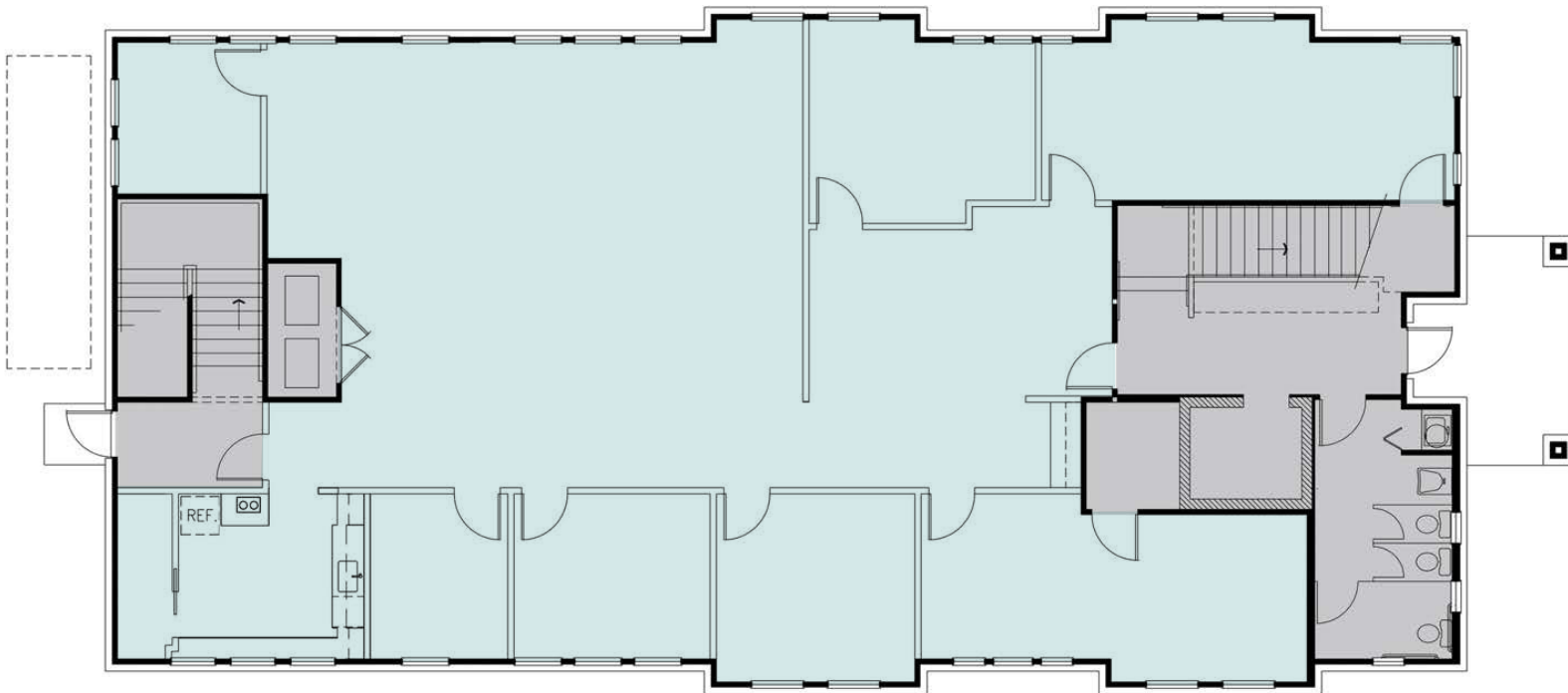
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Net Rental Rate: \$18.00 PSF NNN

First Floor

Estimated Operating Expenses: \$13.00 PSF + janitorial

SUITE 100 • 3,700 RSF AVAILABLE



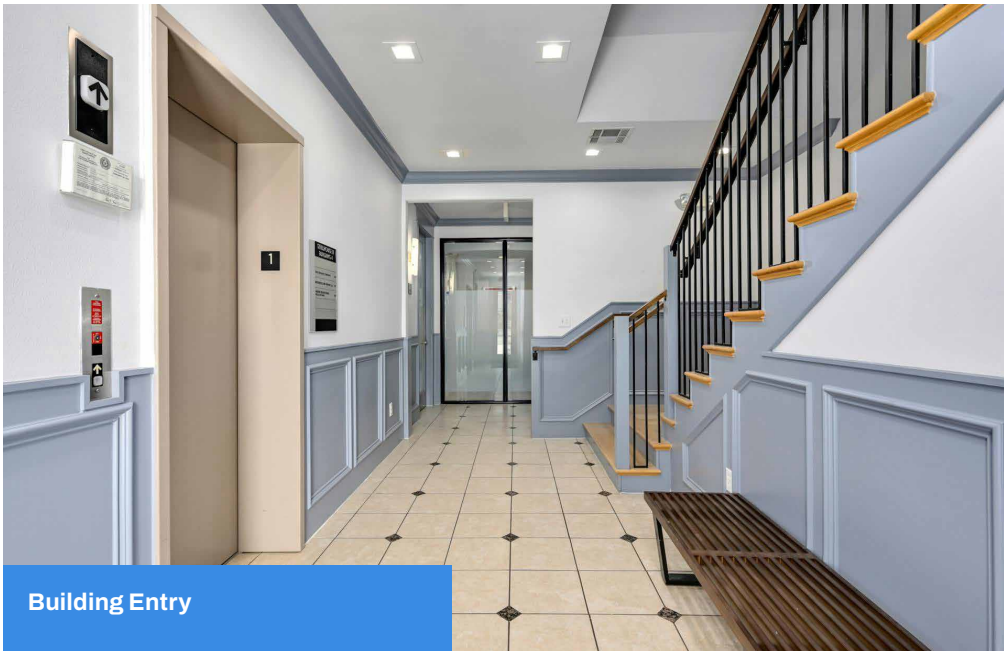
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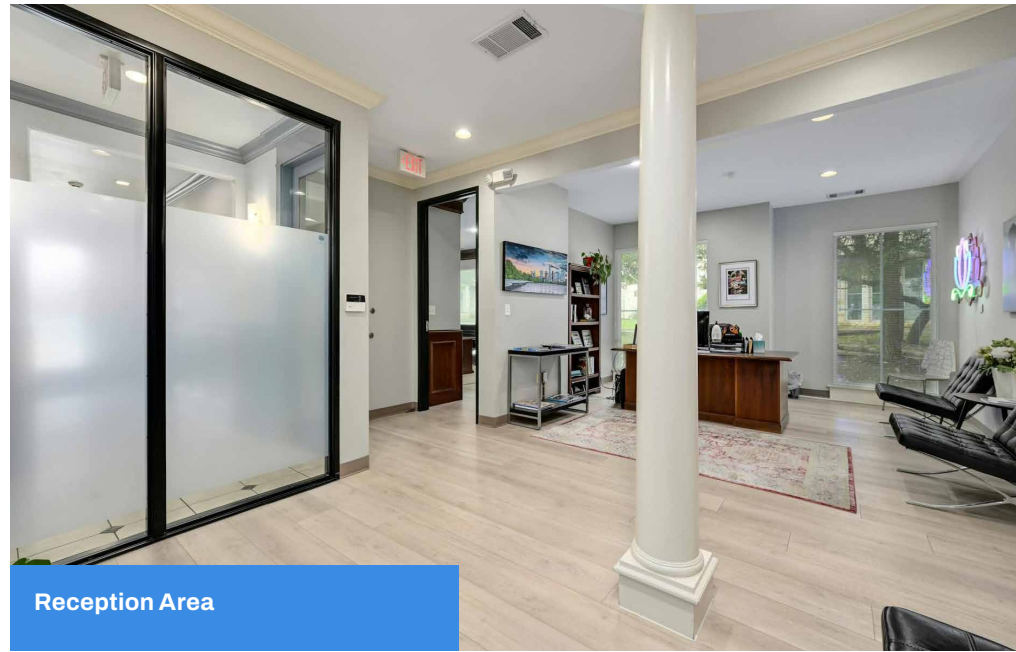
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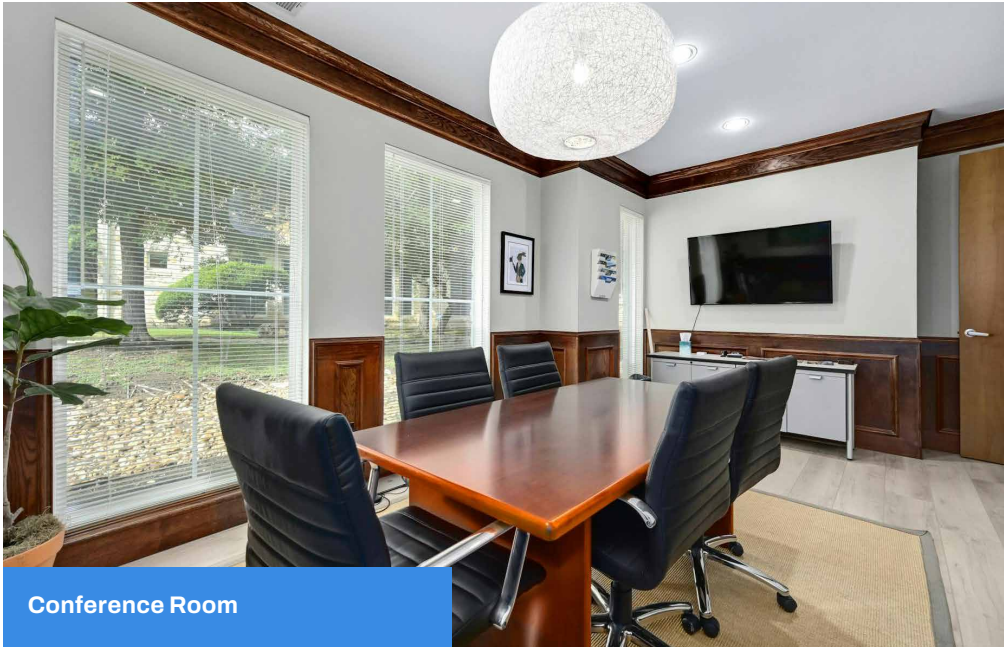
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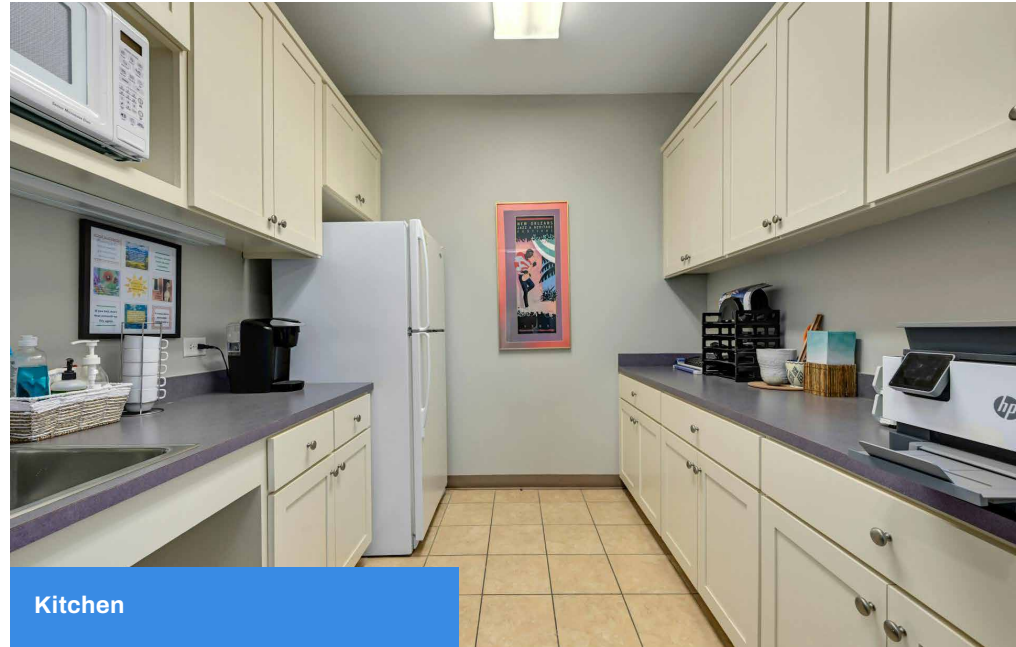
Building Entry



Reception Area



Conference Room



Kitchen

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Nearby Amenities

1 Spicewood Springs & Mesa

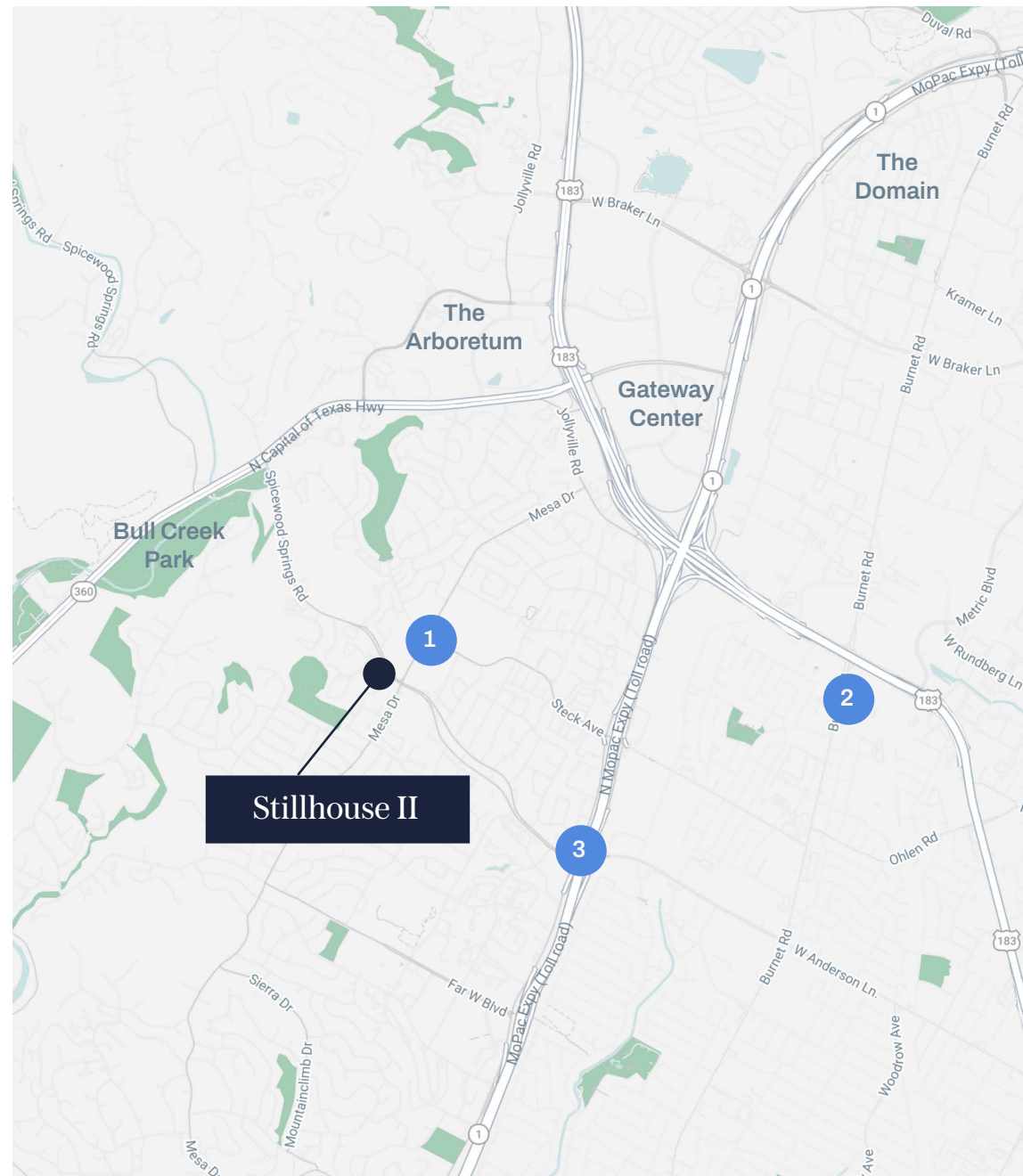
Another Broken Egg Café
 Austin Kolache
 Azul Tequila
 Cordovan Art School
 Dominos Pizza
 Galaxy Café
 Randalls
 Starbucks
 The UPS Store
 Torchy's Tacos
 Walgreens
 Wally's Burger Express

2 Burnet Road

Bartlett's Restaurant
 Conan's Pizza
 El Mercado
 HEB
 Ichiban
 Jewboy Sub Shop
 Juiceland
 Russell's Bakery
 The UPS Store
 Top Notch Hamburgers
 Tumble 22 Chicken Joint
 Walmart Supercenter

3 W. Anderson & Mopacy Expwy

Alamo Drafhouse
 Cabo Bob's
 Chinatown Restaurant
 CVS Pharmacy
 District Kitchen + Cocktails
 Einstein Brothers
 Eldorado Café
 Epoch Coffee
 Grove Wine Bar
 Jack Allen's Kitchen
 Lowe's Home Improvement
 Que Divino Cocina
 Star of India
 Starbucks
 Tony C's Pizza
 WingStop
 Zen Japanese



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Get in Touch

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