

OFFICE FOR LEASE

9600 & 9606 North MoPac Expressway | Austin, Texas 78759

Stonebridge I & II



FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

JACK PUTMAN

jhenley@riverside-re.com
512.413.5601

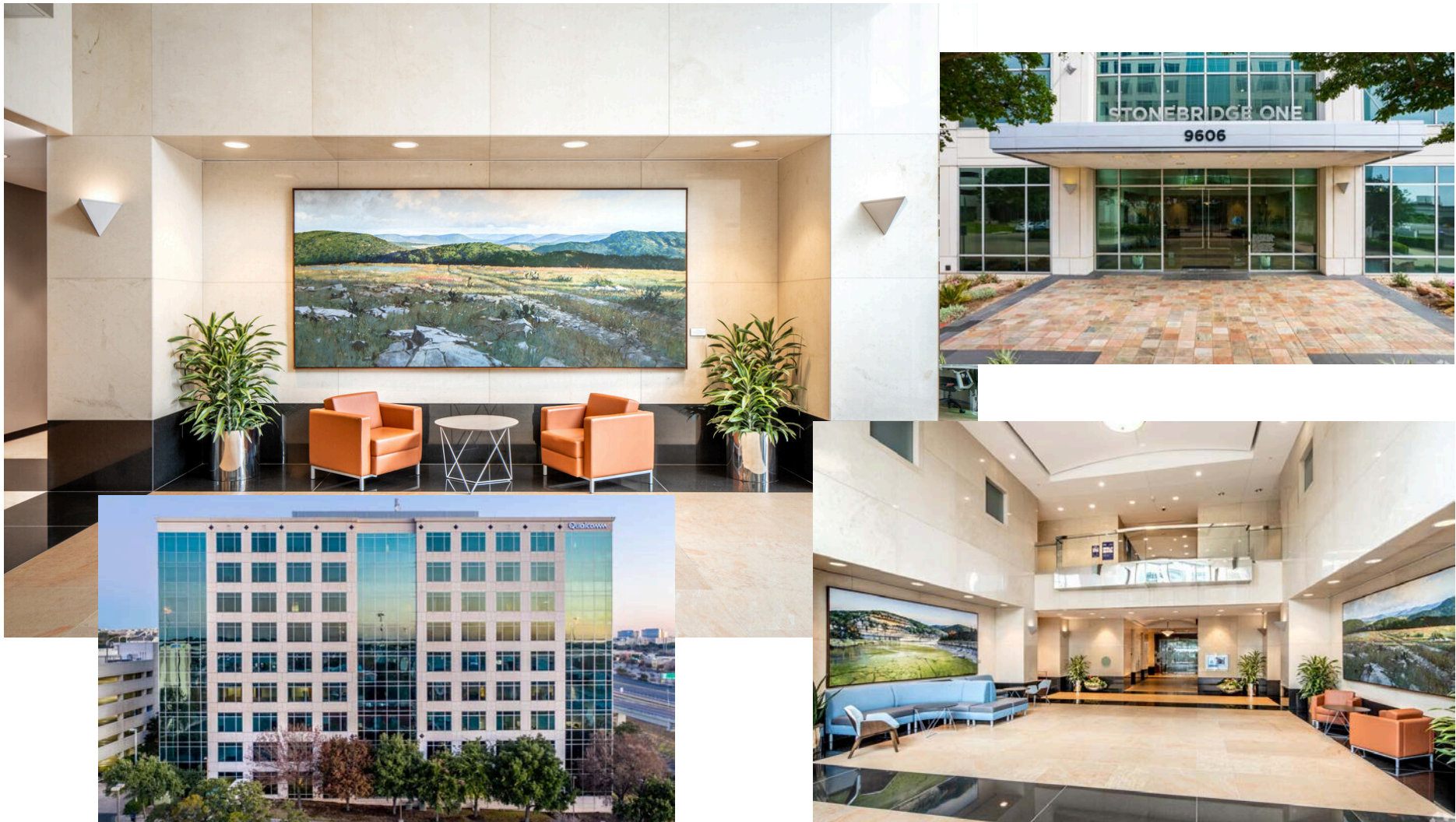
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COMING SOON!
TENANT LOUNGE



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Stonebridge I

LEVEL ONE \$33.00/RSF | \$16.90 NNN

Suite I-100 - 3,997 RSF

LEVEL SIX \$33.00/RSF | \$16.90 NNN

Suite I-600 - 5,000 - 22,238 RSF

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4.1:1,000 RSF Parking Ratio

Level 1



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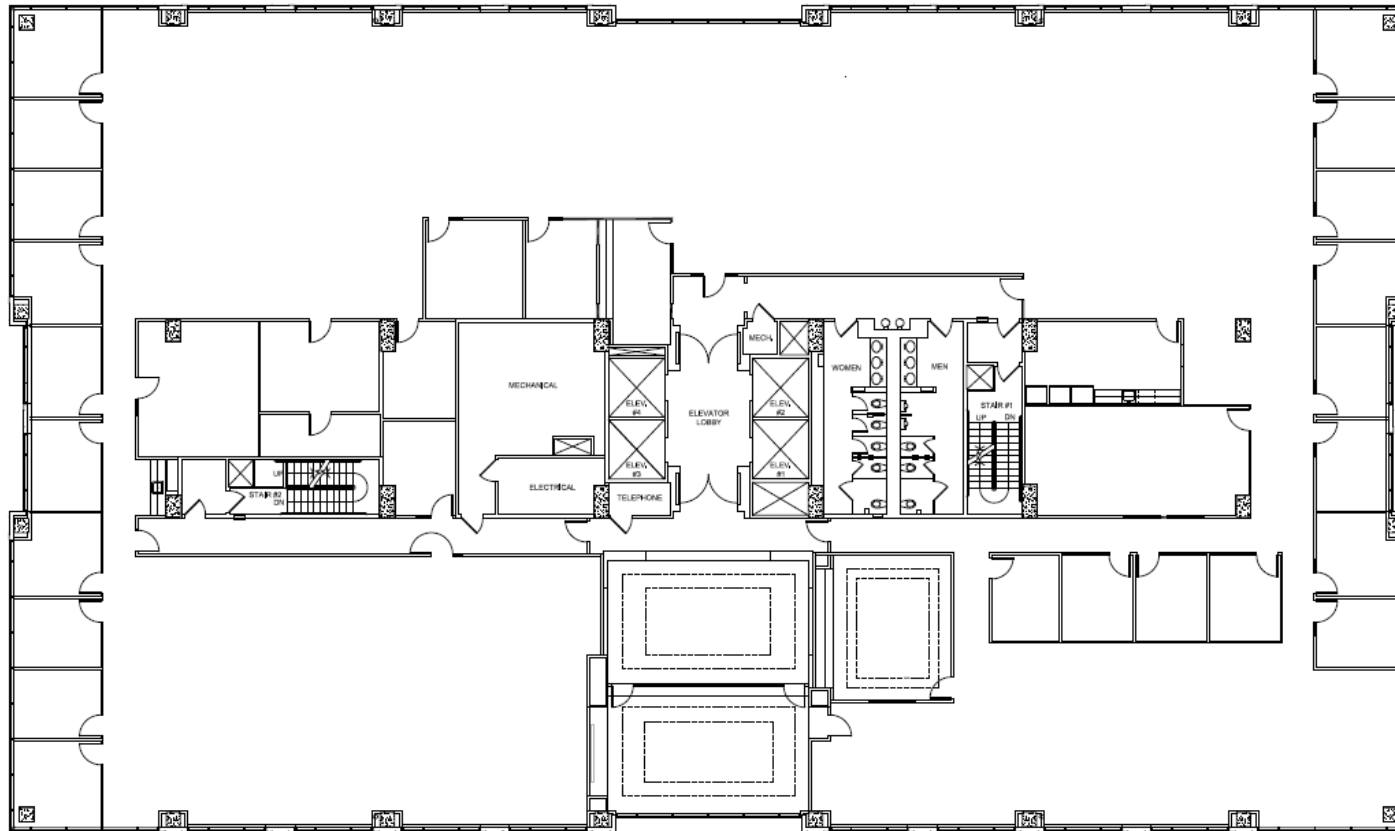
9600 & 9606 North MoPac Expressway | Austin, Texas 78759

4.1:1,000 RSF Parking Ratio

Level 6

SUITE I-600 FULL FLOOR AVAILABLE NOW

5,000 - 22,238 RSF



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Stonebridge II

LEVEL TWO \$33.00/RSF | \$15.49 NNN

Suite II-225 - 6,236 RSF

Suite II-230 - 6,664 RSF

LEVEL FIVE \$33.00/RSF | \$15.49 NNN

Suite II-525 - 6,891 RSF

LEVEL SIX \$33.00/RSF | \$15.72 NNN

Suite II-625 - 8,471 RSF

LEVEL SEVEN \$33.00/RSF | \$15.49 NNN

Suite II-700 - 4,456 RSF

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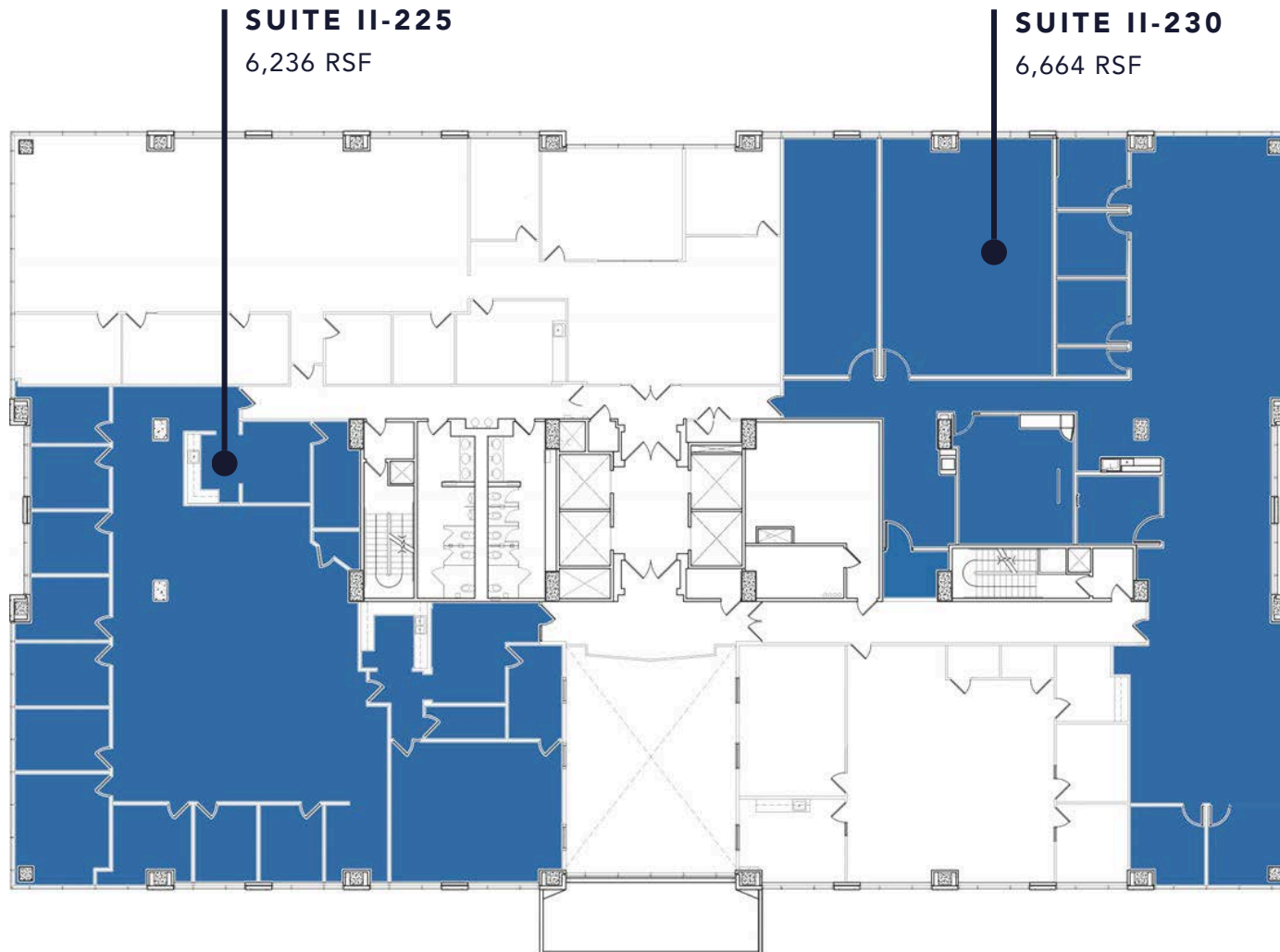
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4.11:1,000 RSF Parking Ratio

Level 2



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4.11:1,000 RSF Parking Ratio

Level 5

SUITE II-525

6,891 RSF

FULLY FURNISHED



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4.11:1,000 RSF Parking Ratio

Level 6

SUITE II-625

8,471 RSF | AVAILABLE 04/01/2026



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4.11:1,000 RSF Parking Ratio

Level 7

SUITE II-700

4,456 RSF



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 RIVERSIDE

Nearby Amenities

1 The Domain

Neiman Marcus
 Louis Vuitton
 David Yurman
 Tiffany & Co.
 Gucci
 Versace
 Peter Millar
 Tesla
 CAVA Mediterranean
 Lululemon
 Levi's
 Nordstrom
 Golden Goose
 Museum of Ice Cream
 Arhaus
 Burberry
 Saint Laurent
 North Italia
 Apple
 Punch Bowl Social
 Loro Asian Smokehouse

2 The Arboretum

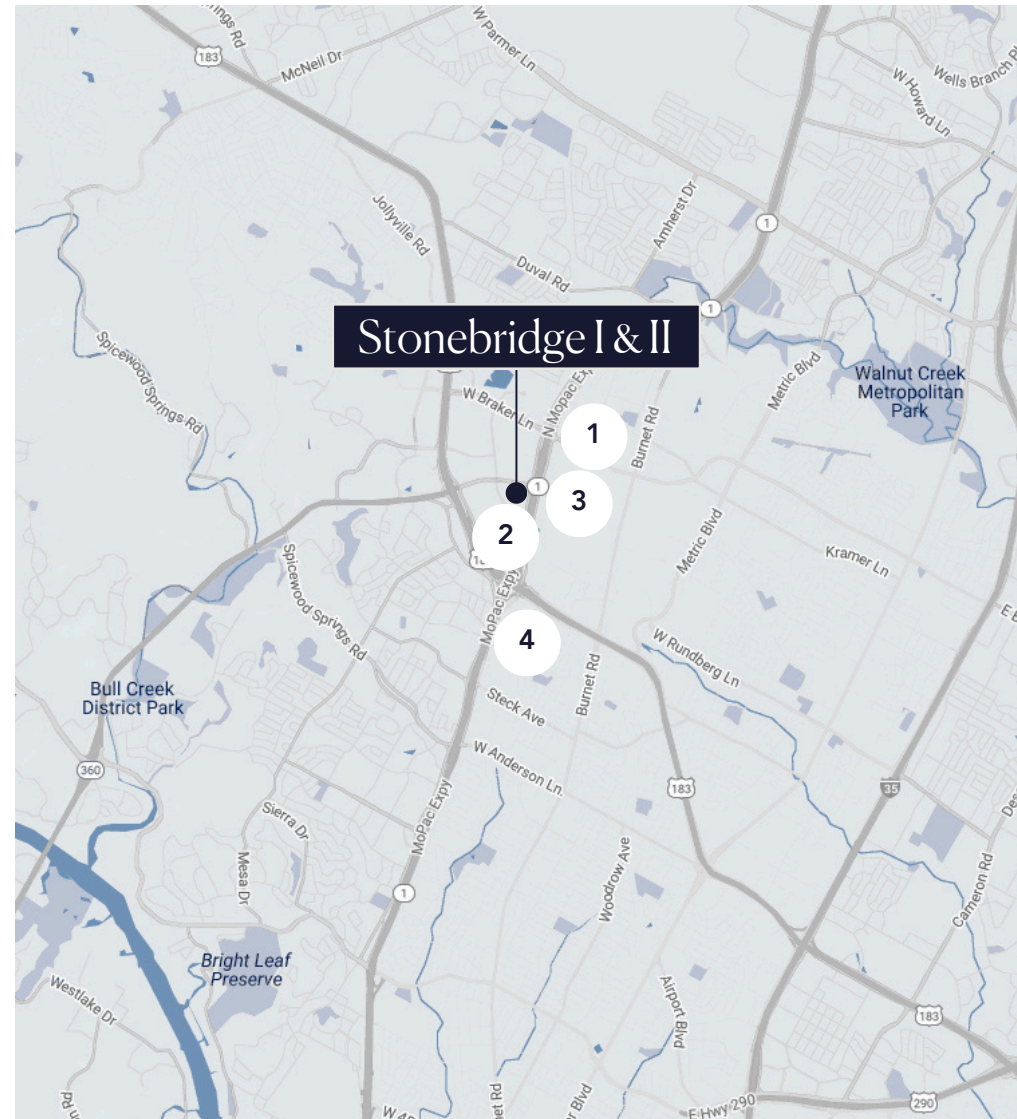
Pottery Barn
 Jos. A Bank
 Amy's Ice Creams
 The Kebab Shop
 Juliet Italian Kitchen
 CAVA Mediterranean
 Ballard Designs
 James Avery
 Ugly Dumpling Chinese
 Café du Bliss
 Bulevar Mexican Kitchen
 Eddie V's Prime Seafood
 Five Guys Hamburgers
 Barnes & Noble
 The Cheesecake Factory
 Renaissance Austin
 Knotty Deck & Bar
 Estancia Brazilian Steakhouse
 BB&T
 Chase Bank
 Hanara Sushi & Grill

3 Anderson Lane

The Grove Wine Bar
 El Dorado Café
 Jack Allen's Kitchen
 Tarka Indian Kitchen
 District Kitchen + Cocktails
 Wal-Mart Supercenter
 Zen Japanese
 Cover 3
 Hopdoddy Burger Bar
 Bartlett's
 Whataburger
 Madam Mam's
 Epoch Coffee
 Office Depot
 Alamo Drafthouse Cinema

4 Arbor Walk

The Home Depot
 BJ's Restaurant
 Mighty Fine Burgers
 Masala Wok Indian + Asian Fare
 Salata
 Spec's
 Lupe Tortilla Mexican Restaurant
 Potbelly Sandwich Shop
 Casa Do Brasil
 EJ's Hot Pot & Sushi
 Southside Market & BBQ
 Whole Foods Market
 Crate & Barrel
 Regal Gateway Cinema
 IchiUmi Sushi



Contact

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