

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

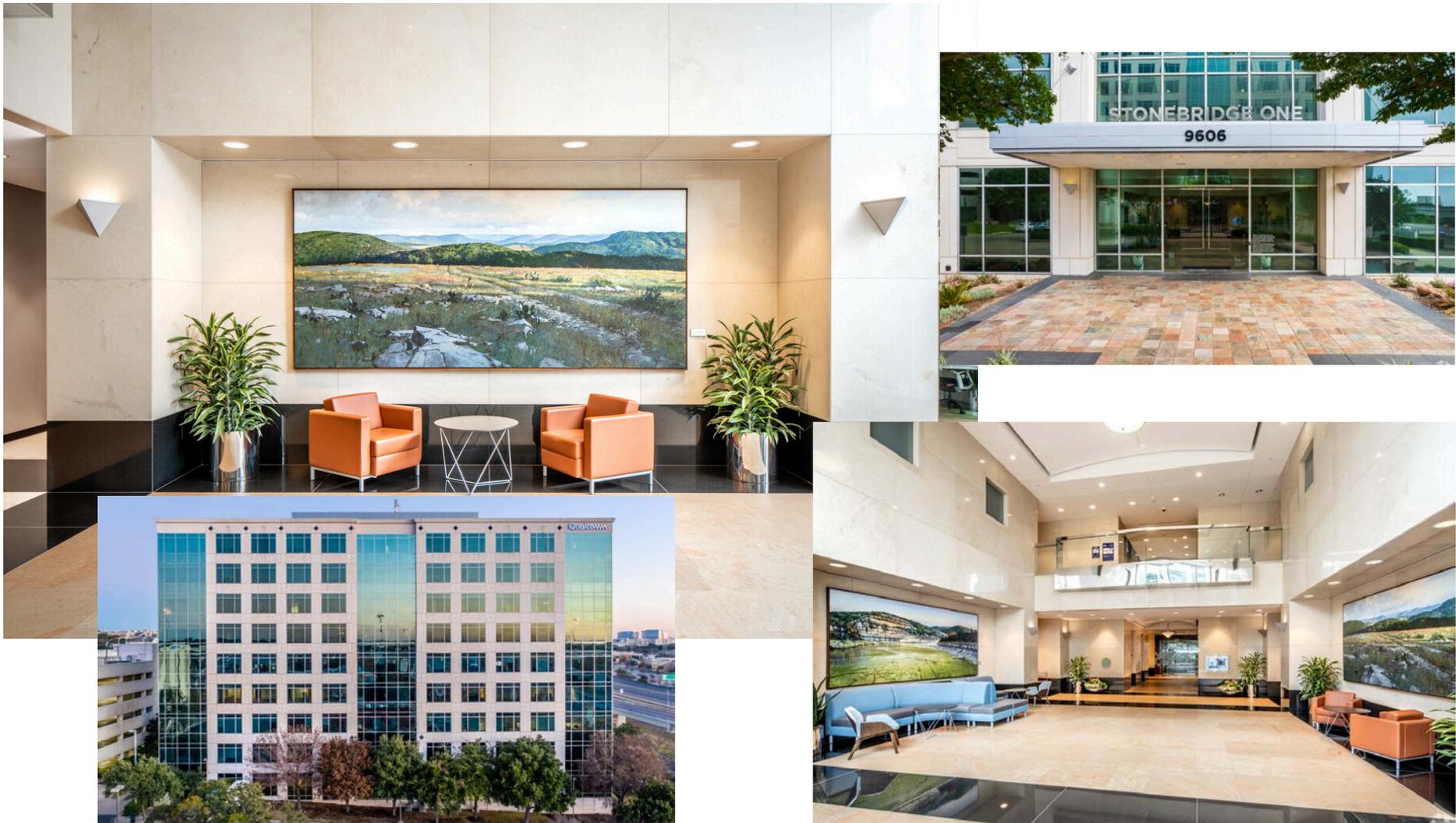
[jrhenley@riverside-re.com](mailto:jrhenley@riverside-re.com)  
512.415.4066

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

 RIVERSIDE

OFFICE FOR LEASE

9600 & 9606 North MoPac Expressway | Austin, Texas 78759



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

 RIVERSIDE

OFFICE FOR LEASE

9600 & 9606 North MoPac Expressway | Austin, Texas 78759

**COMING SOON!**  
**TENANT LOUNGE**



FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

JACK PUTMAN

**RIVERSIDE**

[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

OFFICE FOR LEASE

9600 & 9606 North MoPac Expressway | Austin, Texas 78759



# 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

FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

JACK PUTMAN

jhenley@riverside-re.com  
512.413.5601

jrhenley@riverside-re.com  
512.415.4066

jputman@riverside-re.com  
512.965.7217

 RIVERSIDE

OFFICE FOR LEASE

9600 & 9606 North MoPac Expressway | Austin, Texas 78759

4.1:1,000 RSF Parking Ratio

# Level 1



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

 RIVERSIDE

OFFICE FOR LEASE

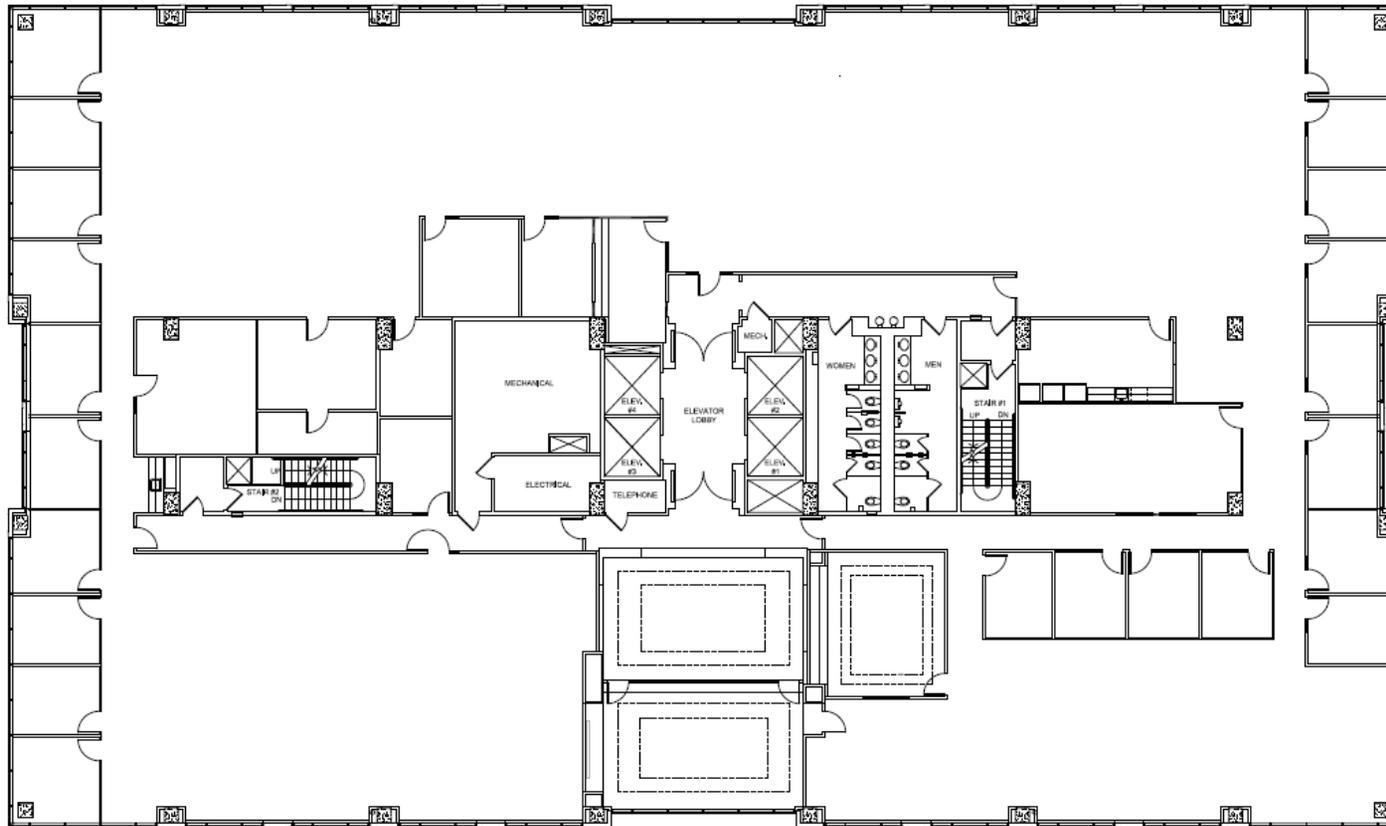
9600 & 9606 North MoPac Expressway | Austin, Texas 78759

4.1:1,000 RSF Parking Ratio

# Level 6

## SUITE I-600 FULL FLOOR AVAILABLE NOW

5,000 - 22,238 RSF



FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

JACK PUTMAN

jhenley@riverside-re.com  
512.413.5601

jrhenley@riverside-re.com  
512.415.4066

jputman@riverside-re.com  
512.965.7217

 RIVERSIDE

OFFICE FOR LEASE

9600 & 9606 North MoPac Expressway | Austin, Texas 78759



# 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

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

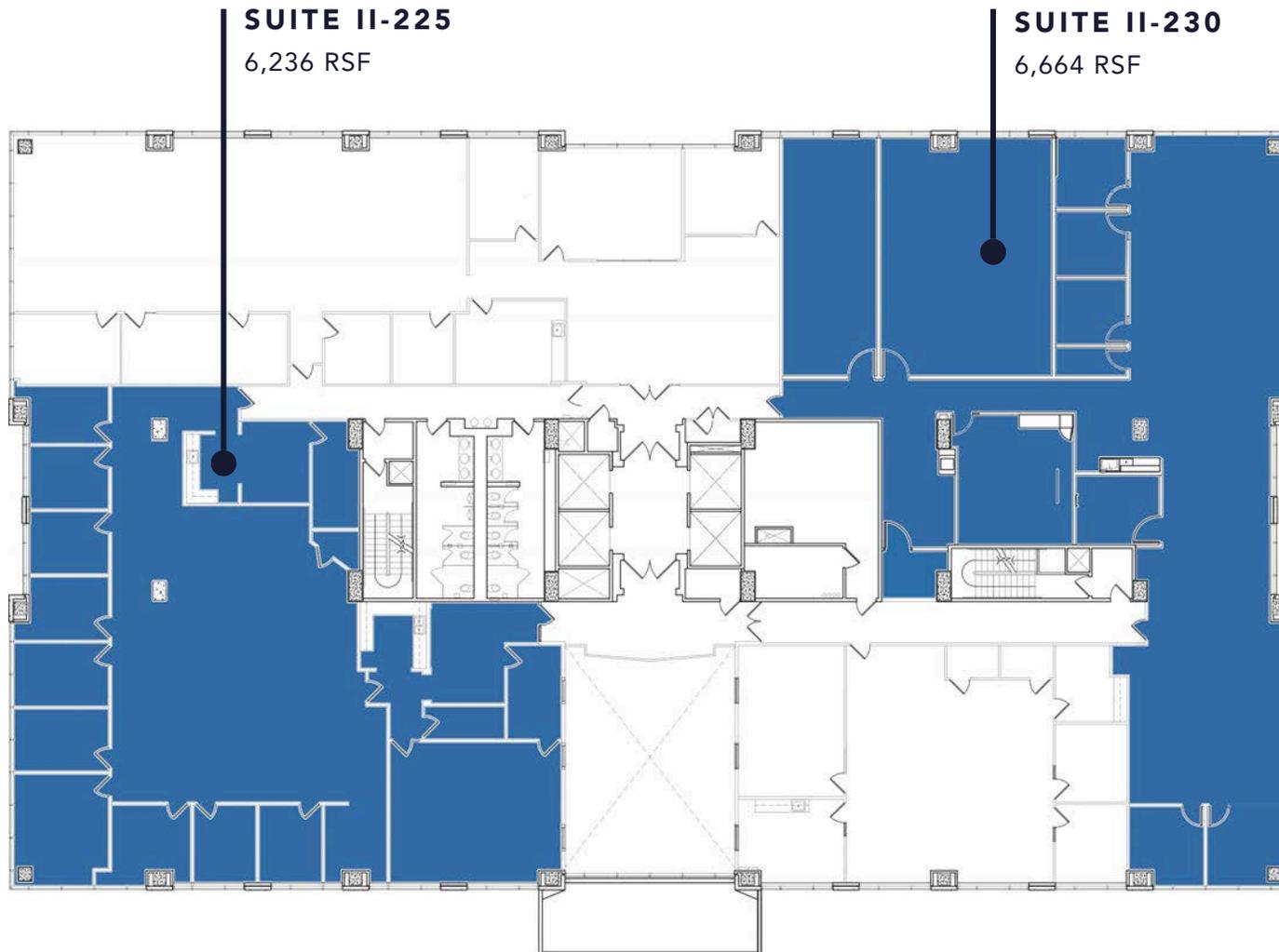
 RIVERSIDE

OFFICE FOR LEASE

9600 & 9606 North MoPac Expressway | Austin, Texas 78759

4.11:1,000 RSF Parking Ratio

# Level 2



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

 RIVERSIDE

OFFICE FOR LEASE

9600 & 9606 North MoPac Expressway | Austin, Texas 78759

4.11:1,000 RSF Parking Ratio

# Level 5

**SUITE II-525**

6,891 RSF

FULLY FURNISHED



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



OFFICE FOR LEASE

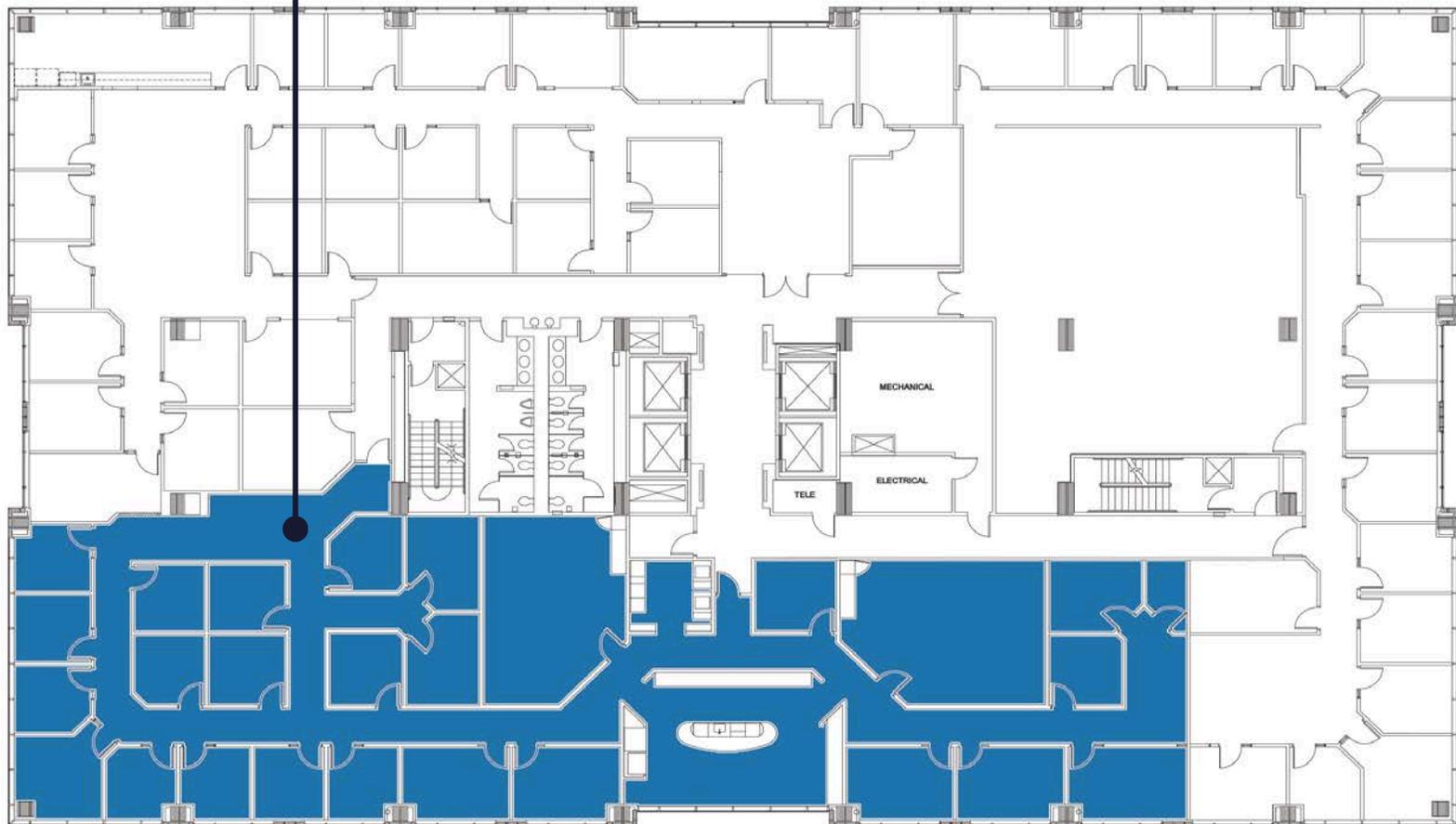
9600 & 9606 North MoPac Expressway | Austin, Texas 78759

4.11:1,000 RSF Parking Ratio

# Level 6

**SUITE II-625**

8,471 RSF | AVAILABLE 04/01/2026



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



OFFICE FOR LEASE

9600 & 9606 North MoPac Expressway | Austin, Texas 78759

4.11:1,000 RSF Parking Ratio

# Level 7

## SUITE II-700

4,456 RSF



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

 RIVERSIDE

# Contact

## OFFICE FOR LEASE

9600 & 9606 North MoPac Expressway  
Austin, Texas 78759

JEFF HENLEY  
jhenley@riverside-re.com  
512.333.7000

JEFF HENLEY, JR.  
jrhenley@riverside-re.com  
512.333.7000

JACK PUTMAN  
jputman@riverside-re.com  
512.965.7217

