



OFFICE SPACE  
FOR SALE OR LEASE

ASKING PRICE: \$329,950.00

\$26.00 PER SF MG OR \$1,950/MO  
(TENANT PAYS FOR UTILITIES AND  
JANITORIAL)

SUITE N8 900 RSF

# SPICEWOOD FOREST

4131 SPICEWOOD SPRINGS ROAD | STE. N8 | AUSTIN, TX 78759

**FOR SALE: \$329,950**

HOA Fee: Approx. \$340/MO

**FOR LEASE: \$26.00/RSF MODIFIED GROSS or \$1,950/MO**

Tenant pays for utilities and janitorial.



**JIM SPRINKLE, LEASING & BROKERAGE**

**PHONE: (512) 750-5255**

**EMAIL: [sprinkle@kuceraco.com](mailto:sprinkle@kuceraco.com)**

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**AUSTIN, TX 78759**

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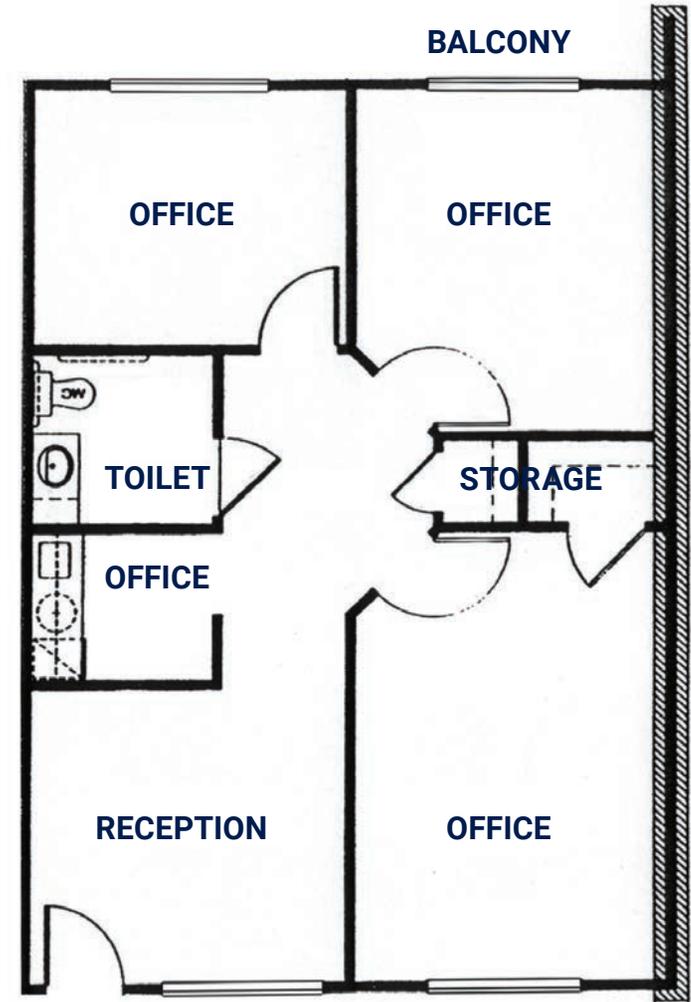
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## PROPERTY FEATURES

- Second floor suite with elevator
- Large windows with an abundance of natural lighting
- Stone walls in some rooms
- Open parking
- Peaceful, lovely, park-like campus
- Within walking distance to Torchy's, Wally's, Galaxy Cafe and Starbucks



## FLOOR PLAN



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**BUILDING LOCATION**

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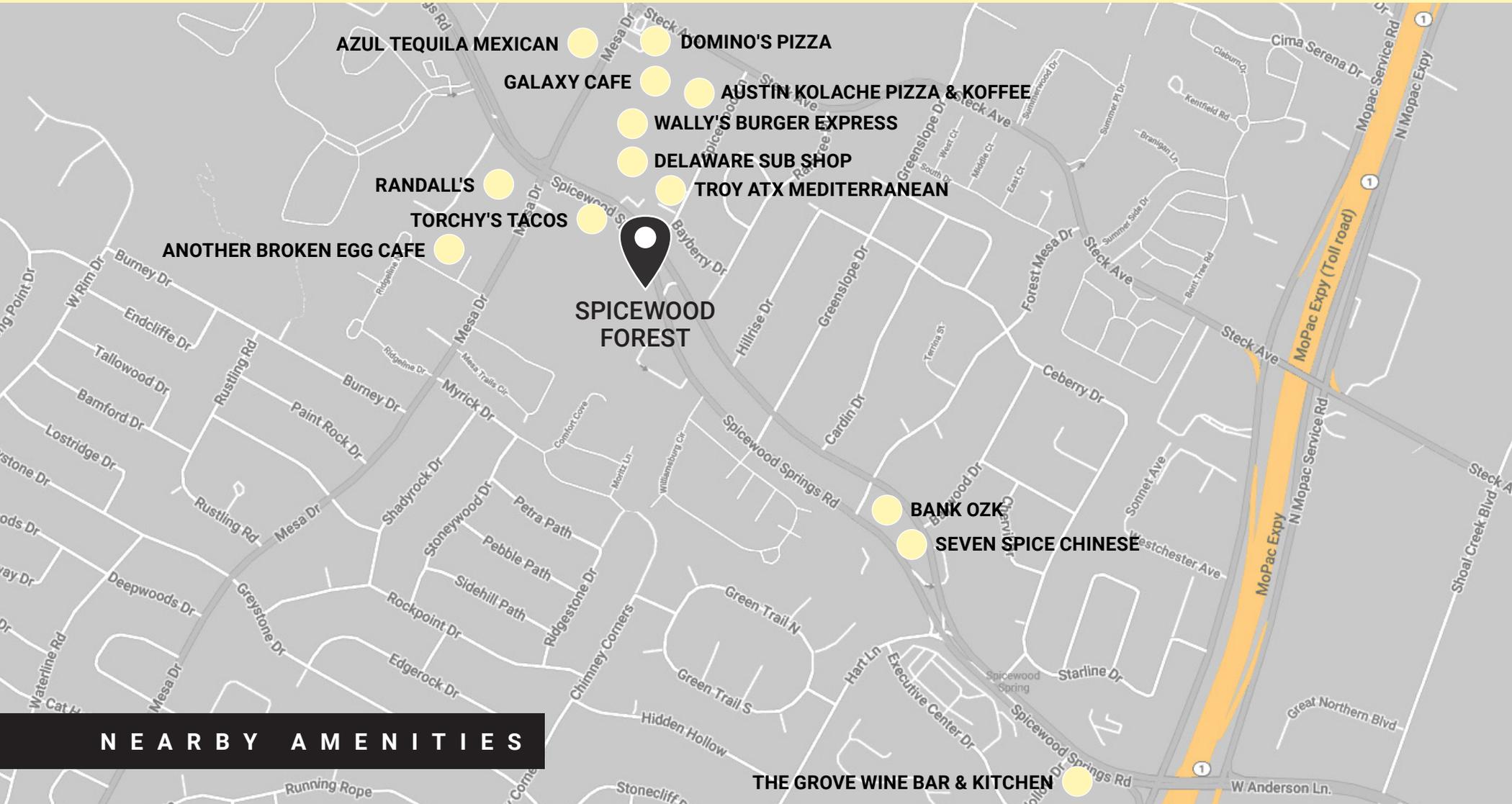
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**AZUL TEQUILA MEXICAN**

**DOMINO'S PIZZA**

**GALAXY CAFE**

**AUSTIN KOLACHE PIZZA & KOFFEE**

**WALLY'S BURGER EXPRESS**

**DELAWARE SUB SHOP**

**TROY ATX MEDITERRANEAN**

**RANDALL'S**

**TORCHY'S TACOS**

**ANOTHER BROKEN EGG CAFE**

**SPICEWOOD FOREST**

**BANK OZK**

**SEVEN SPICE CHINESE**

**THE GROVE WINE BAR & KITCHEN**

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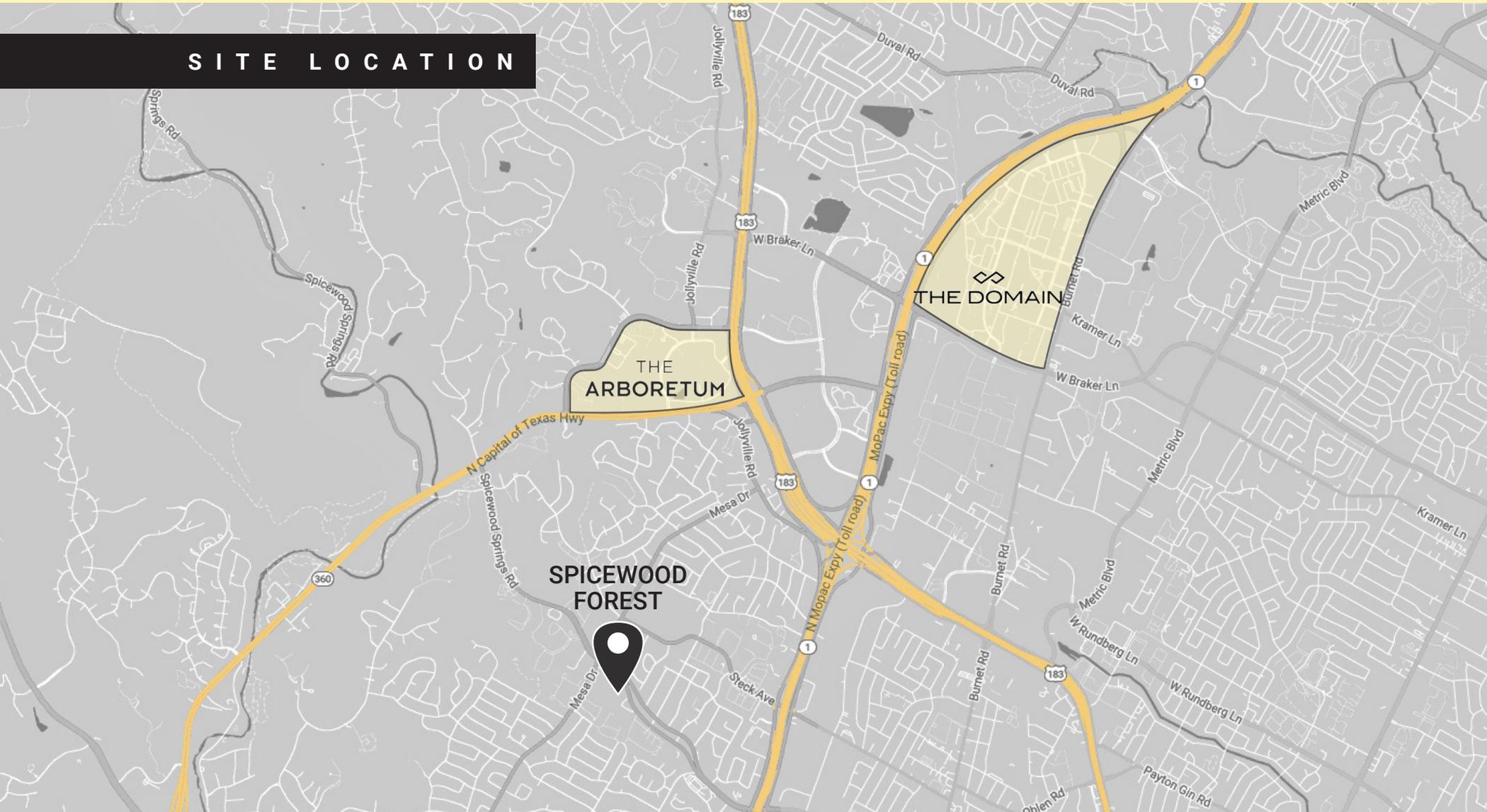
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**S I T E   L O C A T I O N**



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