

# 7951 Shoal Creek Austin Texas, 78757

**AVAILABLE:**

10,899 SF First Floor

**USES:**

Professional/Medical Class A Office

**Amenities:**

- Austin's Top Eateries - Restaurants, Café's (Fine Dining - Fast Casual)
- Nearby Austin's Popular Entertainment Districts
- Mixed Use Retail within walking distance

**Base Rate:**

**\$35.00**

**NNN:**

**\$12.10**

**SUMMARY:**

Introducing 10,899 square feet of Executive Class A Office/Medical Space a Unique Urban Development for Lease. Enjoy a Modern day atmosphere in your new creative workspace. The Building will consist of 4 stories accommodating to a wide range of tenants. The developer welcomes creative tenants . New Construction allows flexibility to design customized creative workspaces.

**LOCATION:**

The highly visible site is strategically located within close proximity of Austin's major transit corridors, Easy Access to Mopac Expressway, Highway 183. Conveniently located 7 Miles north of Downtown. 16 miles from Austin Bergstorm Int'l Airport.

**MFB Real Estate Services, LLC.**  
**3724 Jefferson St Suite 210**  
**Austin Texas, 78731**  
**[www.mfbrealestateservices.com](http://www.mfbrealestateservices.com)**

**Jay Legg**  
512.921.9950 Mobile  
512.452.9902 Office  
[Jay.Legg@mfbrealestate.com](mailto:Jay.Legg@mfbrealestate.com)

**Jessie Contreras**  
512.931.4841 Mobile  
512.452.9902 Office  
[jessie@mfbrealestate.com](mailto:jessie@mfbrealestate.com)

# OVERVIEW

**7951 SHOAL CREEK  
±10,899 SF OFFICE  
BUILDING FOR LEASE**

**AVAILABLE FOR OCCUPANCY**

**STRUCTURED PARKING: 253  
Parking Spaces**

**OCCUPANCY: 4 FLOORS Multi  
Floor Occupancy Opportunities**

**DAILY TRAFFIC COUNT: 15,990**

**PROPERTY INFO:**

- **Great Visibility**
- **Building Signage Available**
- **Refined Design Floor to Ceiling Glass on Office Levels**
- **Modern Sleek Design offers Abundant Natural Light Throughout**
- **Build to Suit Leased Interiors**
- **Typical Floor ±10,899 square Feet**
- **±48,000 SF Building**

## PROPERTY HIGHLIGHTS

- **Central Infill Location**
- **Great visibility**
- **Onsite Banking**
- **Structured Parking - 253 Spaces**

## PROPERTY SUMMARY

- **Price: \$35 NNN 12.10**
- **Available Now**
- **Lot Size: 4.87 Acres**
- **Building SF: 48,000SF**



**MFB Real Estate Services, LLC.**  
**3724 Jefferson St Suite 210**  
**Austin Texas, 78731**  
**[www.mfbrealestateservices.com](http://www.mfbrealestateservices.com)**

**Jay Legg**  
512.921.9950 Mobile  
512.452.9902 Office  
[Jay.Legg@mfbrealestate.com](mailto:Jay.Legg@mfbrealestate.com)

**Jessie Contreras**  
512.931.4841 Mobile  
512.452.9902 Office  
[jessie@mfbrealestate.com](mailto:jessie@mfbrealestate.com)

# DEMOGRAPHICS

One Mile Radius

**7951 SHOAL CREEK  
±10,899 SF OFFICE  
BUILDING FOR LEASE**

- **Central Submarket**
- **Traffic Count - 15,990 Est. Daily**
- **Population - 20,953**
- **Households - 11,204**
- **Average Age - 39**
- **Median HH Income - \$67,663**
- **Daytime Employees - 17,716**
- **Population Growth - +12.2%**



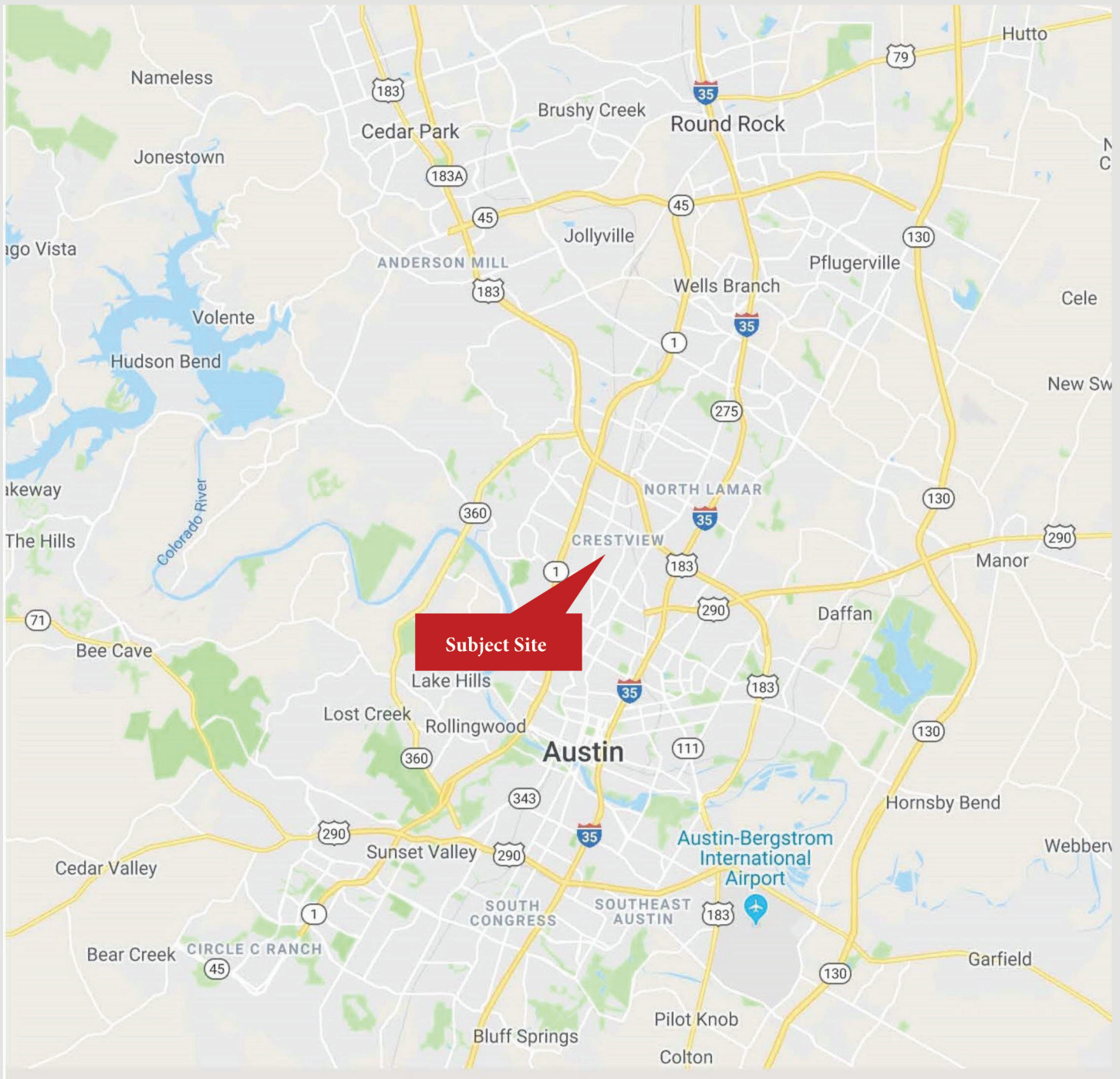
**MFB Real Estate Services, LLC.**  
3724 Jefferson St Suite 210  
Austin Texas, 78731  
[www.mfbrealestateservices.com](http://www.mfbrealestateservices.com)

**Jay Legg**  
512.921.9950 Mobile  
512.452.9902 Office  
[Jay.Legg@mfbrealestate.com](mailto:Jay.Legg@mfbrealestate.com)

**Jessie Contreras**  
512.931.4841 Mobile  
512.452.9902 Office  
[jessie@mfbrealestate.com](mailto:jessie@mfbrealestate.com)

# STREET MAP

**7951 SHOAL CREEK  
±10,899 SF OFFICE  
BUILDING FOR LEASE**



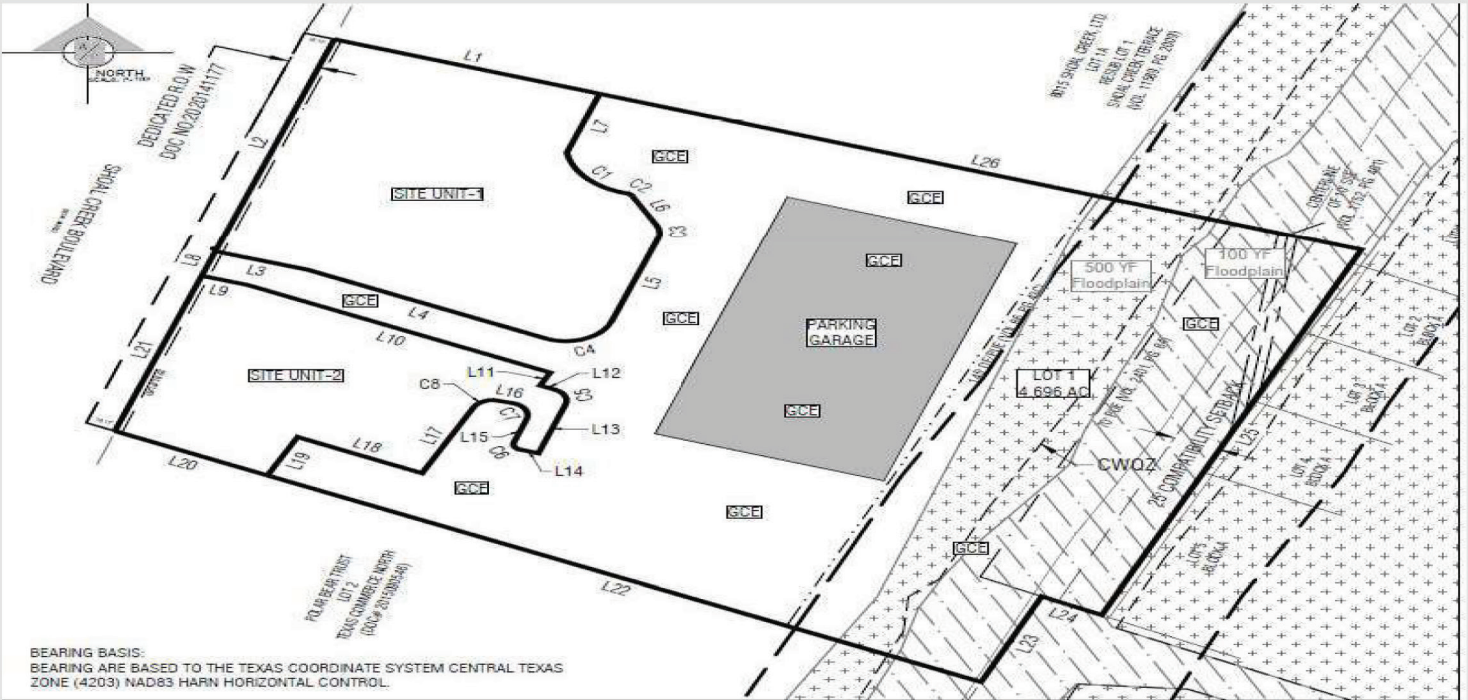
**MFB Real Estate Services, LLC.**  
3724 Jefferson St Suite 210  
Austin Texas, 78731  
[www.mfbrealestateservices.com](http://www.mfbrealestateservices.com)

**Jay Legg**  
512.921.9950 Mobile  
512.452.9902 Office  
[Jay.Legg@mfbrealestate.com](mailto:Jay.Legg@mfbrealestate.com)

**Jessie Contreras**  
512.931.4841 Mobile  
512.452.9902 Office  
[jessie@mfbrealestate.com](mailto:jessie@mfbrealestate.com)

# SITE MAP / AERIAL VIEW

**7951 SHOAL CREEK  
±10,899 SF OFFICE  
BUILDING FOR LEASE**



**MFB Real Estate Services, LLC.**  
3724 Jefferson St Suite 210  
Austin Texas, 78731  
[www.mfbrealestateservices.com](http://www.mfbrealestateservices.com)

**Jay Legg**  
512.921.9950 Mobile  
512.452.9902 Office  
[Jay.Legg@mfbrealestate.com](mailto:Jay.Legg@mfbrealestate.com)

**Jessie Contreras**  
512.931.4841 Mobile  
512.452.9902 Office  
[jessie@mfbrealestate.com](mailto:jessie@mfbrealestate.com)

