



## Building A

12707 Nutty Brown Rd, Austin, TX 78737



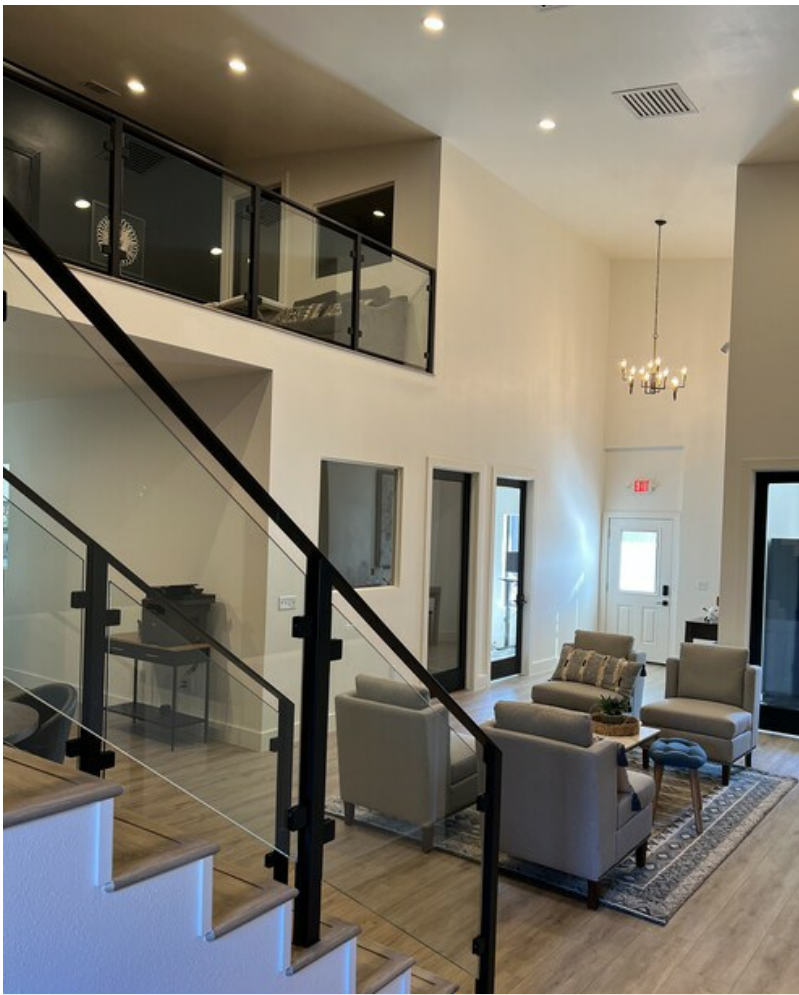
**Lisa McGuire**

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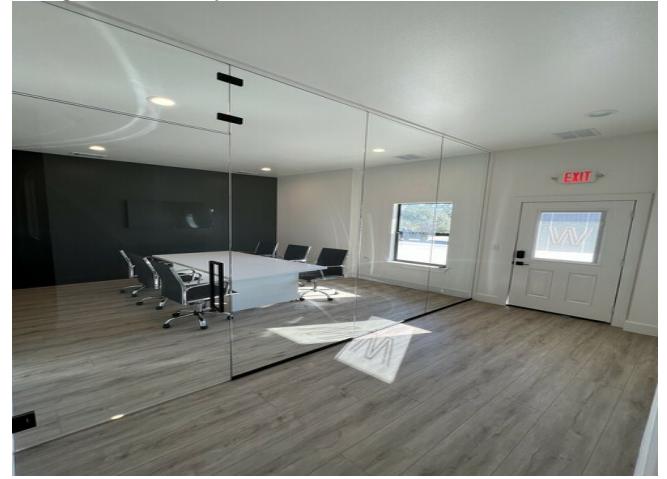


# Building A

Upon Request

Workspace @ NuttyBrown is a brand new modern build office facility located in southwest Austin near Dripping Springs. Just 1 mile off Hwy. 290 west. It features all inclusive private offices, professional conference room, reliable internet, common meeting spaces, Kitchen with coffee bar, and much more....

- Workspace@NuttyBrown combines spacious private offices with beautiful modern open concept areas designed for todays business.



Rental Rate:	Upon Request
Property Type:	Office
Building Class:	B
Rentable Building Area:	3,880 SF
Year Built:	2022
Walk Score ®:	24 (Car-Dependent)
Rental Rate Mo:	Upon Request

### 1st Floor Ste 10

Space Available	140 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

WORKSPACE @ Nutty Brown is a modern, design built, all inclusive office space for todays business professionals seeking a comfortable environment to help your organization thrive and build connection with other professionals. Now offering entire building to one company or individual executive suits.

### 1st Floor Ste 11

Space Available	140 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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### 1st Floor Ste 12

Space Available	140 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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### 1st Floor Ste 15

Space Available	175 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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### 1st Floor Ste 2

Space Available	140 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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### 1st Floor Ste 3

Space Available	140 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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### 1st Floor Ste 5

Space Available	140 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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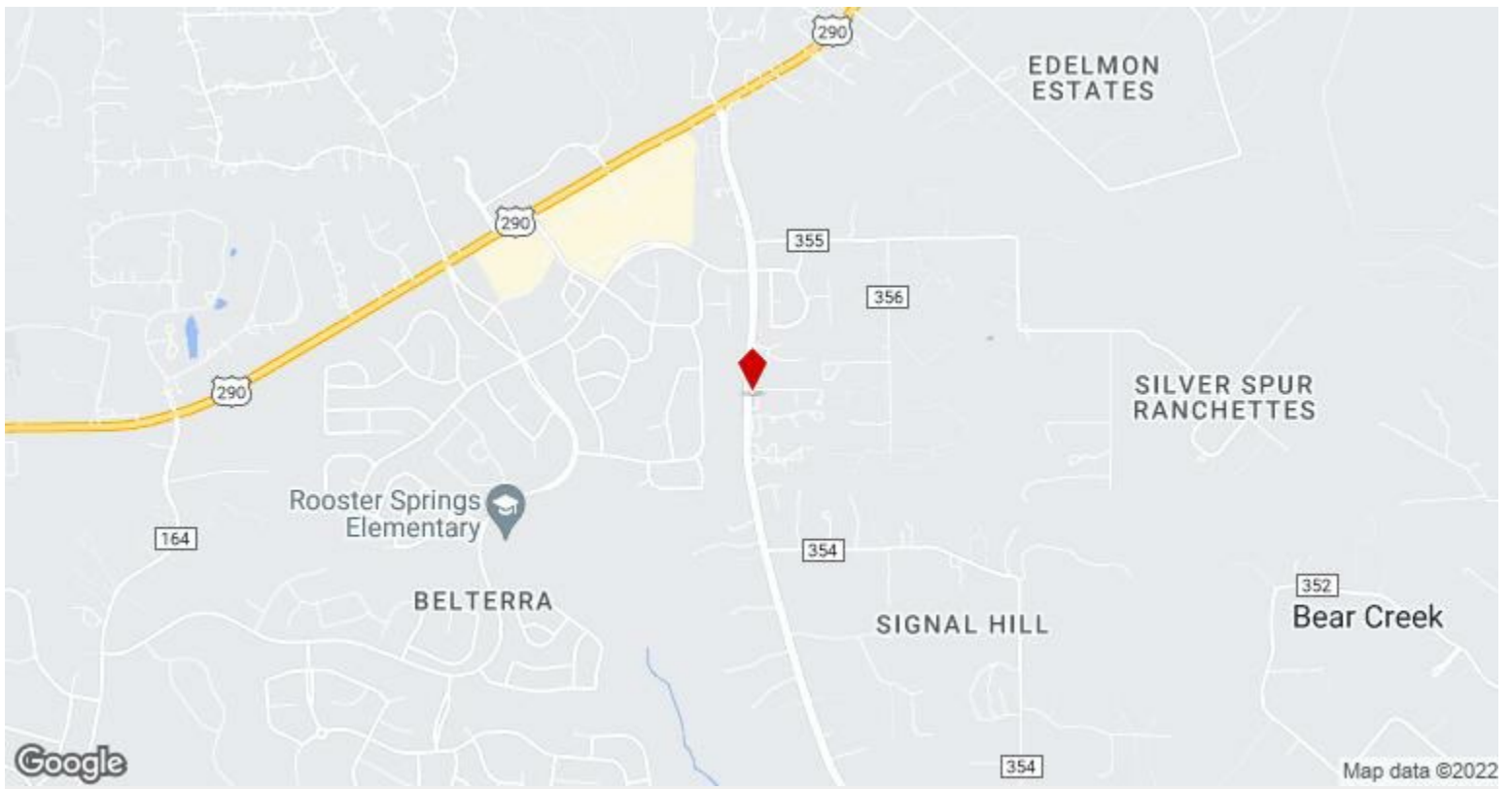
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
CrossFit	3,400	
Ronald K McGuire	500	



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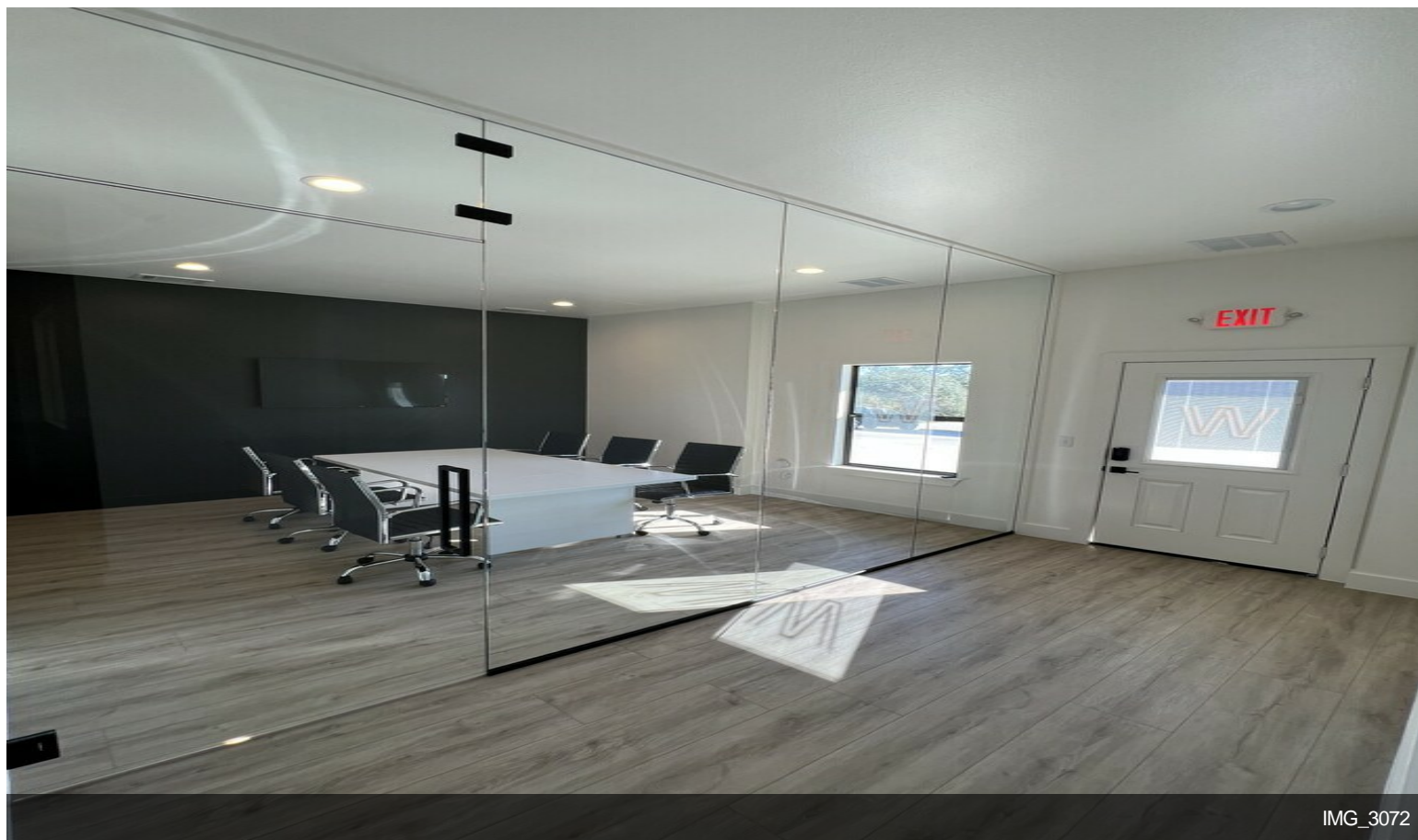
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# Property Photos



IMG\_3071



IMG\_3072

# Property Photos



IMG\_3073



IMG\_3067



# WORKSPACE @nuttynbrown



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