

OFFICE FOR LEASE

11940 Jollyville Road | Austin, Texas 78759

# Synergy Plaza



FOR MORE INFORMATION

GRAHAM TRULL

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

512.484.8909

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## SYNERGY PLAZA NORTH

**LEVEL ONE** \$19.00/RSF | \$12.50 NNN

Suite 100N - 1,346 RSF

Suite 130N - 1,591 RSF

**LEVEL TWO** \$19.00/RSF | \$12.50 NNN

Suite 200N - 1,456 RSF

**LEVEL THREE** \$19.00/RSF | \$12.50 NNN

Suite 300N - 2,885 RSF

\$19.00/RSF | \$12.50 NNN

## SYNERGY PLAZA SOUTH

### LEVEL ONE

Suite 100S - 1,898 RSF - Available 12/01/2024

Suite 120S - 3,016 RSF - Available 06/01/2025

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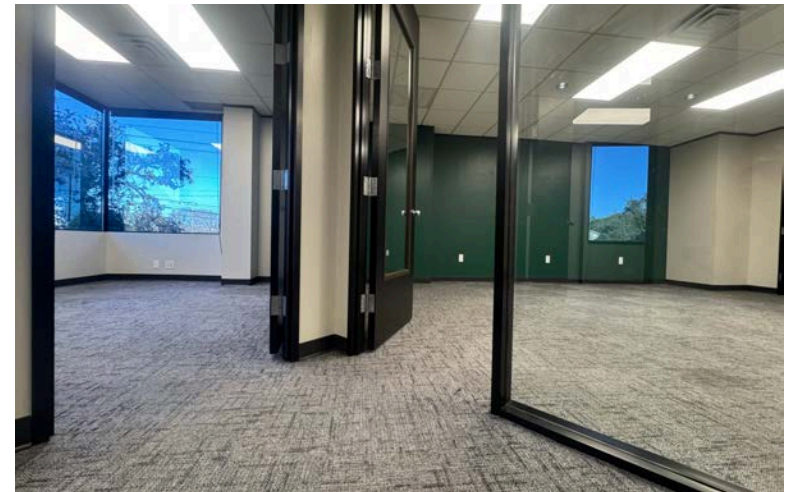
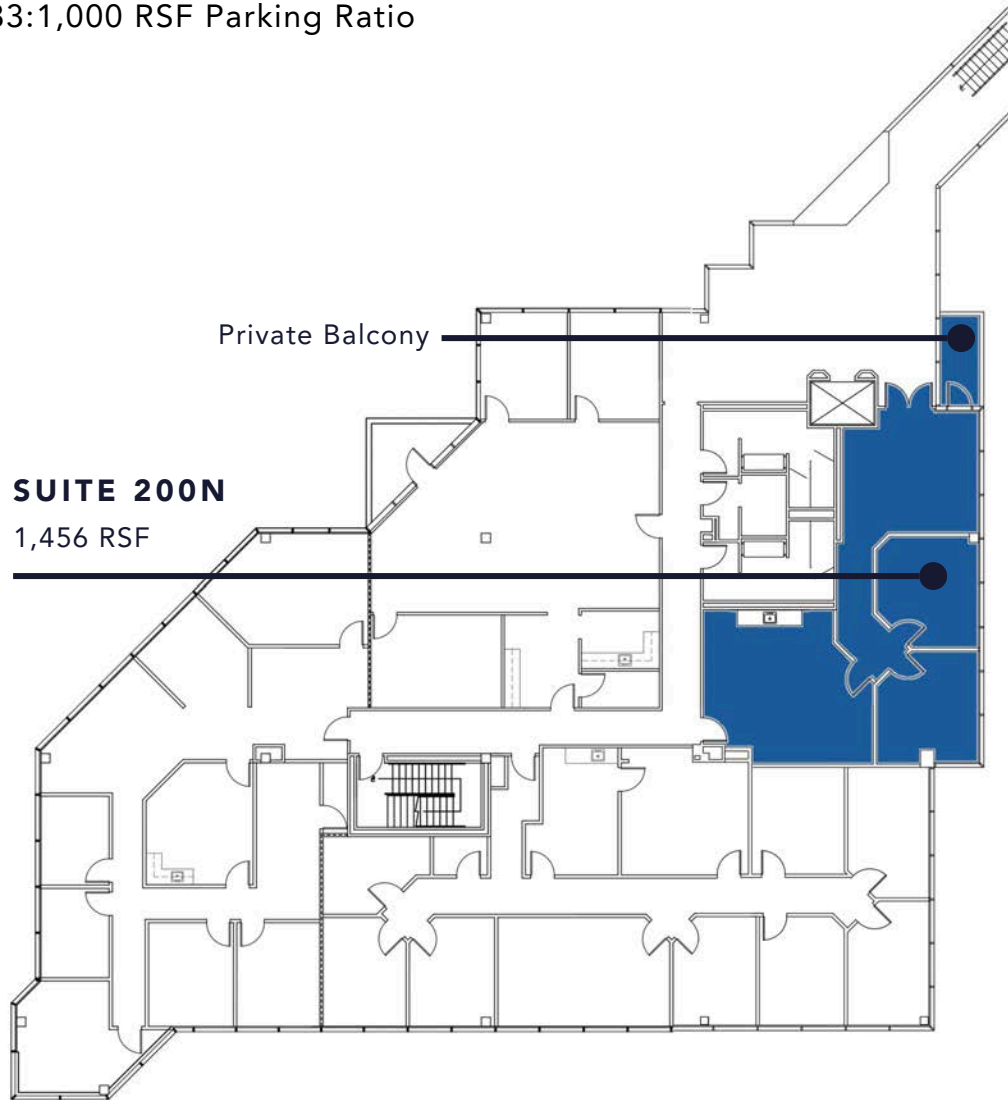
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3.33:1,000 RSF Parking Ratio

# Level 1 North



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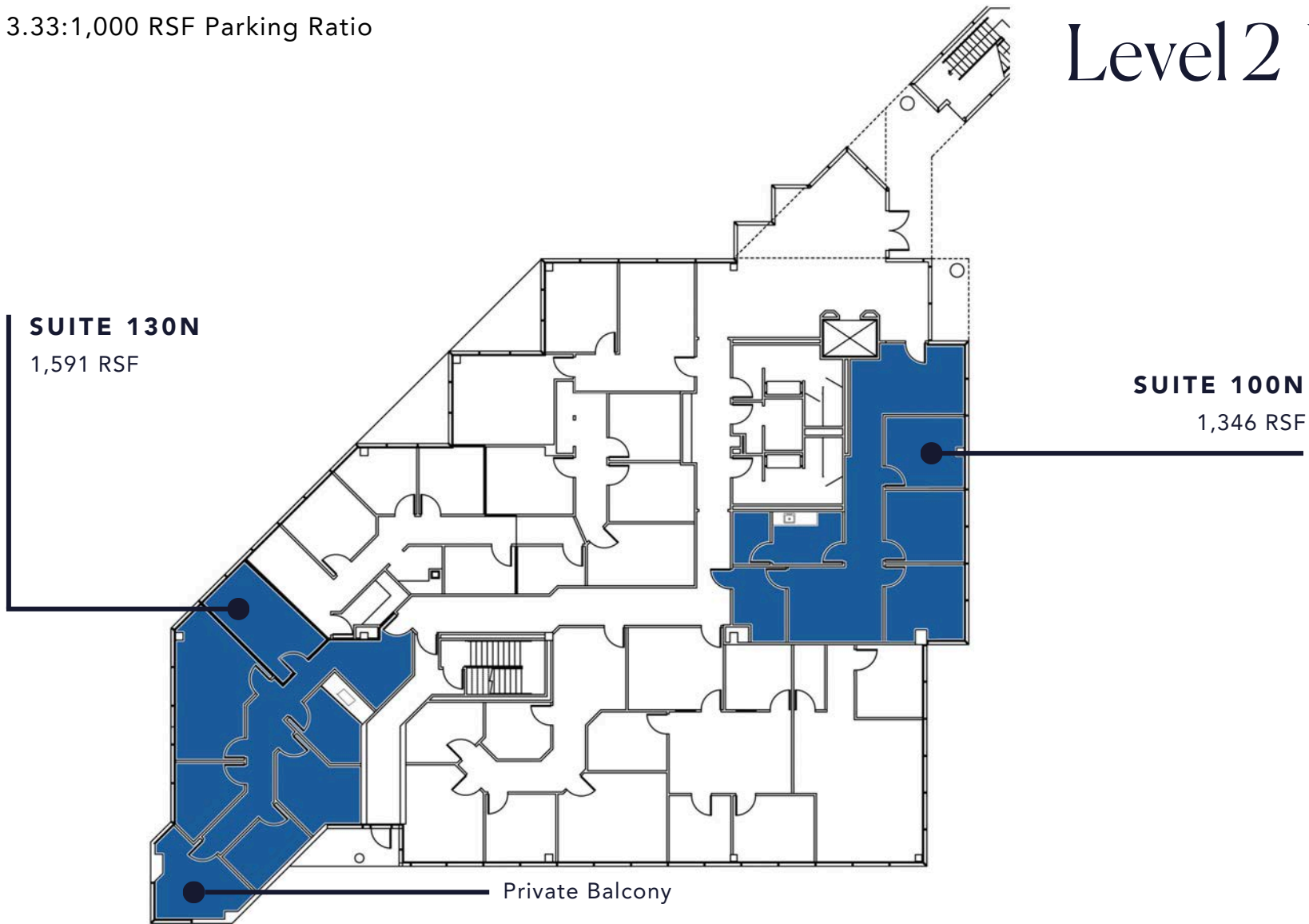
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3.33:1,000 RSF Parking Ratio

# Level 2 North



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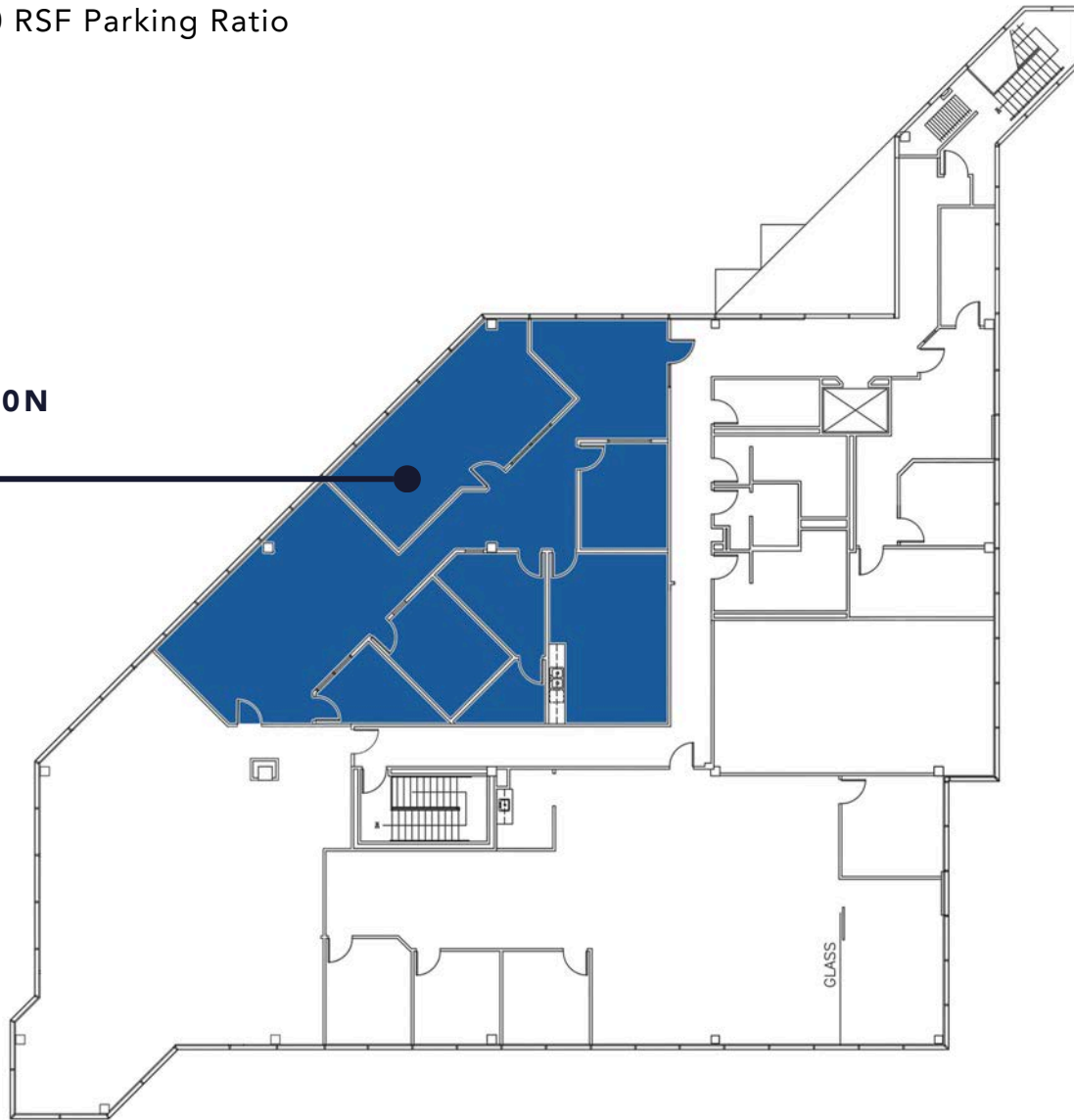
11940 Jollyville Road | Austin, Texas 78759

3.33:1,000 RSF Parking Ratio

# Level 3 North

**SUITE 300N**

2,885 RSF



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3.33:1,000 RSF Parking Ratio

# Level 1 South

## SUITE 120N

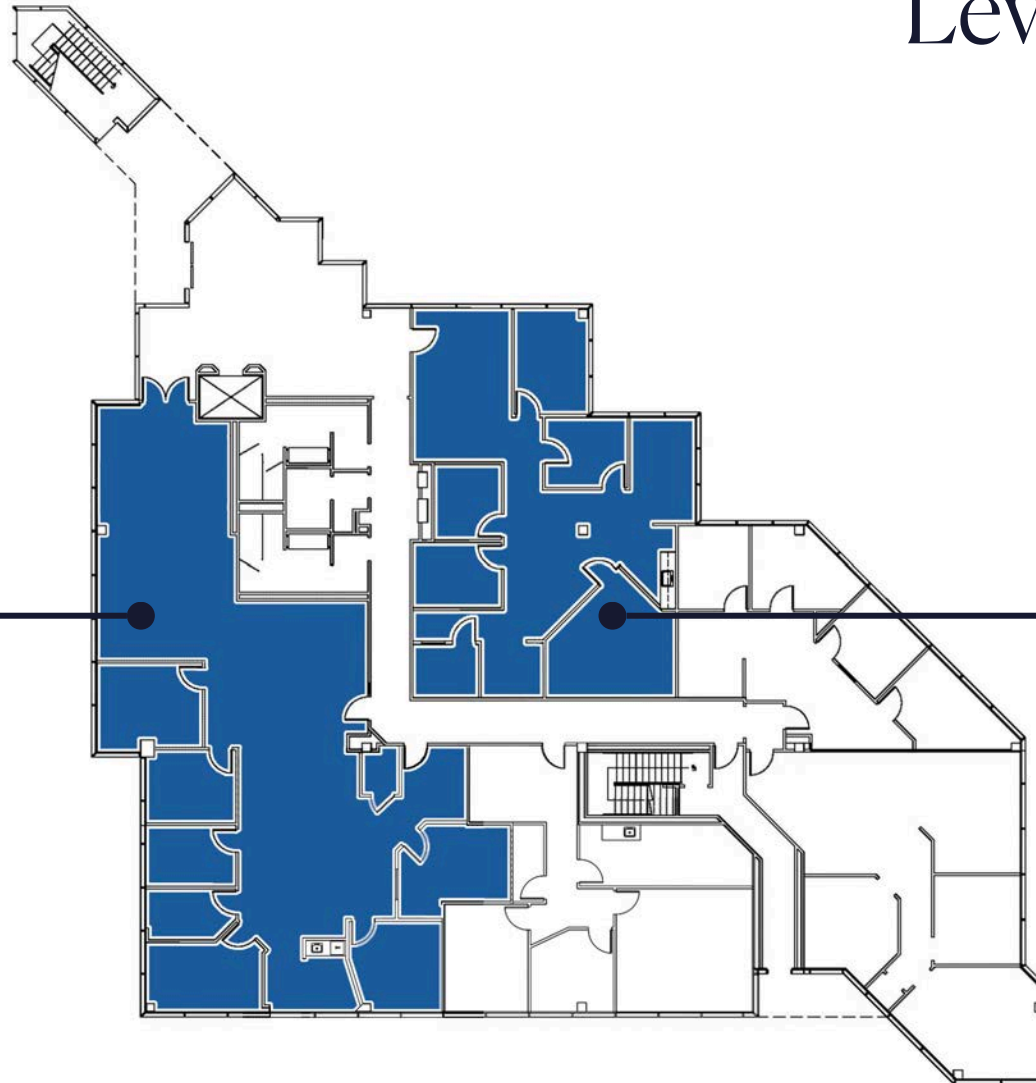
3,016 RSF

AVAILABLE 06/01/2025

## SUITE 100S

1,898 RSF

AVAILABLE 12/01/2024



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# Nearby Amenities

## 1 The Arboretum

- Zoe's Kitchen
- Pottery Barn
- Gap | Gap Kids
- Z Gallerie
- Francesca's
- Everything But Water
- Jos. A Bank
- Sunglass Hut
- Amy's Ice Creams
- Five Guys Hamburgers
- Barnes & Noble
- The Cheesecake Factory
- Renaissance Austin
- Knotty Deck & Bar
- Chico's
- BRIO Tuscan Grille
- Blue Baker
- Estancia Churrascaria
- BB&T
- Corner Bakery Cafe
- Chase Bank

## 2 The Shops at Arbor Walk

- Mighty Fine Burgers
- Regal Gateway Cinema
- Whole Foods Market
- Crate & Barrel
- Best Buy
- Ichi Umi Sushi
- Embassy Suites by Hilton Arboretum
- Courtyard Austin
- Hyatt Place
- Dave & Buster's Austin
- Casa de Brasil
- Marshall's
- Home Depot

## 3 Hwy. 183

- Dimassi's Mediterranean Buffet
- Krispy Kreme
- Caspian Grill
- P. Terry's Burger Stand
- Rudy's Country Store & BBQ
- Chuy's
- Outbreak Steakhouse
- Studio 6 Austin NW
- Extended Stay America Austin NW
- Tru by Hilton Austin NW Arboretum
- Hilton Garden Inn

## 4 Stonelake Blvd. & Great Hills Trail

- CostCo Wholesale
- Target
- Sam's Club
- HomeGoods
- Sprout's Farmers
- Holiday Inn Express
- Sonesta ES





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