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REAL ESTATE PARTNERS

STILLHOUSE II BLDG. 2 | FOR SALE

4601 SPICEWOOD SPRINGS RD. | AUSTIN, TX 78759

Own the building. Occupy half. Let the other half help pay for it.

EXECUTIVE SUMMARY

Property Overview

Stillhouse II is offered as a whole-building acquisition combining owner-occupancy with in-place income. The 7,400 SF building is divided into two 3,700 SF suites: Suite 100 is available for owner-occupancy, and Suite 200 is leased through February 2029. Rental income from Suite 200 offsets a substantial portion of the building's carrying cost, reducing the owner-occupant's net cost of occupying Suite 100 relative to leasing comparable space in the submarket.

Investment / Ownership Highlights

- **Own instead of renting.** Occupying Suite 100 stops rent payments to a landlord and starts building equity in a building the buyer controls.
- **Income in place from day one.** Suite 200's rent and expense reimbursements offset most of the carrying cost through 2029.
- **100% ownership.** The buyer owns the entire asset.
- **Flexible move-in.** Suite 100's current occupant is month-to-month, so a buyer can plan occupancy on their own timeline rather than waiting out a lease term.
- **Newer product for the submarket.** Newer than most competing office buildings nearby with \$360,000 of renovations since 2020.

Offering Summary

- 7,400 SF free-standing, two-story office building, built 2012
- Two suites of 3,700 SF each — full floor per suite
- Suite 100 (first floor): available for owner-occupancy
- Suite 200 (second floor): leased through February 2029
- Zoning: GO-CO
- Parking: 4:1,000 SF
- Tenant monument signage at Spicewood Springs entrance
- Stone-and-stucco exterior, standing-seam metal roof, private second-floor balcony
- Direct access to Loop 360 via a lighted intersection at Spicewood Springs Road
- Best suited for professional service users — including but not limited to medical, law, financial services, and insurance
- Offered at \$2,495,000 (\$337/SF) — whole building, for sale only



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS

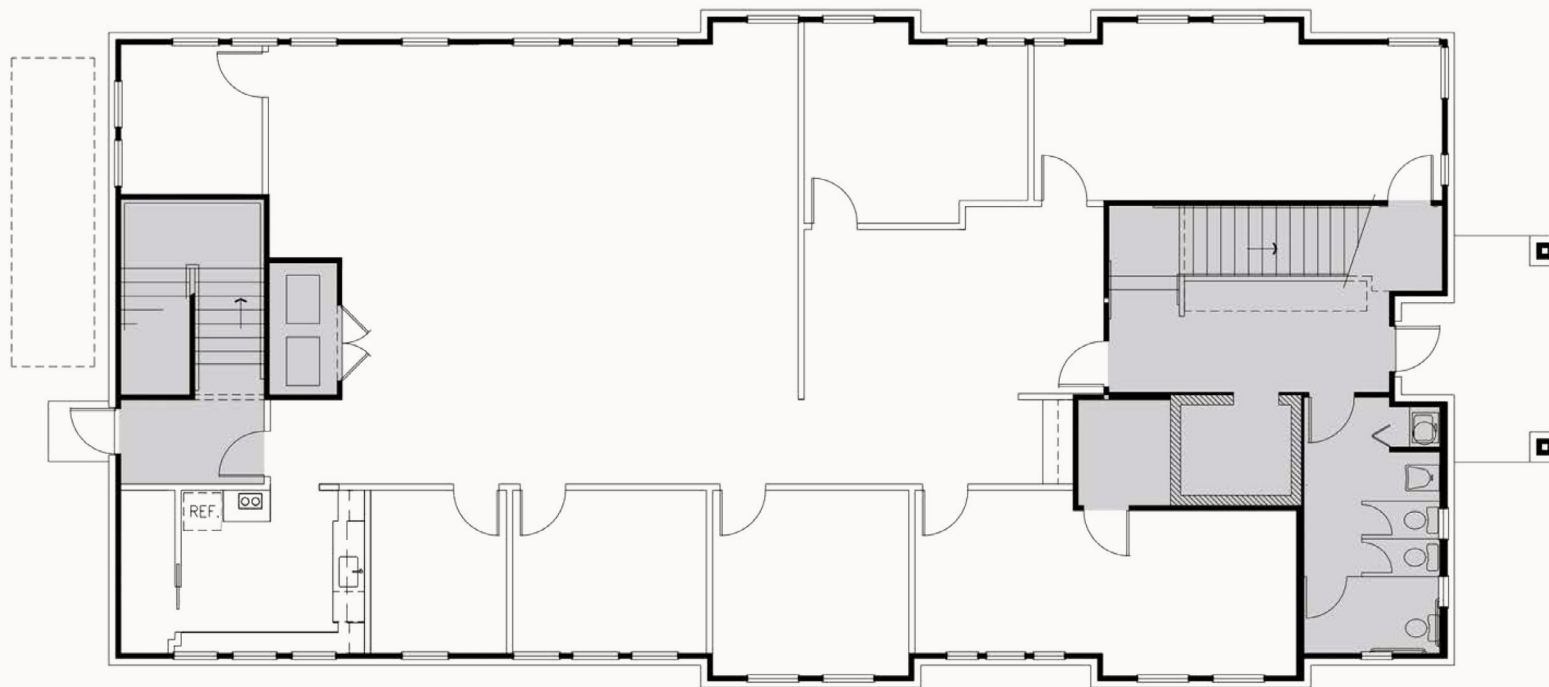


SUITE 100: OWNER/USER OPPORTUNITY



3,700 RSF / First Floor

Suite 100 is available for owner-occupancy. The current occupant is on a month-to-month arrangement, which allows a purchaser to set an occupancy timeline independent of a long-term lease expiration. The suite includes a reception area, private conference room, and kitchen/break area.

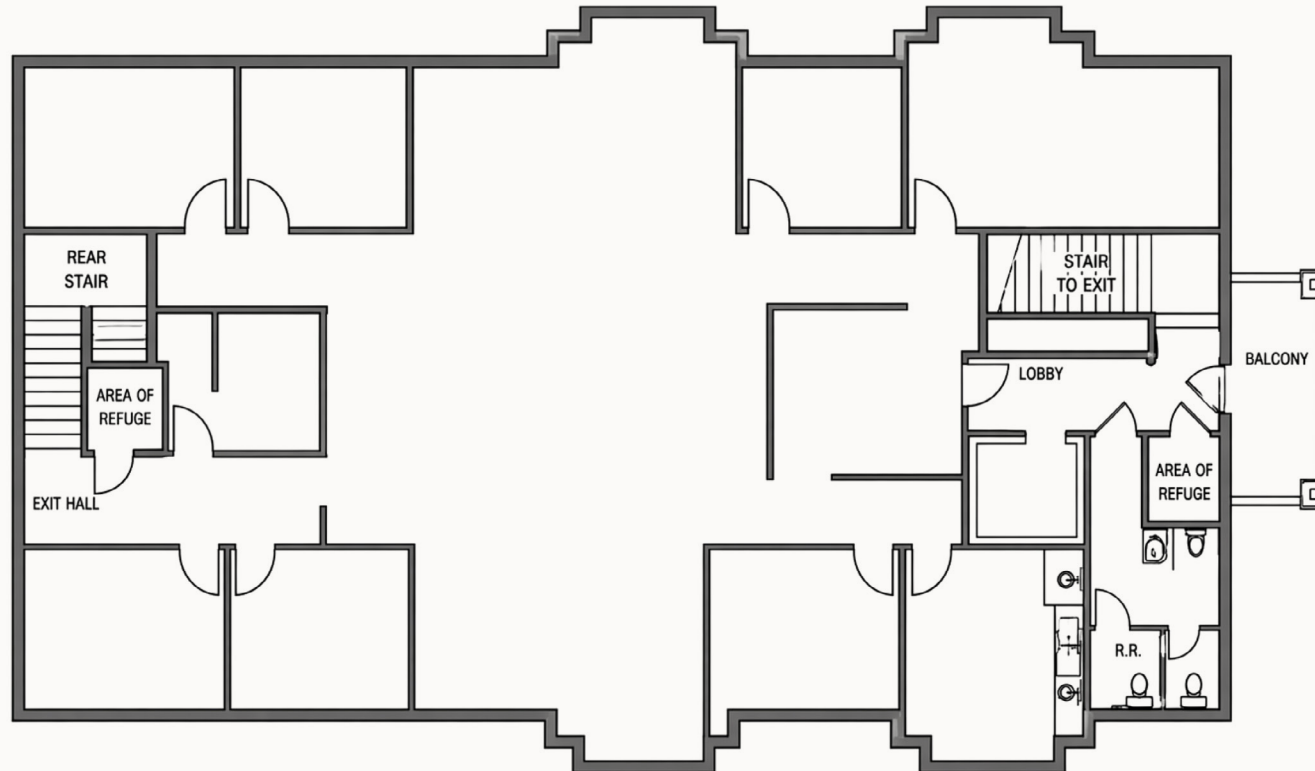


SUITE 200: IN-PLACE INCOME



3,700 RSF / Second Floor / Leased Through February 2029

Suite 200 is leased through February 2029. Base rent and expense reimbursements from this suite offset a substantial portion of the building's debt service, which lowers the owner-occupant's effective cost of occupying Suite 100 relative to market lease rates for comparable space.



LOCATION MAP



Stillhouse II sits in the Spicewood Springs corridor of Northwest Austin, close to The Domain, The Arboretum, and Burnet Road / Anderson Lane retail and restaurants — an established, amenity-rich part of the city. On-site parking surface parking and mature landscaping give the property a low-density, campus feel rather than a typical dense office park setting. The building is available for purchase now, in a well-connected Northwest Austin corridor that has held up as a stable, active office location for years.



AMENITIES MAP



1 MESA PLAZA

Randalls
The UPS Store
Starbucks
Walgreens

3 RETAIL ALONG MESA DR

Azul Tequila
Austin Kolache Pizza & Koffee
Torchy's Tacos
Domino's Pizza

5 BURNET ROAD CORRIDOR

Conan's Pizza
Bartlett's Restaurant
Russell's Bakery & Coffee
Wal-Mart Supercenter
Top Notch Hamburgers
Tumble 22 Texas Chicken Joint
The UPS Store
Juiceland
Lala's Little Nugget
Jewboy Sub Shop
Ichiban
HEB

2 MESA VILLAGE

Another Broken Egg Café
Galaxy Café

4 NORTHCROSS CENTER

Alamo Drafthouse Cinema
Cabo Bob's Burritos
Jack Allen's Kitchen
Epoch Coffee

6 MOPAC & ANDERSON RETAIL CORRIDOR

Lowe's Home Improvement
Grove Wine Bar & Kitchen
Que Divino Cocina Mexicana
District Kitchen + Cocktails
Starbucks
Zen Japanese
Wingstop
Tony C's Pizza & Beer Garden
One Taco
Star of India
CVS Pharmacy





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