

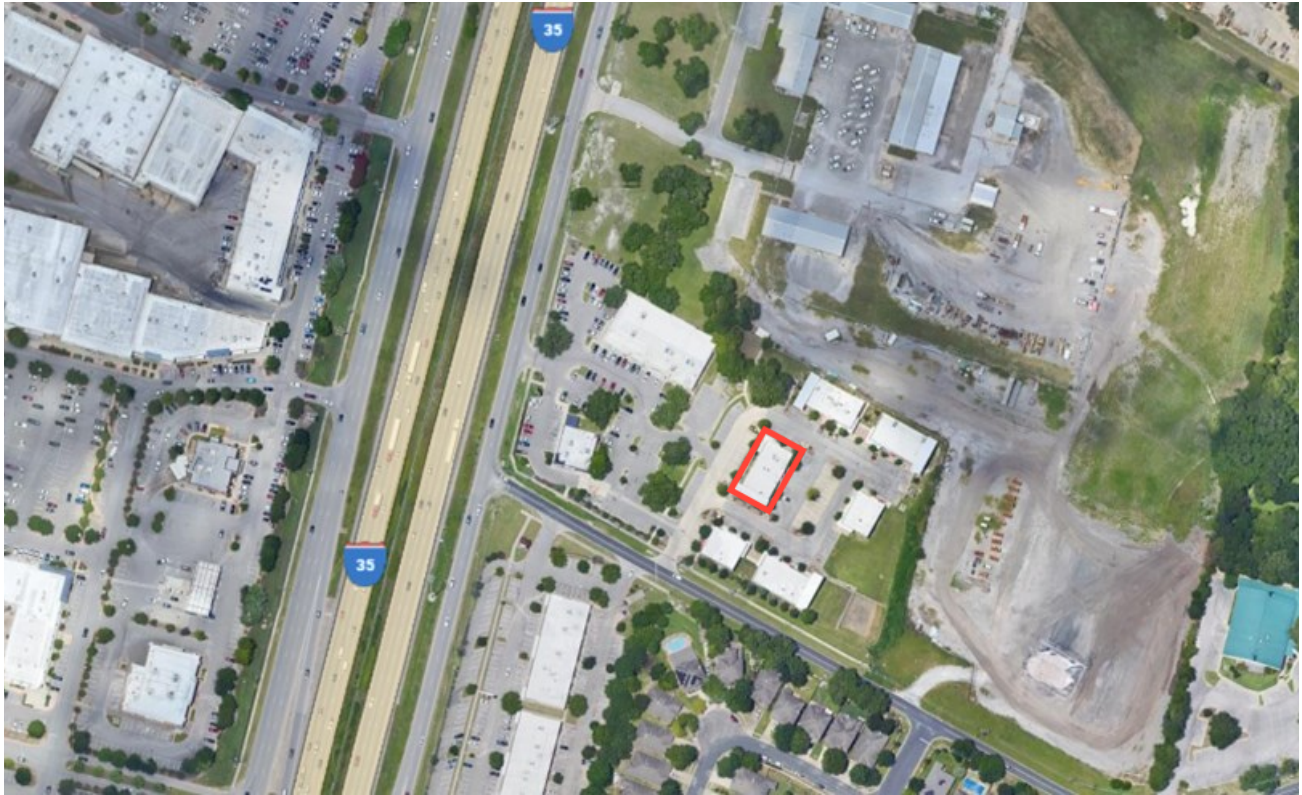


OAK TERRACE OFFICE CONDOS

9811 S. IH-35 Frontage Rd, Austin, TX 78744

OFFICE SPACE - FOR LEASE





- High-Quality Level Finish-Out of Interiors
- Office Condo Regime
- Close Proximity to South Park Meadows Retail
- Easy On-Off Access to IH-35
- High Traffic Counts and Great Demographics!
- **Call Today to Schedule a Tour!**

For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com

502 East 11th St., Suite 400

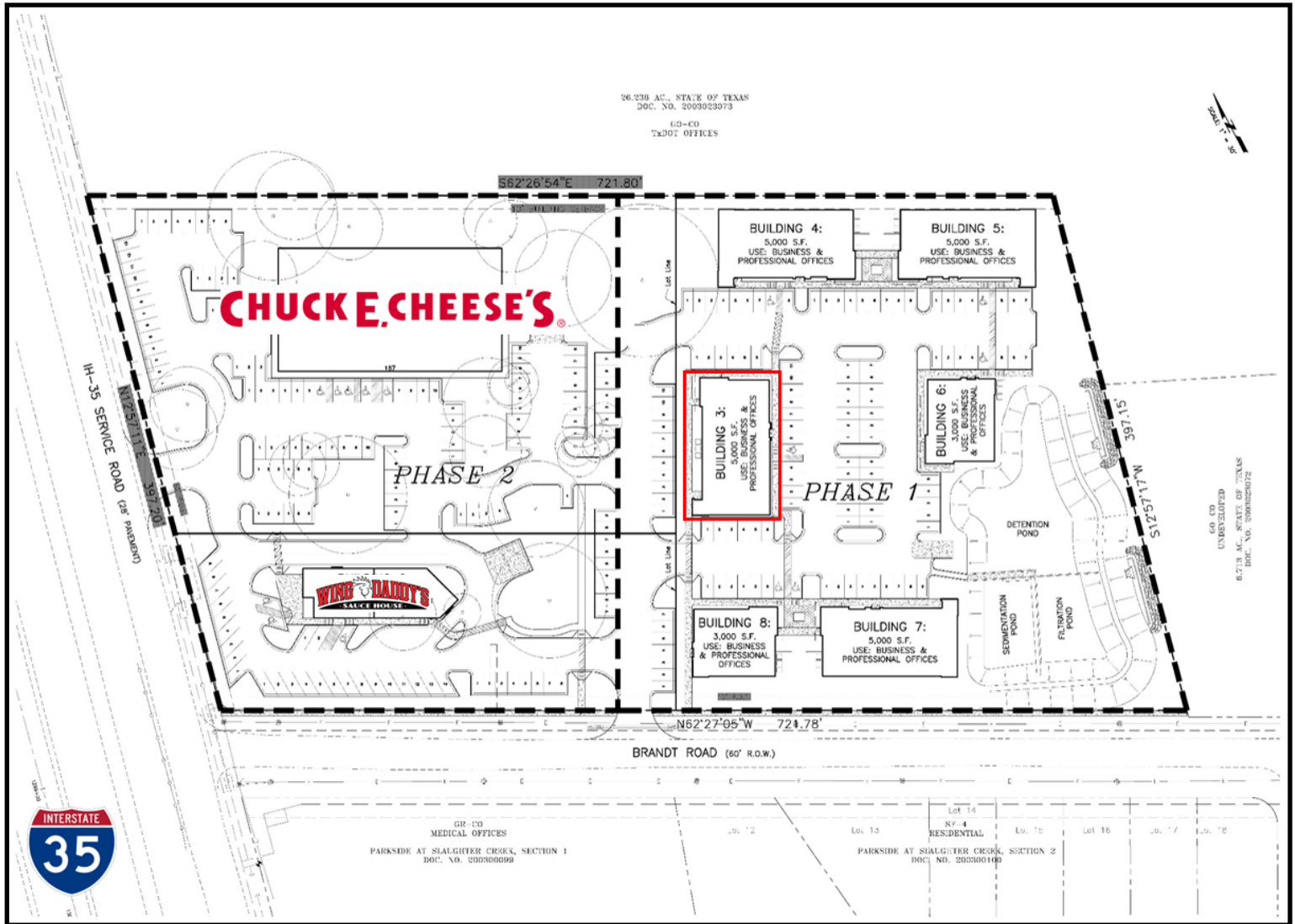
Austin, Texas 78701

Tel (512) 302-4500, Fax (512) 302-4109



Site Plan

Oak Terrace



AVAILABLE

FULLY OCCUPIED

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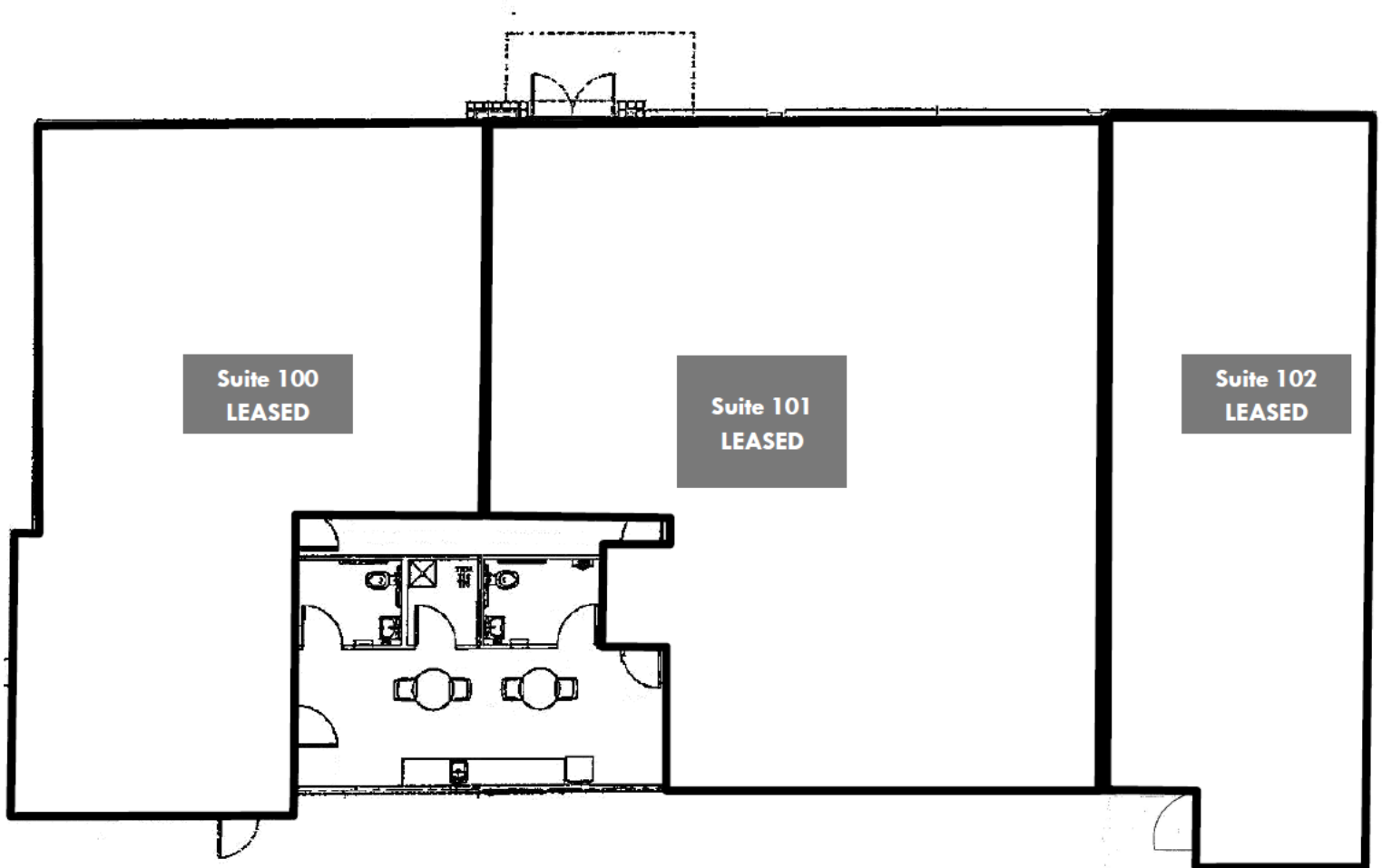
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Floor Plan - Suite 101

Oak Terrace



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DEMOGRAPHICS (2023)

MILE(S)	1	3	5
Total Population	14,855	100,940	204,619
Daytime Employment	4,345	16,813	49,045
Average HH Income	\$90,277	\$88,848	\$95,115

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