

# 7951 Shoal Creek Austin Texas, 78757

**AVAILABLE:**

6,094 SF First Floor

**Base Rate:**

**\$35.00**

**USES:**

Professional/Medical Class A Office

**NNN:**

**\$10.50**

**Amenities:**

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

**SUMMARY:**

6,094 square feet remaining 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)**

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# OVERVIEW

**7951 SHOAL CREEK  
6,094 SF OFFICE  
BUILDING FOR LEASE**

**AVAILABLE FOR OCCUPANCY**

**STRUCTURED PARKING: 253  
Parking Spaces**

**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: Call for Pricing**
- **Available Now**
- **Lot Size: 4.87 Acres**
- **Building SF: 48,000SF**



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# DEMOGRAPHICS

## One Mile Radius

- **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%**



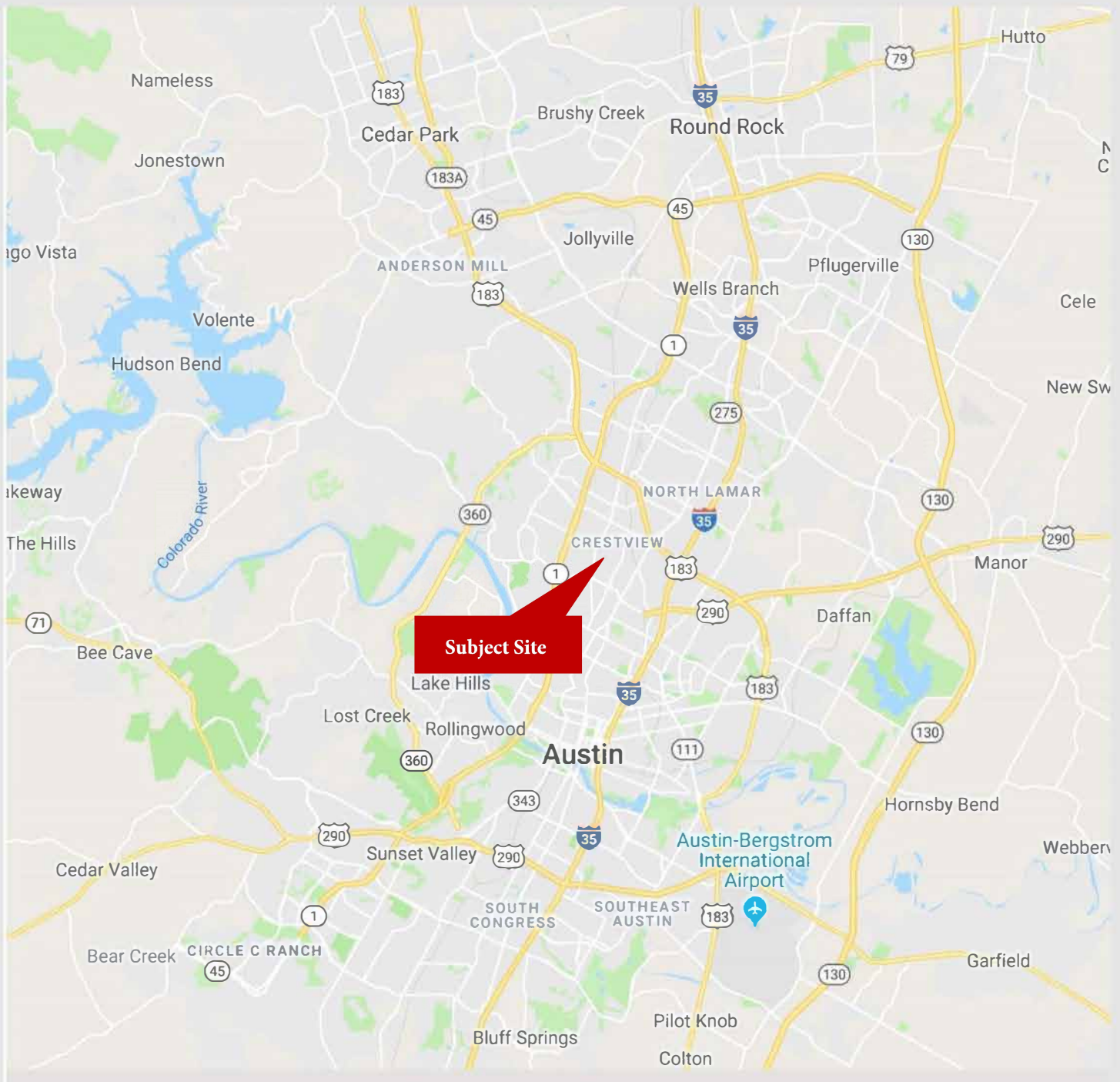
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# STREET MAP

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