

FOR SALE | OWNER-USER OR INVESTOR SHORT TERM LEASE BACK OPPORTUNITY

Office in Northwest Hills

4107 Spicewood Springs Road, Austin, TX 78759



PROPERTY AT A GLANCE

ADDRESS	4107 Spicewood Springs Road
CITY, STATE, ZIP	Austin, TX 78759
LAND ACRES	1.285 AC
BUILDING SIZE	23,113 SF
PRICE	Contact Broker
PARCEL NUMBER	360164
ZONING	LO

EXCLUSIVELY LISTED BY

PRIMARY CONTACT



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EXECUTIVE SUMMARY

PRICE

CONTACT BROKER

LOT SIZE

1.285 AC

EXISTING BUILDING

23,113 SF

OCCUPANCY

100%

YEAR BUILT

1983

PARKING RATIO

2.86:1,000 SF

PROPERTY HIGHLIGHTS

VERSATILE OFFICE LAYOUT

Multiple private offices, open workspaces, conference rooms, and break areas, allowing flexibility for various business needs.

MOVE-IN READY OR VALUE-ADD POTENTIAL

Well-maintained property suitable for immediate occupancy or potential for upgrades to increase rental value.

SURFACE PARKING & GREEN SPACE

On-site surface parking with space for tenants and visitors, plus a scenic setting with mature trees and green surroundings.

GROWING BUSINESS HUB

Located in a high-growth corridor with strong demographics and proximity to tech companies, professional firms, and healthcare providers.

EXCELLENT OPPORTUNITY FOR OWNER-USER OR INVESTOR

Prime office building in a sought-after Northwest Austin location, ideal for owner-occupants or investors looking for stable long-term value.

HIGH DEMOGRAPHIC NORTHWEST AUSTIN LOCATION

Located on Spicewood Springs Rd, with easy access to Loop 360, Mopac, and Highway 183. Minutes from the Arboretum, The Domain, and Downtown Austin, offering convenience and accessibility.

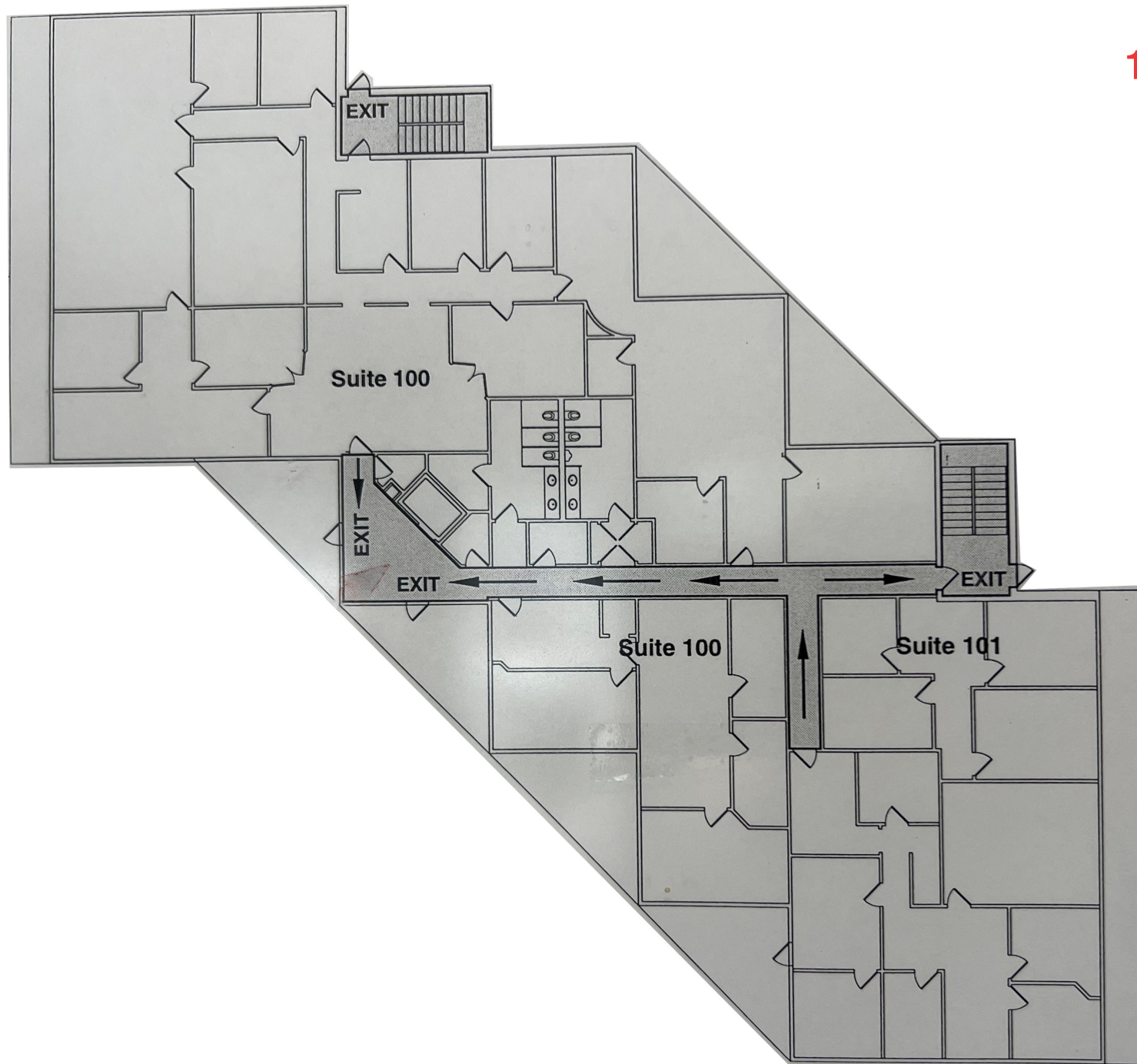
ESTABLISHED OFFICE SUBMARKET

Situated in a rapidly growing area of North Austin, which is attracting new developments and investments.



FLOOR PLAN

1ST FLOOR



FLOOR PLAN

2ND FLOOR



PROPERTY PHOTOS



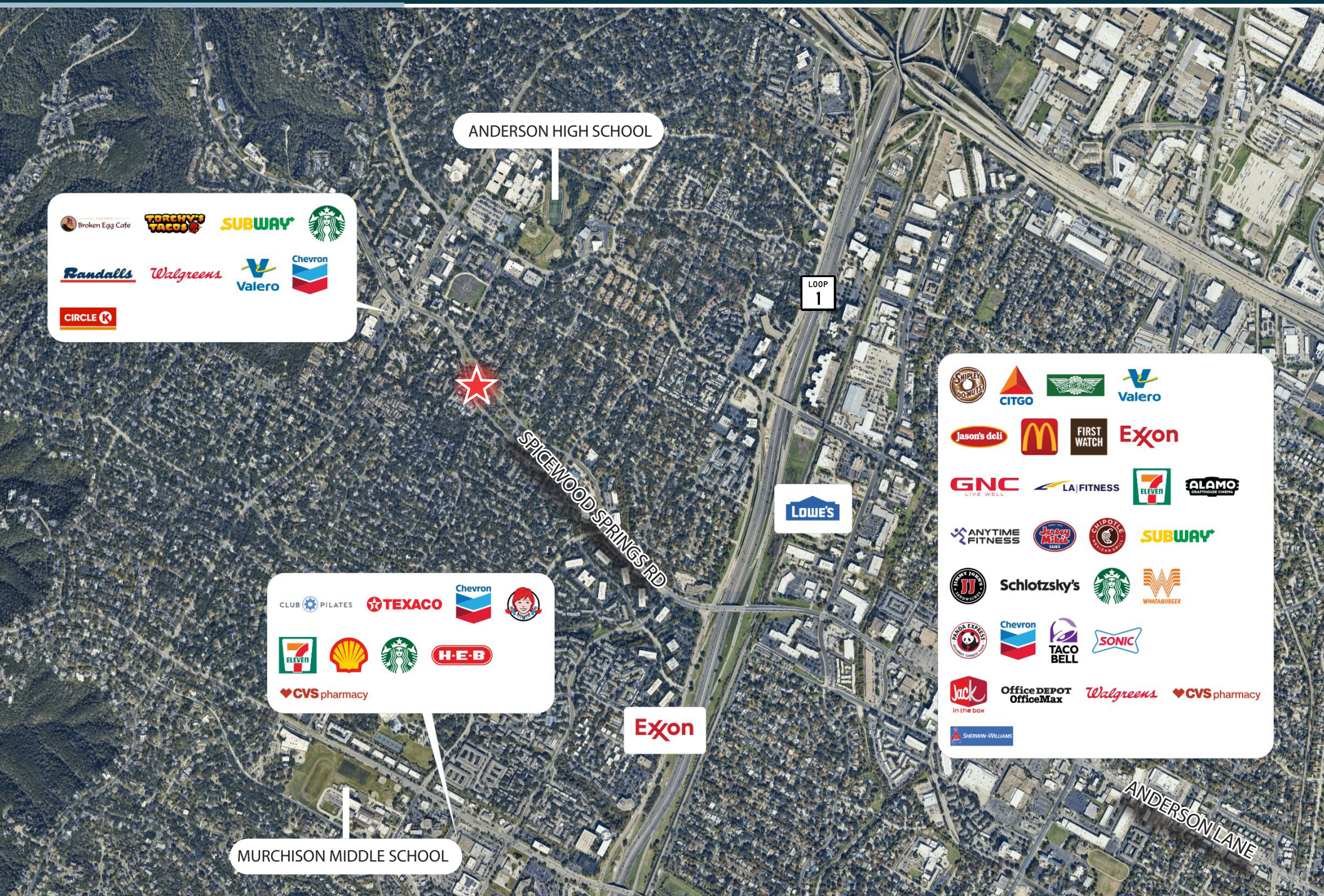
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION AMENITIES



ANDERSON HIGH SCHOOL

Broken Egg Cafe TORCHY'S TACOS SUBWAY Starbucks

Randalls Walgreens Valero Chevron

CIRCLE K

LOOP 1



SPICEWOOD SPRINGS RD

Lowe's

CLUB PILATES TEXACO Chevron

7 ELEVEN Shell Starbucks H-E-B

CVS pharmacy

Exxon

SHRIMP DOG CITGO Valero

Jason's deli McDonald's FIRST WATCH Exxon

GNC LA FITNESS 7 ELEVEN ALAMO THEATRE CHINA

ANYTIME FITNESS Jason's deli CHICK-FIL-DEE SUBWAY

SHRIMP DOG Schlotzsky's Starbucks WENDY'S

PANDA EXPRESS Chevron TACO BELL SONIC

Jack in the box Office DEPOT OfficeMax Walgreens CVS pharmacy

SHERWIN-WILLIAMS

MURCHISON MIDDLE SCHOOL

ANDERSON LANE



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