



# SYNERGY PLAZA

**GRAHAM TRULL** • 512.484.8909 • [graham.trull@kuceraco.com](mailto:graham.trull@kuceraco.com)

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SYNERGY PLAZA • OFFICE SPACE FOR LEASE



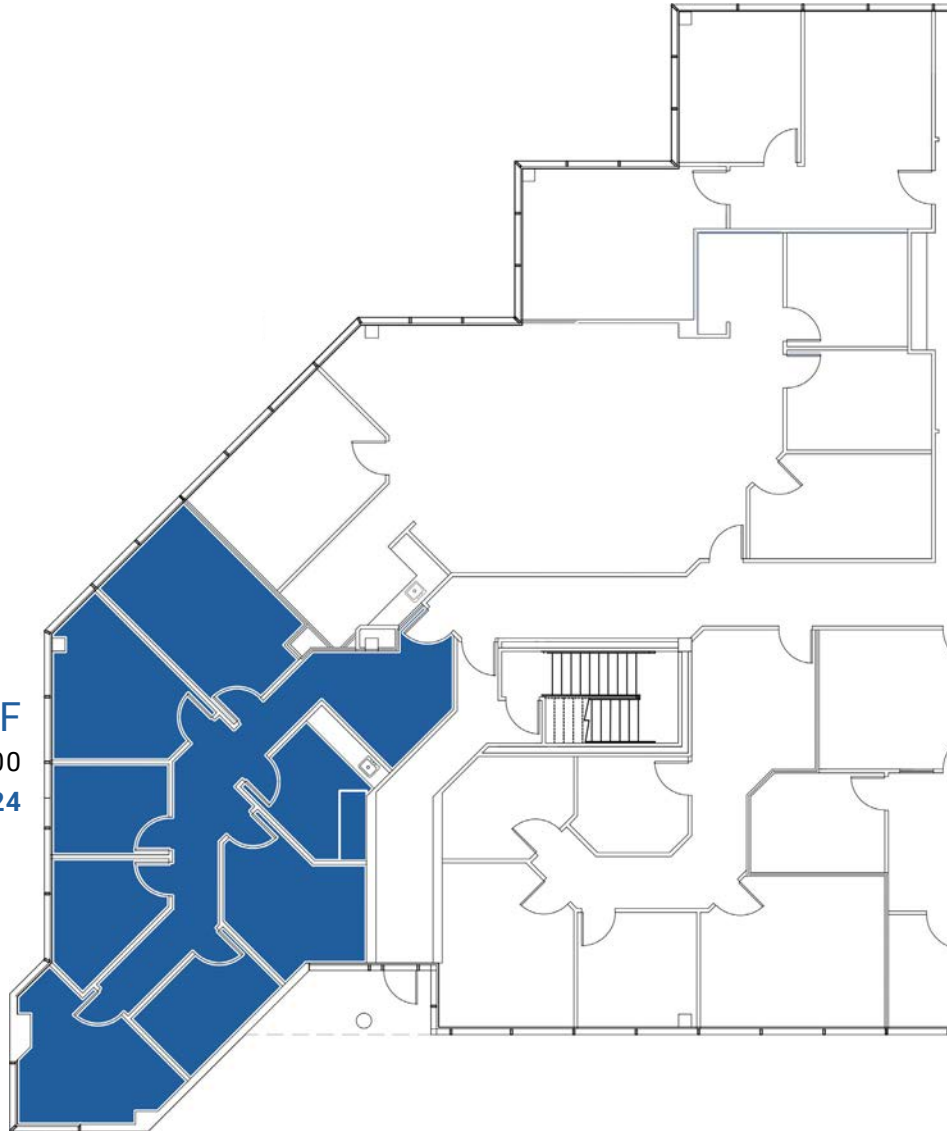
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**SUITE 130N • 1,591 RSF**  
\$19.00/RSF + 2024 NNN \$12.00  
**AVAILABLE 09/01/2024**



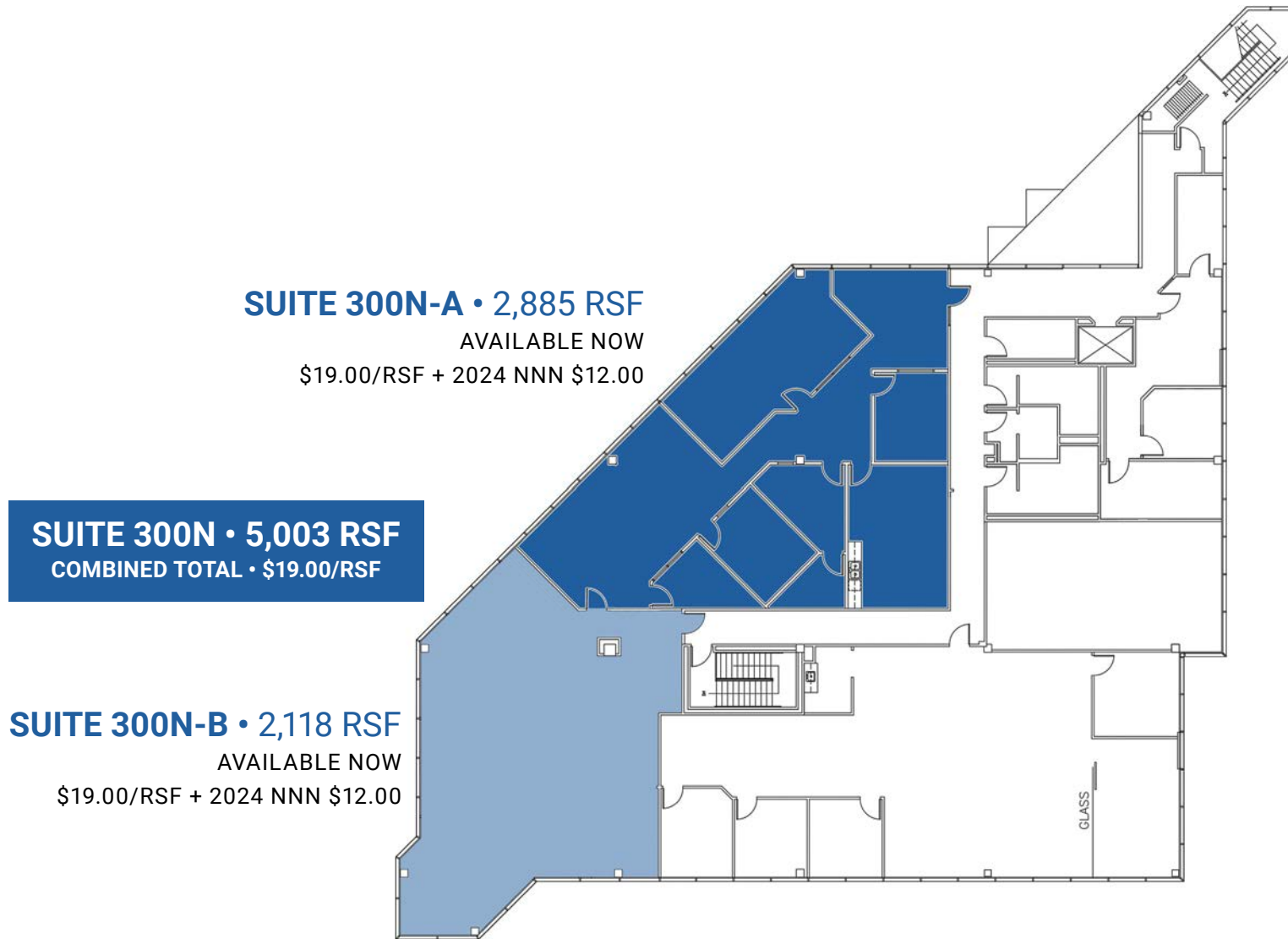
11940 JOLLYVILLE ROAD | AUSTIN, TX 78759

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**SUITE 300N-A • 2,885 RSF**

AVAILABLE NOW

\$19.00/RSF + 2024 NNN \$12.00

**SUITE 300N • 5,003 RSF**

COMBINED TOTAL • \$19.00/RSF

**SUITE 300N-B • 2,118 RSF**

AVAILABLE NOW

\$19.00/RSF + 2024 NNN \$12.00

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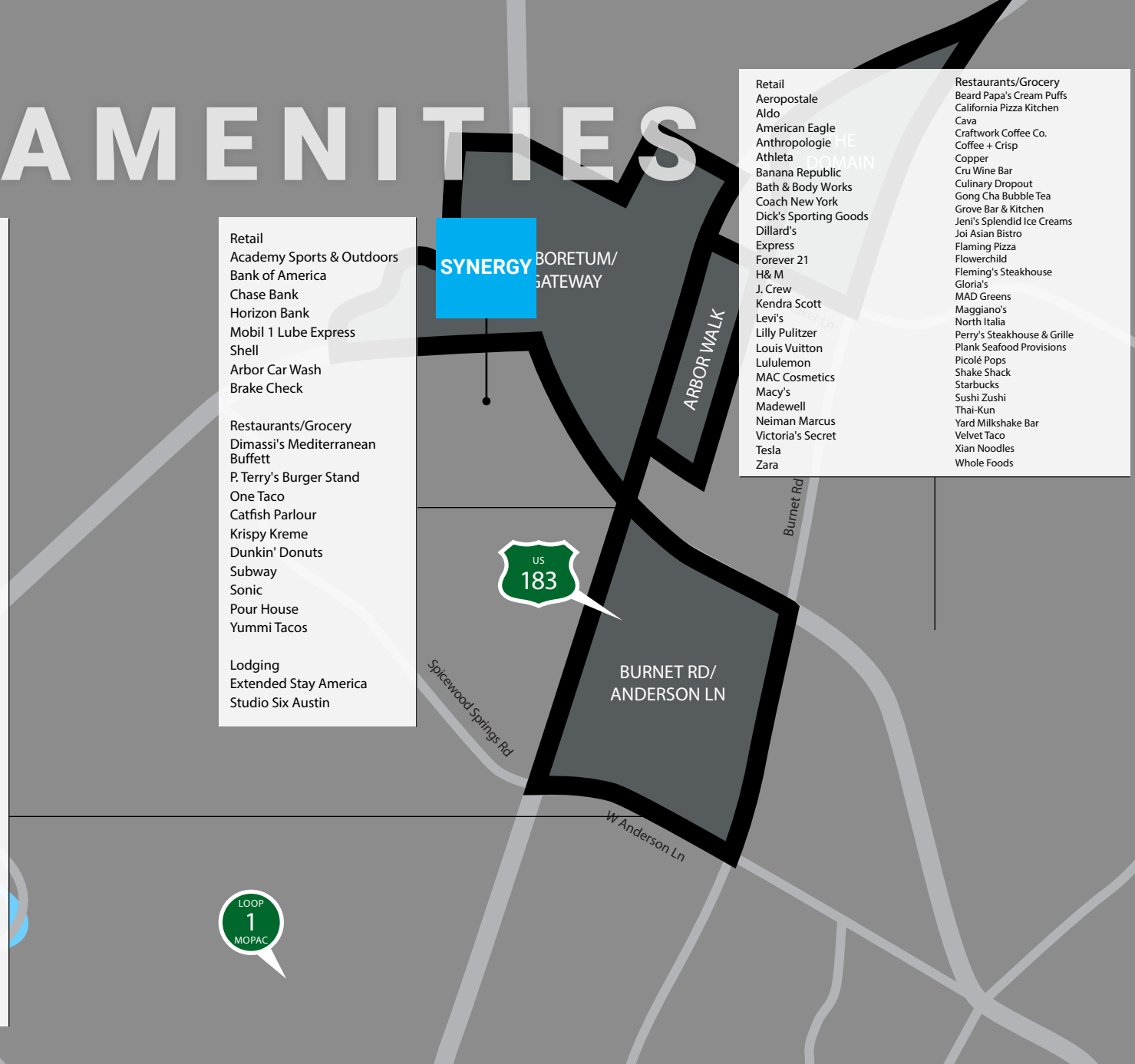
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# AREA AMENITIES

- Retail**
- 24 Hour Fitness
  - Arbor Car Wash & Lube
  - Ann Taylor
  - Barnes & Noble
  - Best Buy
  - Crate & Barrel
  - David's Bridal
  - Five Below
  - Factory Mattress
  - Gap & Gap Kids
  - Golf Galaxy
  - HomeGoods
  - inStep the Birkenstock Store
  - J. Crew
  - Kohler
  - Lamps Plus
  - Lenscrafters
  - Michael's
  - Milk + Honey Spa
  - Nordstrom Rack
  - Office Depot
  - Old Navy
  - Orangetheory Fitness
  - Petco
  - Pottery Barn
  - REI
  - Ross Dress for Less
  - Saks Off Fifth
  - Sally Beauty Supply
  - Sam's Club
  - Sprouts Farmers Market
  - Supercuts
  - Talbots
  - Target
  - TJ Maxx
  - The Container Store
  - T-Mobile
  - Trader Joe's
  - Tuesday Morning
  - Ulta
  - World Market

- Retail**
- Academy Sports & Outdoors
  - Bank of America
  - Chase Bank
  - Horizon Bank
  - Mobil 1 Lube Express
  - Shell
  - Arbor Car Wash
  - Brake Check
- Restaurants/Grocery**
- Dimassi's Mediterranean Buffett
  - P. Terry's Burger Stand
  - One Taco
  - Catfish Parlour
  - Krispy Kreme
  - Dunkin' Donuts
  - Subway
  - Sonic
  - Pour House
  - Yummi Tacos
- Lodging**
- Extended Stay America
  - Studio Six Austin

- Retail**
- Aeropostale
  - Aldo
  - American Eagle
  - Anthropologie
  - Athleta
  - Banana Republic
  - Bath & Body Works
  - Coach New York
  - Dick's Sporting Goods
  - Dillard's
  - Express
  - Forever 21
  - H&M
  - J. Crew
  - Kendra Scott
  - Levi's
  - Lilly Pulitzer
  - Louis Vuitton
  - Lululemon
  - MAC Cosmetics
  - Macy's
  - Madewell
  - Neiman Marcus
  - Victoria's Secret
  - Tesla
  - Zara
- Restaurants/Grocery**
- Beard Papa's Cream Puffs
  - California Pizza Kitchen
  - Cava
  - Craftwork Coffee Co.
  - Coffee + Crisp
  - Copper
  - Cru Wine Bar
  - Culinary Dropout
  - Gong Cha Bubble Tea
  - Grove Bar & Kitchen
  - Jeni's Splendid Ice Creams
  - Joi Asian Bistro
  - Flaming Pizza
  - Flowerchild
  - Fleming's Steakhouse
  - Gloria's
  - MAD Greens
  - Maggiano's
  - North Italia
  - Perry's Steakhouse & Grille
  - Plank Seafood Provisions
  - Picolé Pops
  - Shake Shack
  - Starbucks
  - Sushi Zushi
  - Thai-Kun
  - Yard Milkshake Bar
  - Velvet Taco
  - Xian Noodles
  - Whole Foods



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**For leasing information, please contact:**

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