

STILLHOUSE II

4601 SPICEWOOD SPRINGS ROAD | BLDG. 2 | AUSTIN, TX 78759



FOR LEASING INFORMATION, CONTACT

CHERYL SMITH

(512) 736.4778

cheryl.smith@kucera.com

NEWLY RENOVATED COMMON AREAS

3,700 RSF

SUITE 100

OFFICE SPACE FOR LEASE

\$18.00/SF

2020 NNN \$11.00/RSF

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | See all of our listings at WWW.KUCERACO.COM.

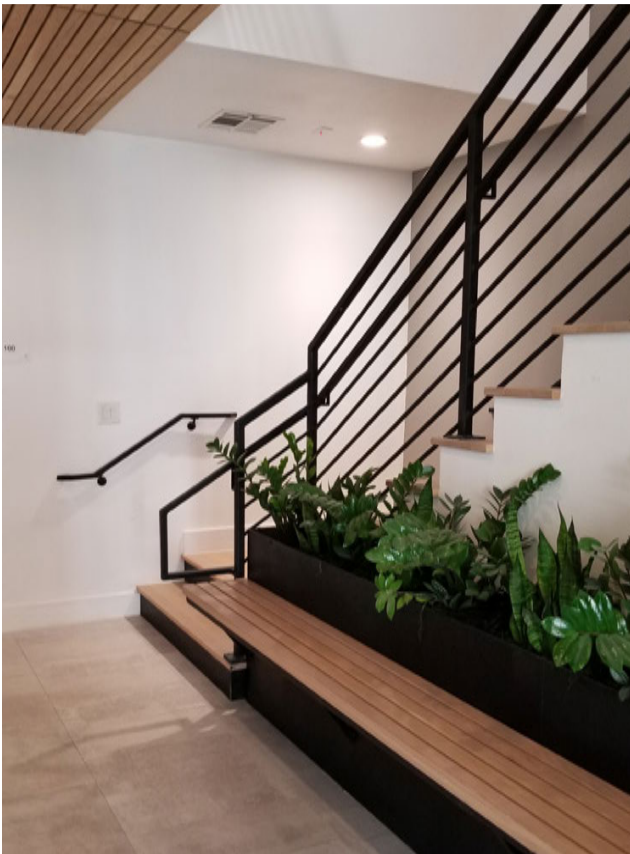
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The Stillhouse II lobby and restrooms have recently received modern and inviting updates that include warm oak woods and bright, durable porcelain floors. Upscale light fixtures have also been added to complete the look of the common area spaces.



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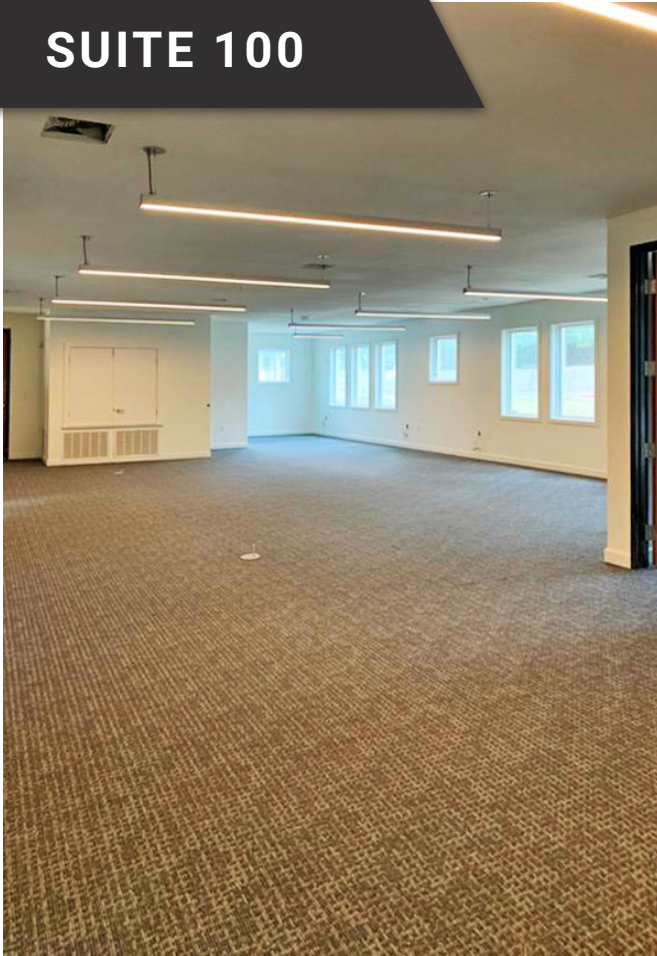
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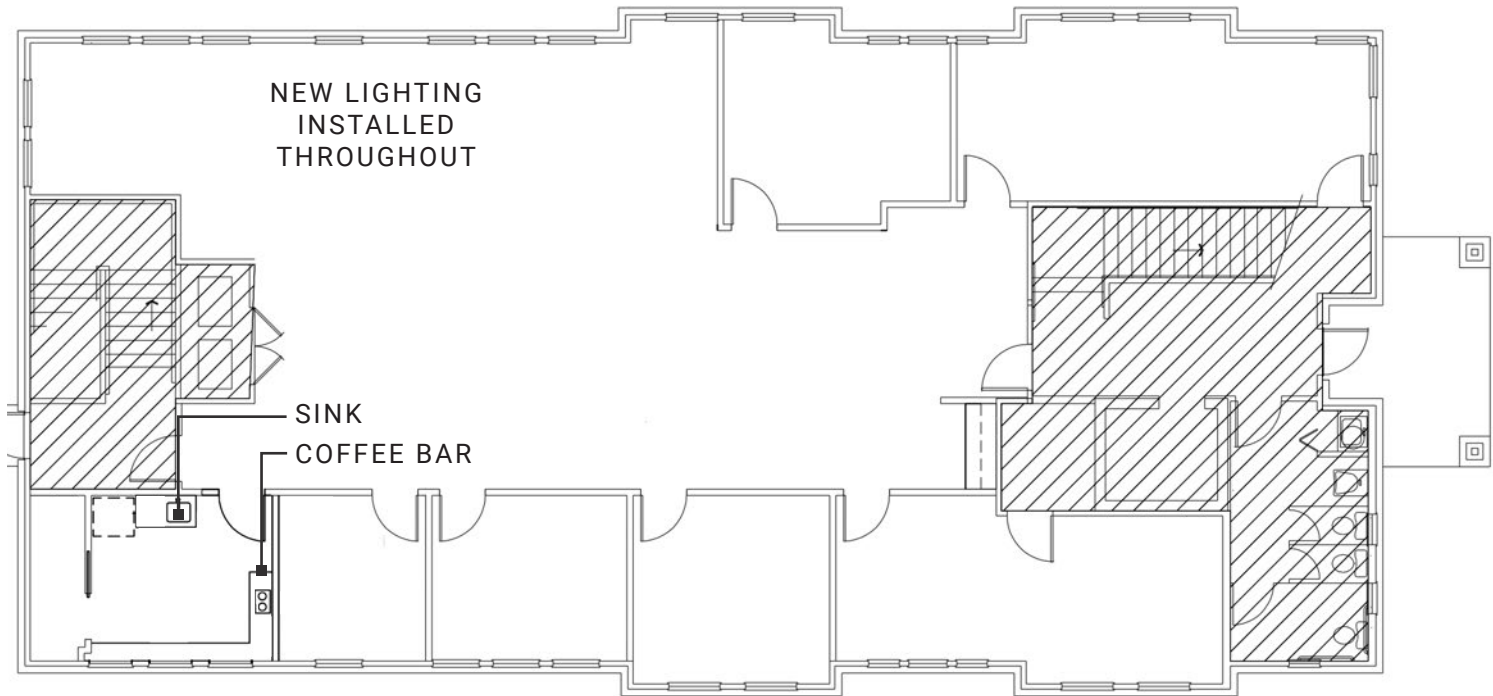
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- Signage available:
 - Small sign at entrance on Spicewood Springs Rd.
 - Tenant shares building signage with one other tenant.
- Premium northwest Austin location with easy access to Loop 360, MoPac and Hwy. 183
- Newly updated lobby and common areas
- Completely new restrooms
- Tenant pays for janitorial and security if required



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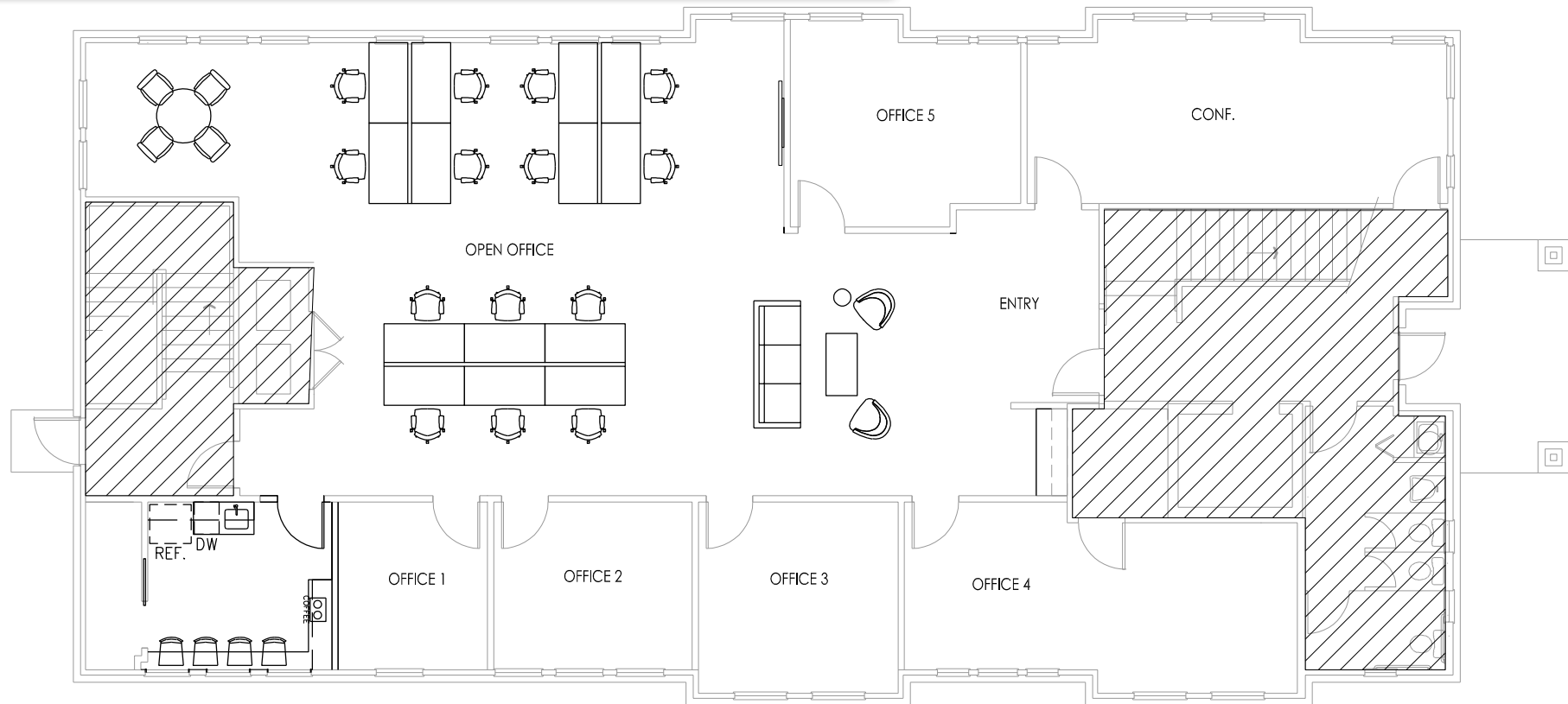
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SUITE 100 OPTIONAL CONFIGURATION



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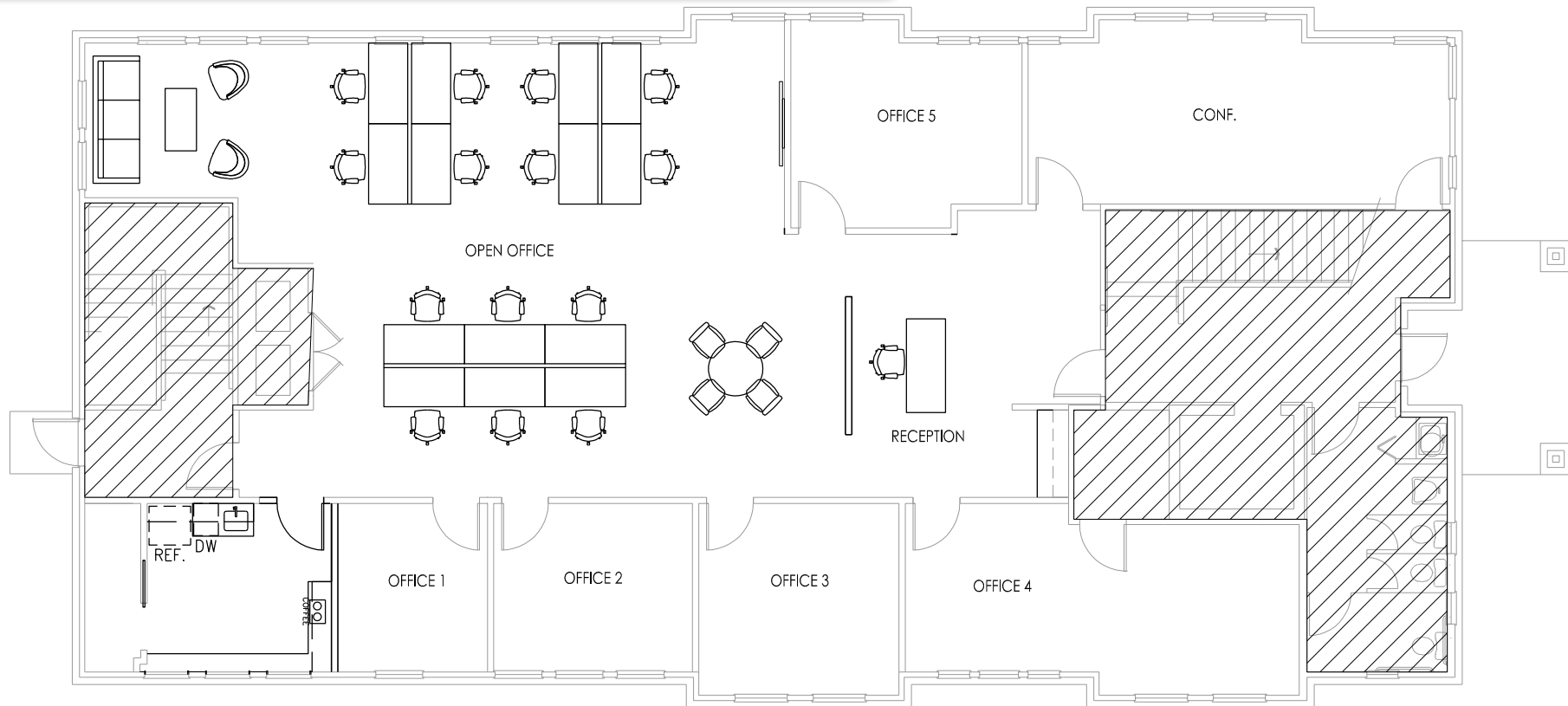
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Nearby Amenities Within Walking Distance

- DoubleDave's Pizzaworks
- Domino's Pizza
- The Galaxy Cafe
- Wally's Burger Express
- Troy Restaurant
- Torchy's Tacos
- Starbucks
- Molcas Mexican
- Delaware Sub Shop
- Subway
- Wal-Greens
- The UPS Store
- Twin Liquors
- Randalls
- Wells Fargo Bank
- Mesa Cleaners



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