



# GREYSTONE SUMMIT

3432 GREYSTONE DRIVE | AUSTIN, TX 78731

**TOTAL AVAILABILITY: 3,281 RSF**



FOR LEASING INFORMATION, CONTACT

**CHERYL SMITH**

(512) 736.4778

cheryl.smith@kucera.com

**2,419 TOTAL RSF**

**1,640 RSF**

SUITE 100

**629 RSF**

SUITE 101

**862 RSF**

SUITE 120

**OFFICE SPACE FOR LEASE**

**See all of our listings at [WWW.KUCERACO.COM](http://WWW.KUCERACO.COM).**

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Parking ratio:  
4.0/1,000 RSF  
Includes staff and  
guests

**1,640 RSF**

## SUITE 100

BASE RENT \$13.21/RSF

ESTIMATED NNN \$12.31/RSF

**TOTAL RENT \$25.52/RSF**

TENANT PAYS FOR OWN JANITORIAL WITHIN SUITE.

Conference Room

Approx. 150 RSF

Can be added to Suite 100 or 101

**862 RSF**

## SUITE 120

BASE RENT \$13.21/RSF

ESTIMATED NNN \$12.31/RSF

**TOTAL RENT \$25.52/RSF**

TENANT PAYS FOR OWN JANITORIAL  
WITHIN SUITE.

**629 RSF**

## SUITE 101

BASE RENT \$13.21/RSF

ESTIMATED NNN \$12.31/RSF

**TOTAL RENT \$25.52/RSF**

TENANT PAYS FOR OWN JANITORIAL  
WITHIN SUITE.

**2,419 TOTAL RSF**

**1,640 RSF**

SUITE 100

**629 RSF**

SUITE 101

**862 RSF**

SUITE 120

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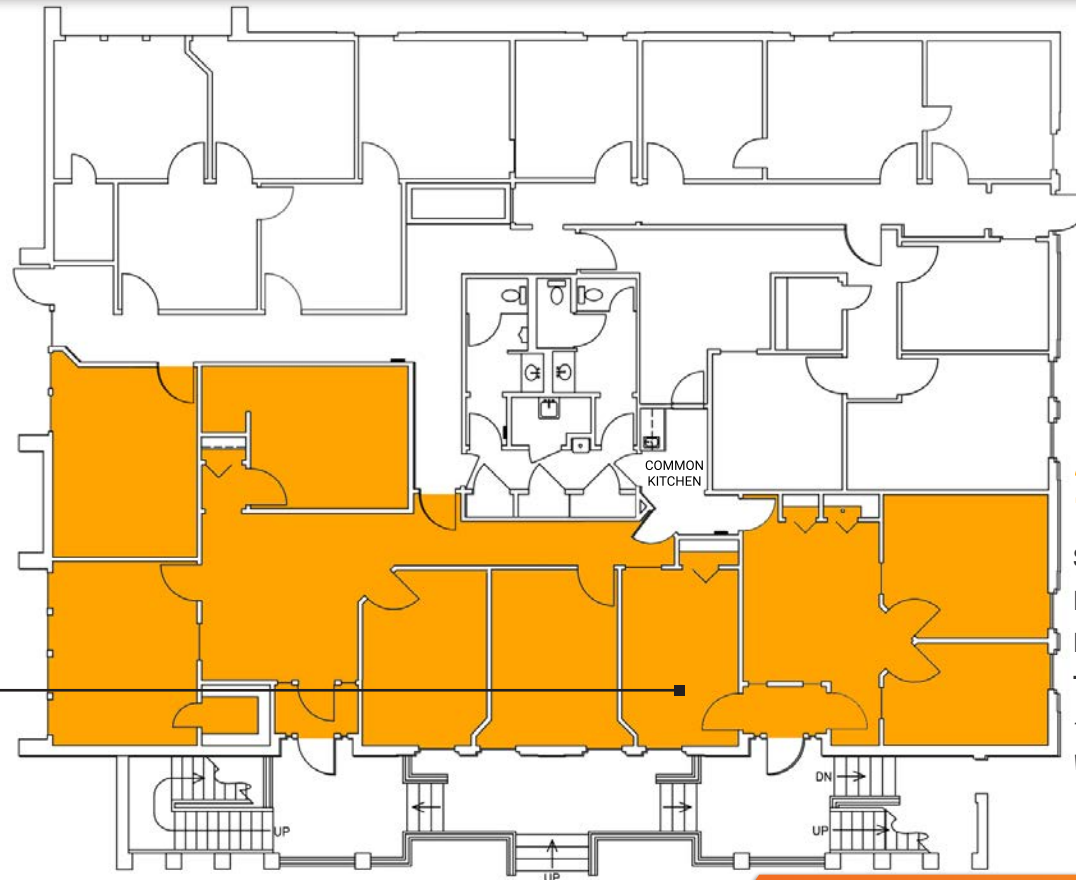




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Parking ratio:  
4.0/1,000 RSF  
Includes staff and  
guests



**2,419 RSF**

## SUITES 100 & 101

BASE RENT \$13.21/RSF

ESTIMATED NNN \$12.31/RSF

**TOTAL RENT \$25.52/RSF**

TENANT PAYS FOR OWN JANITORIAL  
WITHIN SUITE.

Conference Room  
Approx. 150 RSF

**2,419 TOTAL RSF**

**1,640 RSF**

SUITE 100

**629 RSF**

SUITE 101

**862 RSF**

SUITE 120

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## AMENITIES

**WITHIN WALKING DISTANCE**  
OF RESTAURANTS SUCH AS CHINATOWN,  
STREET, AUSTIN TERRIER AND PIZZA  
HUT

### 1 GREYSTONE & FAR WEST BLVD.

- Austin Terrier
- Chinatown
- Pizza Hut
- Snap Kitchen
- Post Office
- Wendy's
- Starbucks
- HEB
- Wells Fargo Bank
- Quizno's
- Gatti's Pizza
- The UPS Store
- Boulevard Bar & Grill
- Saffron
- La Salsa Mexican Grill
- Bert's BBQ
- Daily Juice Cafe
- Hao-Q Asian Kitchen
- Frost Bank

### 2 ANDERSON LANE

- Tarka Indian Kitchen
- Dos Batos Tacos
- Which Which Sandwiches
- Sonic Drive-in
- Panda Express
- Wal-Mart Supercenter
- Anytime Fitness
- Zen Japanese
- Cover 3
- Hopdoddy Burger Bar
- Bartlett's
- Starbucks
- Whataburger
- Madam Mam's
- Epoch Coffee
- Office Depot
- Bank of America
- Einstein Bros Bagels
- Safeway

### 3 THE SHOPS AT ARBOR WALK

- The Home Depot
- BJ's Restaurant
- Sam Moon
- Marshall's
- DSW Shoe Warehouse
- DressBarn
- Chipotle Mexican Grill
- Scottrade
- Sprint Store
- Skechers Factory Outlet
- Masala Wok
- Plato's Closet
- Salata
- Jo-Ann Fabrics
- Spec's
- Natural Grocers
- Lupe Tortilla
- Firestone Tires
- Safeway

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