



TRAMEX

4505 SPICEWOOD SPRINGS ROAD | AUSTIN, TX 78759



**SHORT TERM DEALS
AT COMPETITIVE
RATES AVAILABLE**

CALL FOR DETAILS!

4,737 TOTAL RSF

FOR LEASING INFORMATION, CONTACT

JEFF HENLEY

(512) 413.5601

jeffhenley@gmail.com

MAX APPLING

(512) 299.6296

max.appling@kuceraco.com

450 RSF
SUITE 106

1,251 RSF
SUITE 250

1,790 RSF
SUITE 304

2,947 RSF
SUITE 335

OFFICE SPACE FOR LEASE

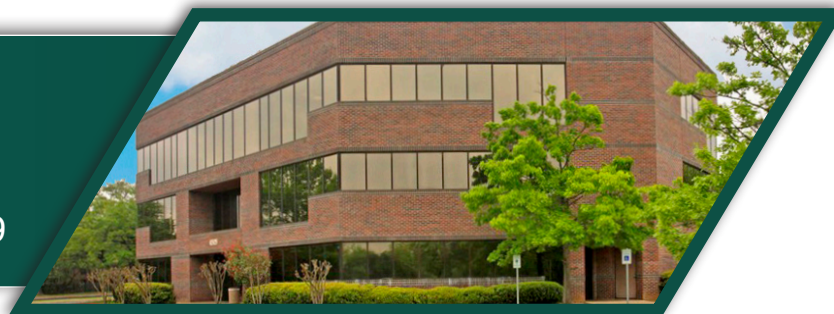
CALL FOR RATES

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

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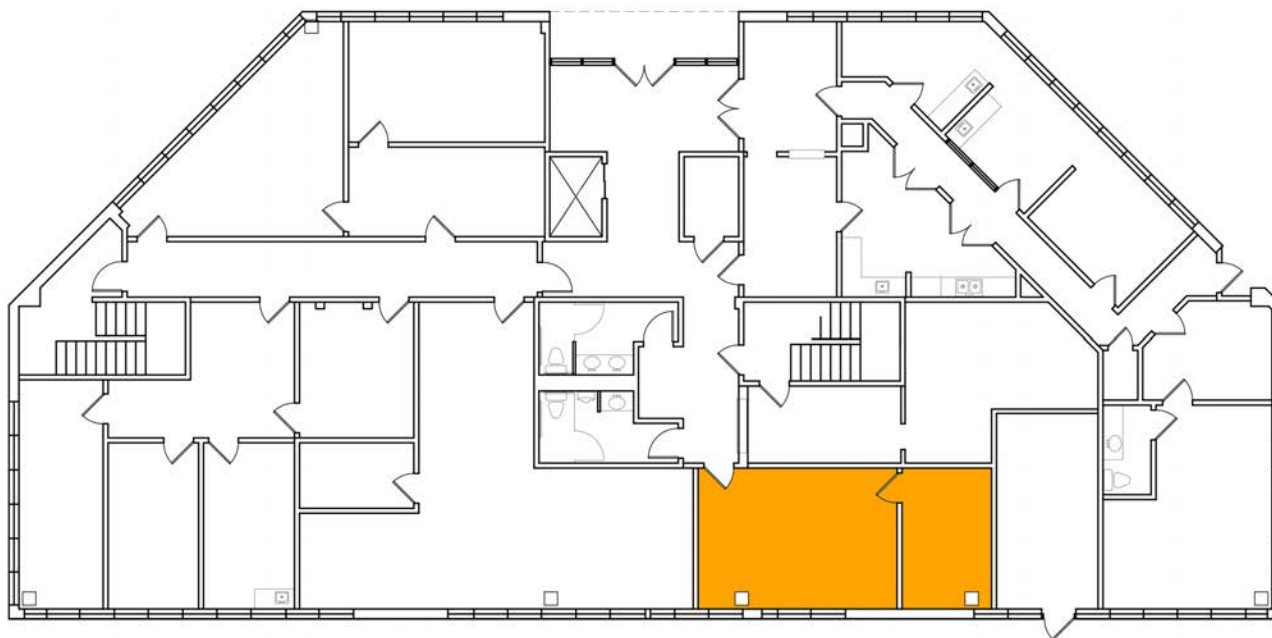
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PROPERTY FEATURES

- Quiet, tree-lined office campus in the northwest submarket
- Easy access to Hwy. 360, Hwy. 183 and MoPac



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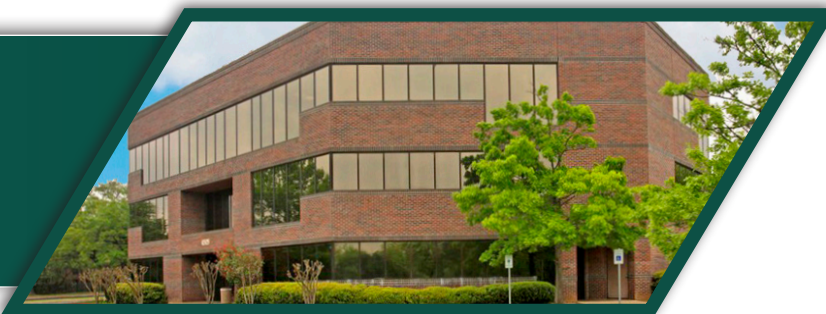
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PROPERTY FEATURES

- Quiet, tree-lined office campus in the northwest submarket
- Easy access to Hwy. 360, Hwy. 183 and MoPac
- Access to common area break room



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COMMON AREA BREAK ROOM



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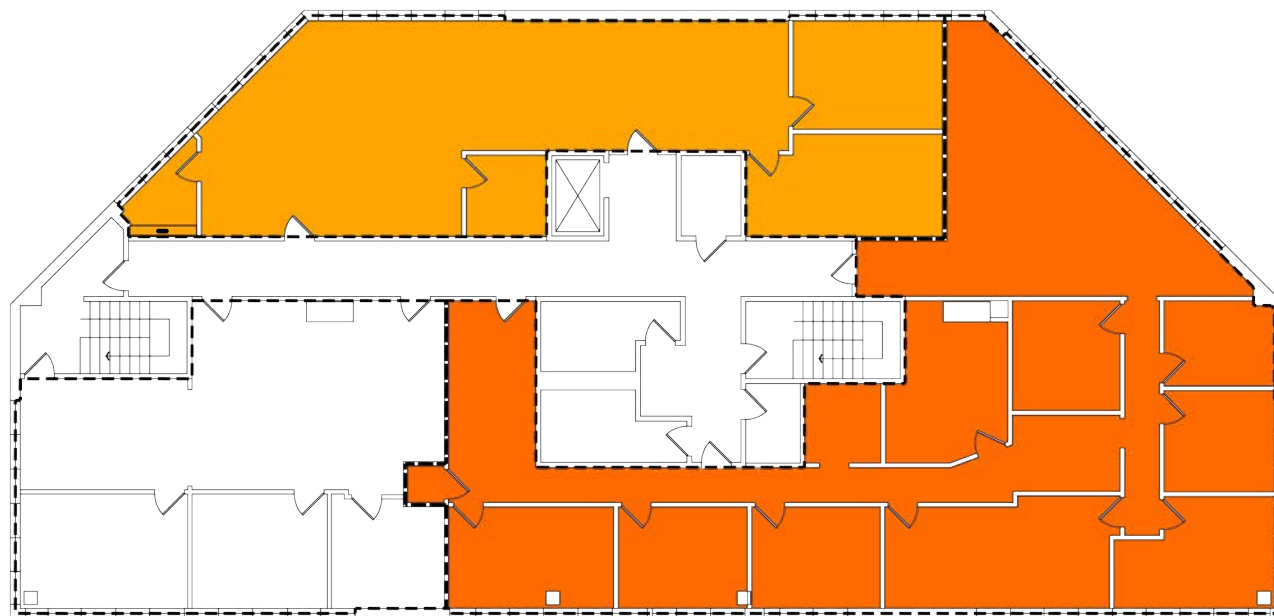
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PROPERTY FEATURES

- Quiet, tree-lined office campus in the northwest submarket
- Easy access to Hwy. 360, Hwy. 183 and MoPac
- Amazing, top-floor-of-building Hill Country views



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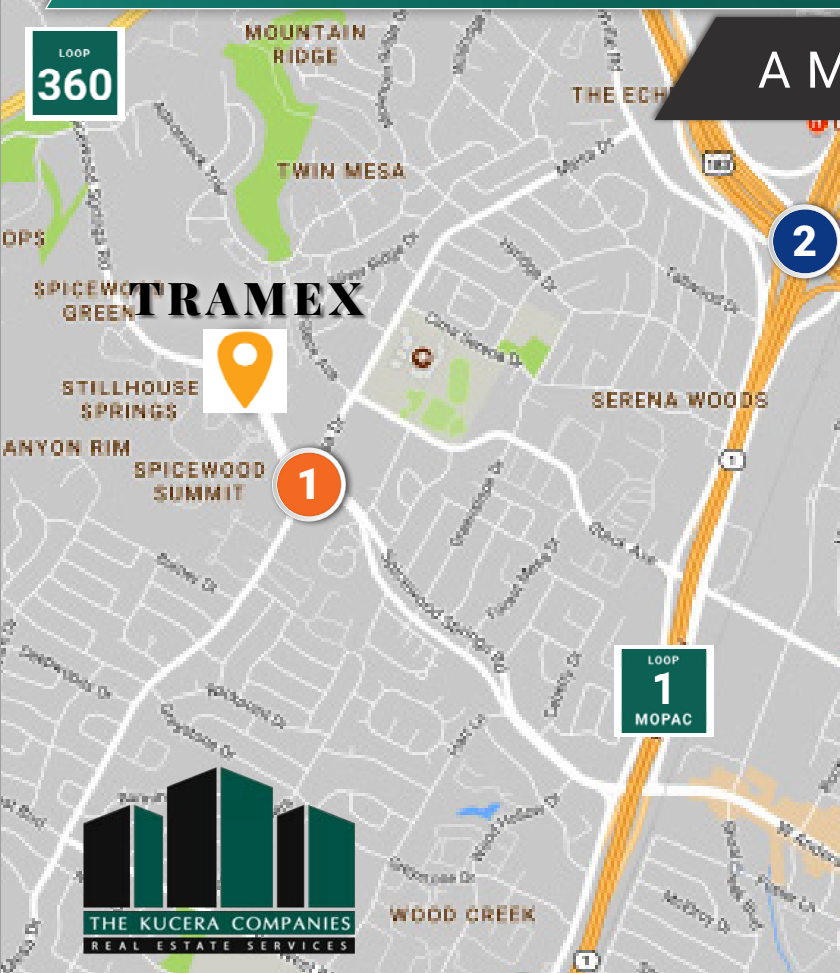
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AMENITIES



1

SPICEWOOD SPRINGS & MESA

- TORCHY'S TACOS
- WELLS FARGO BANK
- MANGIA PIZZA
- TWIN LIQUORS
- RANDALLS
- STARBUCKS
- WALLY'S BURGER EXPRESS
- DELAWARE SUB SHOP
- VALERO
- TROY RESTAURANT
- THE UPS STORE
- MOLCAS MEXICAN
- THE GALAXY CAFE
- DOMINO'S PIZZA
- DOUBLEDAVE'S PIZZAWORKS
- NELO'S CYCLES & COFFEE
- WALGREENS
- SUBWAY
- AUSTIN VETERINARY CENTER

2

HWY. 183 & MOPAC

- DOUBLETREE BY HILTON
- HELLO! MACARON
- NATIONAL TIRE AND BATTERY
- AUSTIN'S OWN
- LOWE'S HOME IMPROVEMENT
- BANK OF AMERICA
- TACO SHACK
- BBVA COMPASS BANK
- WATER 2 WINE
- LUBY'S
- EMBASSY SUITES
- HYATT PLACE
- BUCA DI BEPPO
- MIMI'S CAFE
- DAVE & BUSTER'S
- BABY ACAPULCO
- REGAL CINEMA & IMAX
- HANABI SUSHI
- TACO CABANA
- WHOLE FOODS MARKET
- REI
- CRATE & BARREL
- THE CONTAINER STORE
- BED, BATH & BEYOND

4,737 TOTAL RSF

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