

# ARBOR CENTER FIRST FLOOR

# FOR LEASE

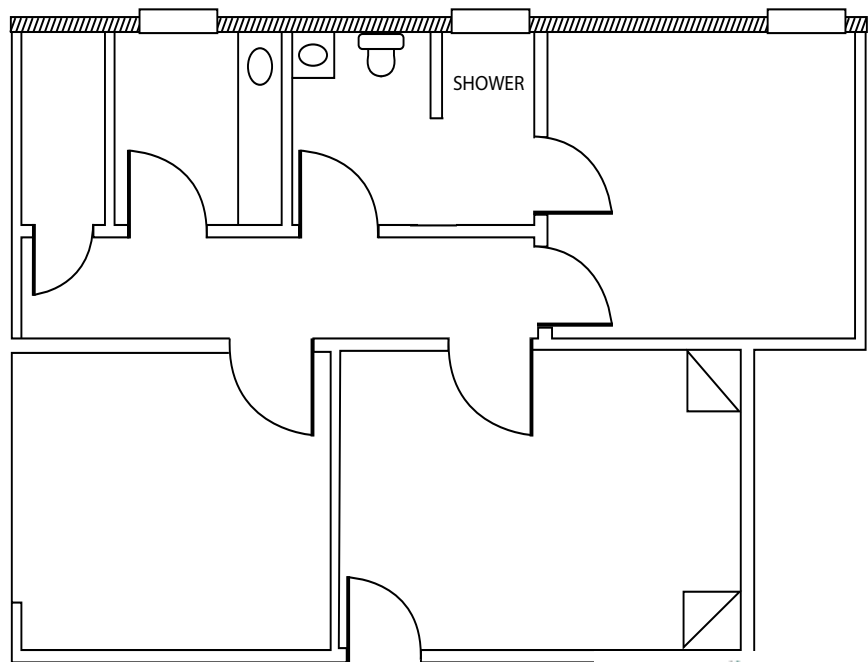
11754 Jollyville Road | Austin, TX 78759



## SPACE FEATURES

- SUITE 100 | 820 SF
- MOVE-IN READY!
- NEW VINYL WOOD FLOORING
- ENTIRE SUITE FRESHLY PAINTED
- COMMON AREA KITCHEN FACILITY
- FRONT DOOR PARKING
- EASY ACCESS TO HWY. 183
- TENANT RESPONSIBLE FOR UTILITIES (SUITES SEPARATELY METERED)

**\$24.00/SF MODIFIED GROSS  
2017 BASE YEAR**



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THE KUCERA COMPANIES  
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