



Balcones Office Park

***Space Available:
3301 Northland Drive
(Bank of America Building)
Mopac @ 2222***

Suite 314

**Approx. 1,017 rsf
Landmark Location
Parking 1:225**

**Rates starting at \$30.50
Modified Gross Lease
Base Year 2023**

Property Amenities: On-site management; walk to Bank of America, Chase Bank, Starbuck's, Randall's, Juiceland, Chez Zee Restaurant, cleaners, Pak-Mail, Fajita Pete's

Call 512-451-7613

Jan Smitherman
Leasing/Property Manager
Balcones Office Park
Moritz Properties