

SPICEWOOD SPRINGS PLAZA

3808 Spicewood Springs Road

FOR
LEASE



LOCATION: Highly desirable location in NW Austin at 3808 Spicewood Springs Road just west of Mopac Expressway (Loop 1) at the Hart Lane intersection

FRONTAGE: 228' along Spicewood Springs Road

IMPROVEMENTS: One story masonry retail center constructed in 1996 with 30' to 60' bay depths and rear door loading from a service walkway

ZONING: LR—Local Retail
Neighborhood Commercial

SIZE: Suite 100: 2,526 +/- RSF
Suite 103: 1, 924+/- RSF
Combined: 4,450+/- RSF

TENANTS: Hay Kai Restaurant & Edis Chocolates.
High density commercial & residential development surround the center such as banks, retail, medical & professional offices, grocers and restaurants

TRAFFIC COUNTS: Spicewood Springs & Mopac: 25,610 CPD
Spicewood Springs & Baywood: 22,290 CPD

LEASE RATE: \$26.00/SF NNN
w/\$0.50 annual increases

NNN: \$9.50/SF/Yr



GAY RUGGIANO
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CELL: 512.228.8555
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This property is offered subject to prior change of price, corrections, or removal from the market without notice. Verification of the accuracy of all information provided is the responsibility of the Purchaser.

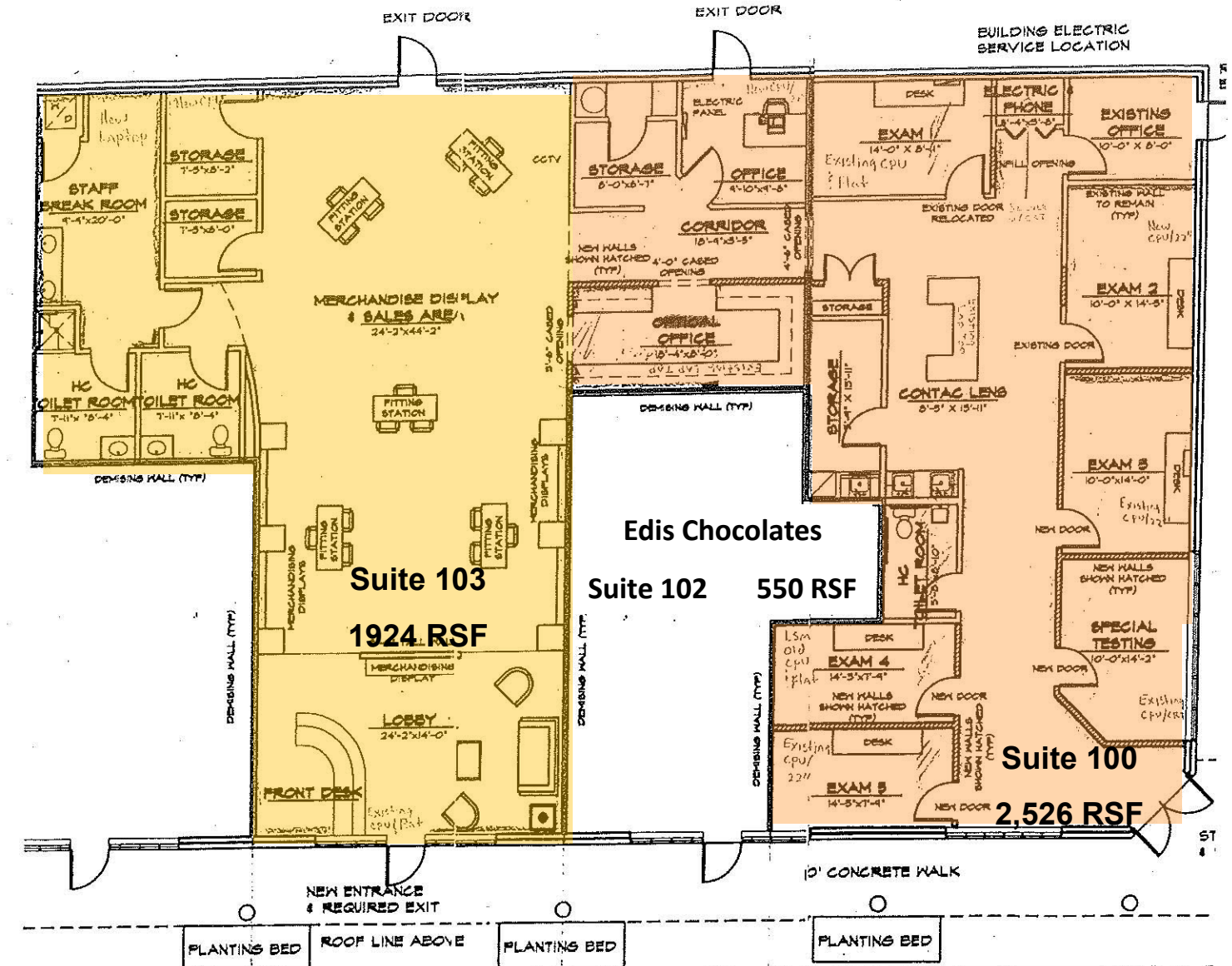
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3808 Spicewood Springs Road | Austin, TX



3808 Spicewood Springs Plaza Suites 100 & 103 for LEASE



FOR MORE INFORMATION, CONTACT:



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Available immediately

Terms Flexible

Excellent Signage, Visibility, Access

Suitable for Retail, Medical, Office

EXISTING FLOOR PLAN – 4,450 RSF Combined



Suite 100 | 2,526+/- RSF



Suite 103 | 1,924 +/-RSF