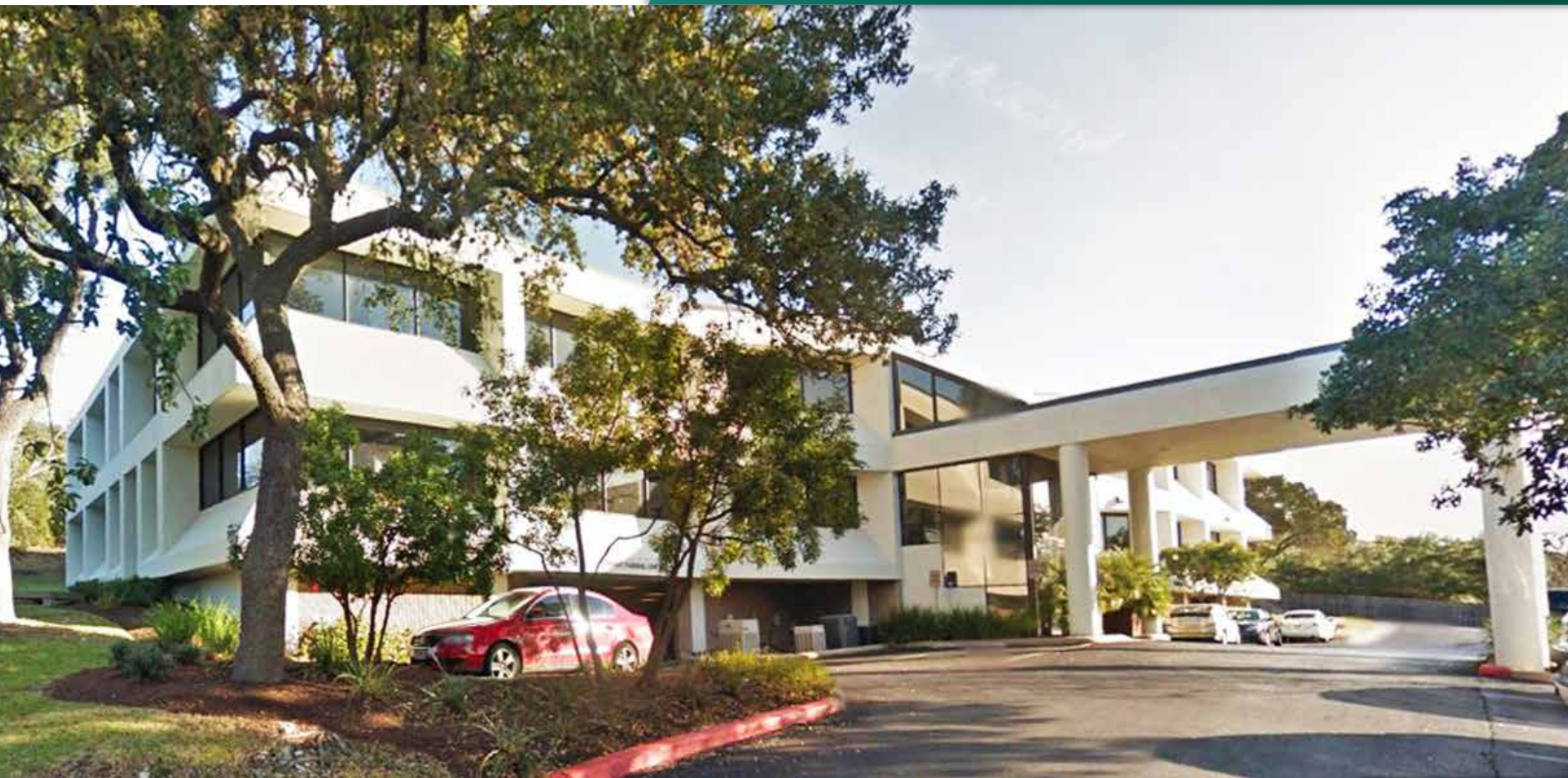




THE ESPRIT

515 S. CAPITAL OF TEXAS HWY., AUSTIN, TX 78746



FOR LEASING INFORMATION, CONTACT

MAX APPLING **CHERYL SMITH**

(512) 299.6296

(512) 736.4778

max.appling@kuceraco.com

cheryl.smith@kuceraco.com

2,321 RSF
SUITE 225

OFFICE SPACE FOR LEASE

\$19.00/SF

2017 NNN \$11.00

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

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SUITE LOCATION



PROPERTY FEATURES



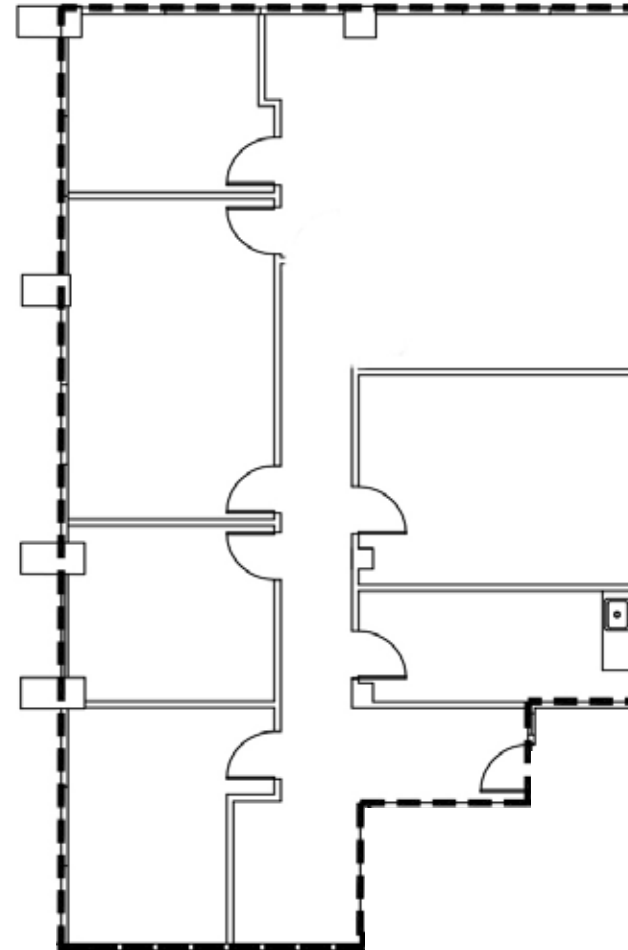
Scenic Views



IDEAL LOCATION at Corner of Bee Caves Road & 360 Capital of Texas Highway



Covered Parking Available



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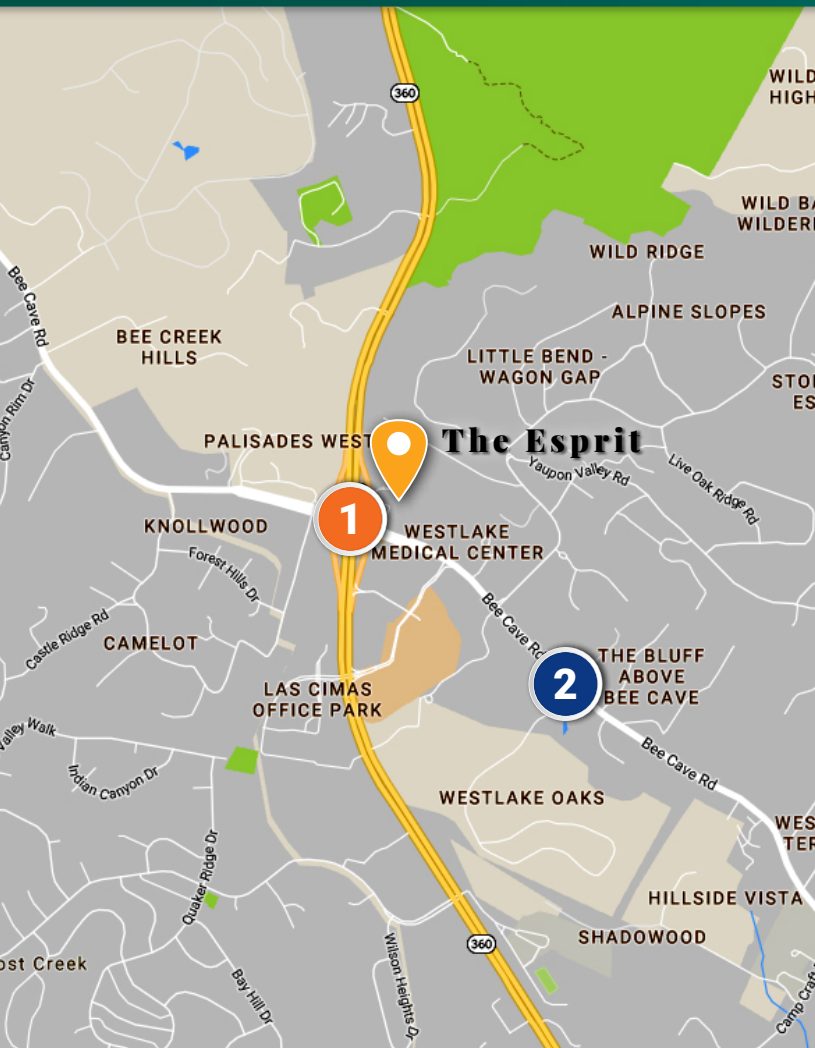
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Nearby Amenities

1 360 & BEE CAVE

- WhaTaTaco
- County Line
- The Grove Wine Bar
- Jimmy John's
- Wells Fargo Bank
- Texaco Austin
- Chase Bank
- Strange Land Brewery
- Hat Creek Burger Company
- The Hospital at Westlake
- Frost Bank
- AT&T
- Kerbey Lane Cafe
- Chick-Fil-A
- Tacodeli
- P. Terry's Burger Stand
- Izumi Sushi
- Starbucks
- HEB Grocery
- UFCU Westlake
- St. Jude Medical

2 BEE CAVE ROAD

- Texas Honey Ham
- Wells Fargo Bank
- Walgreens
- Popeye's
- Blue Dahlia Bistro
- Austin's Pizza
- 411 Pediatrics
- BBVA Compass
- Starbucks
- zpizza
- Chipotle
- FedEx Office
- Bank of America
- McDonald's
- The UPS Store
- Chase Bank
- Tiff's Treats
- Taco Bell
- Raising Cane's
- Las Palomas
- Tokyo Restaurant
- Trader Joe's
- Nothing Bundt Cakes
- Chinatown
- Chevron
- Jiffy Lube

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