



7701 SAN FELIPE

ENTIRE SECOND FLOOR // $\pm$ 6,162 SF // AUSTIN, TX 78729



FOR LEASE

AVAILABLE WITHIN 30 DAYS | NW AUSTIN

- $\pm$ 6,162 SF • ENTIRE SECOND FLOOR
- MOVE-IN READY • AVAILABLE WITHIN 30 DAYS
- CLASS B • BUILT IN 2007 • SLAB-TO-SLAB 12'
- 50 PARKING SPACES • MONUMENT SIGNAGE
- WALK TO RESTAURANTS & BARS NEXT DOOR

FULL-FLOOR IDENTITY

Private offices, conference rooms, open bullpens, breakroom and private restrooms already built out — with your own dedicated stair and elevator arrival. No construction period.

FULL-SERVICE RATE — CONTACT BROKER

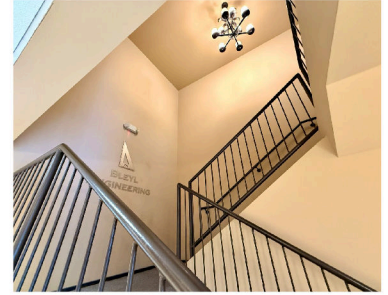
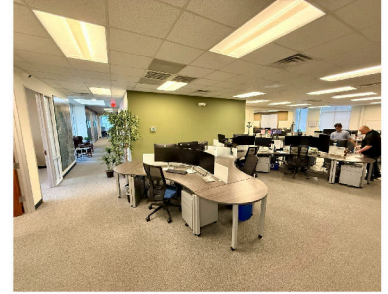


CHAD JEWELL // 512-633-7703 MOBILE

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THE SPACE

AOS



AVAILABLE
±6,162 SF

FLOOR
2ND, ENTIRE

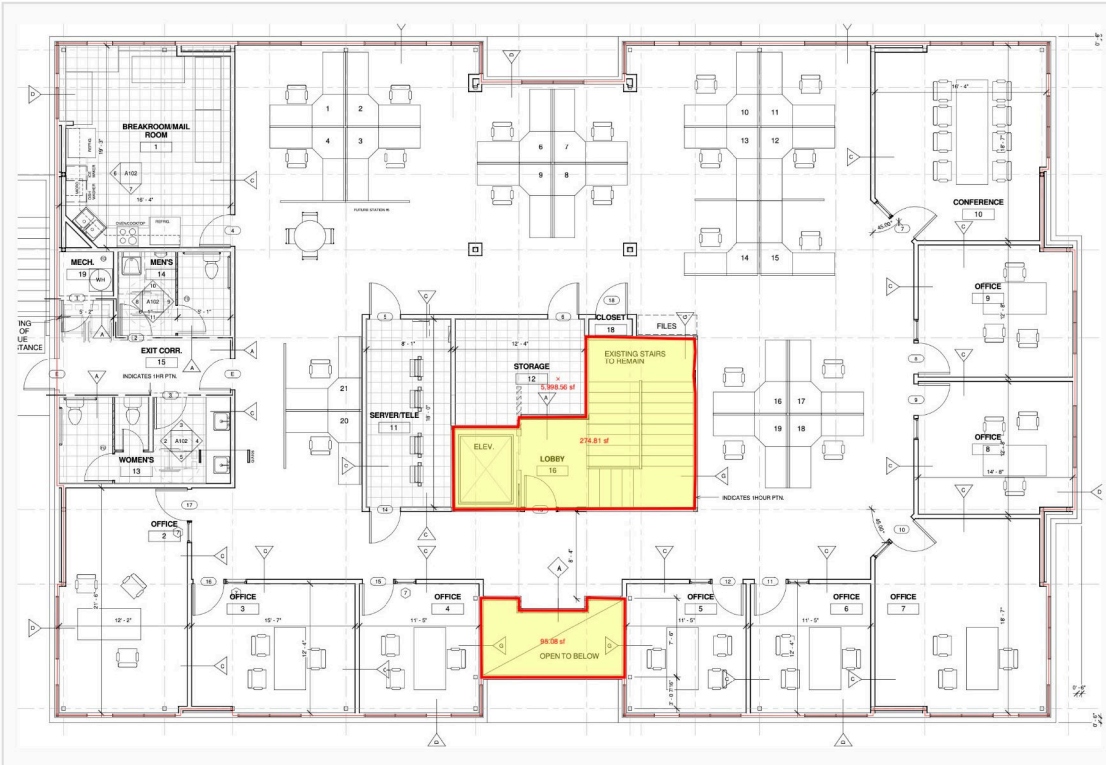
OCCUPANCY
30 DAYS

CONDITION
BUILT OUT

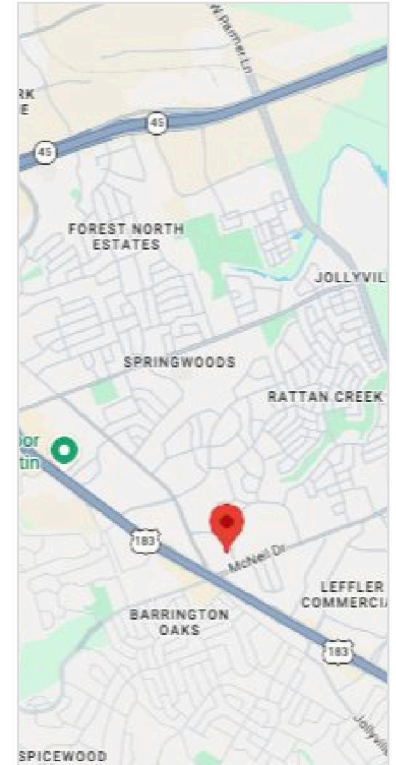
TERM
NEGOTIABLE

RATE
CONTACT US

SECOND FLOOR PLAN — ±6,162 SF AVAILABLE



LOCATION — MCNEIL RD



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