

10815 RR 2222

AUSTIN, TX 78730



FOR LEASING INFORMATION, CONTACT

GRAHAM TRULL

(512) 279.9209

graham.trull@kuceraco.com

MAX APPLING

(512) 299.6296

max.appling@kuceraco.com

1,000 - 7,200 RSF

OFFICE SPACE FOR LEASE

\$24.00/SF

2017 NNN \$9.54 + Electric

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

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

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SUITE/PROPERTY IMAGES



PROPERTY FEATURES

First generation shell space in a Class A office building



First floor walk-in access



5:1,000/RSF Parking Ratio



EASY ACCESS to restaurants, retail, and hotels, many within walking distance



Located at the entrance of River Place, one of Austin's most prestigious neighborhoods

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SPACE FEATURES



Multiple entrances with a variety of space configuration options; **Test fits available upon request.**

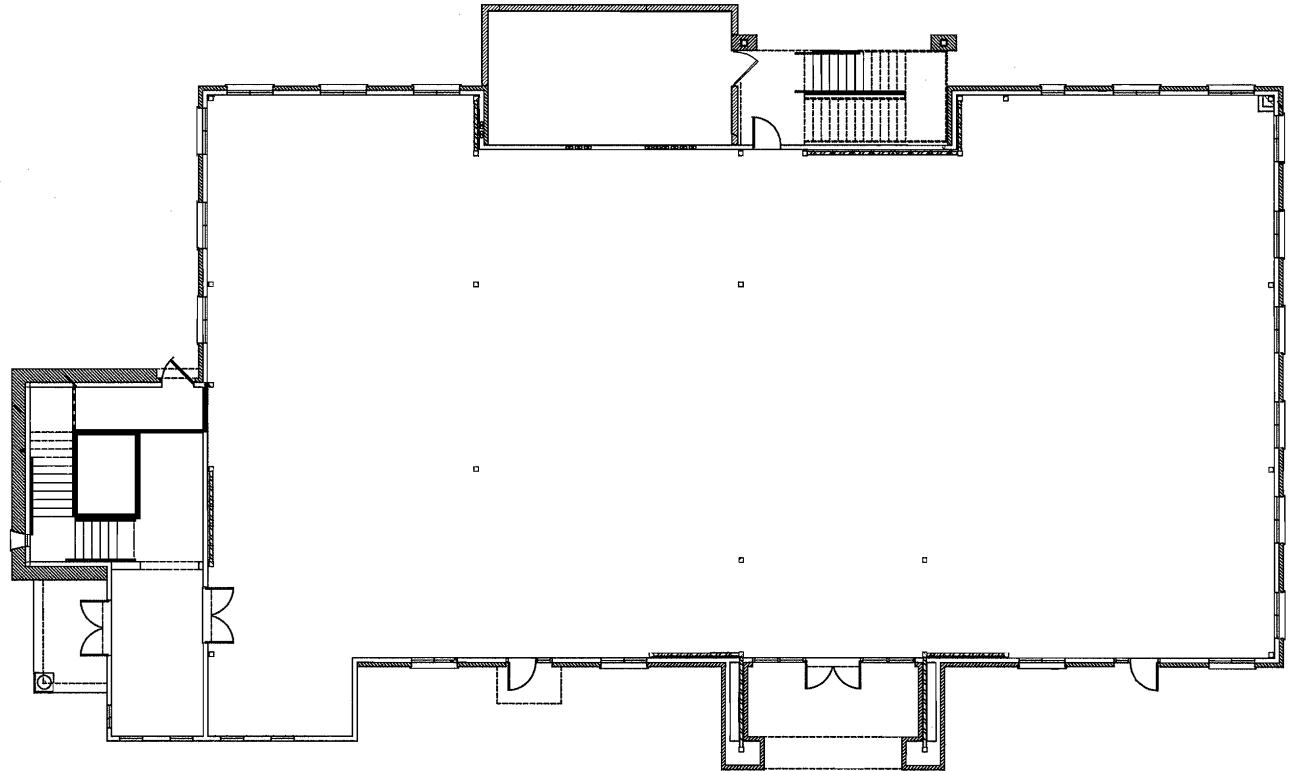


Plumbing (with leave-outs) and fire suppression system in place



Generous tenant improvement allowance available

FLOOR 1



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Nearby Amenities

1 FOUR POINTS AT RR 620

- Taco Bell
- McDonald's
- Taco Cabana
- Starbucks
- Subway
- Boat House Grill
- BBQ Outfitters
- Black Walnut Cafe
- Hayleycakes and Cookies
- Rudy's Country Store & BBQ
- Papa Murphy's
- Thundercloud Subs
- Smokey J's Barbeque
- Tikka Express
- Mighty Fine Burgers
- The Kolache Factory
- Salsas Mexican Cuisine
- Hunan Riverplace
- HEB Grocery
- CVS Pharmacy
- Target
- Walgreens
- Twin Liquors
- 7-Eleven
- Circle K
- HEB Gas Station
- Anytime Fitness
- Jack Brown Cleaners
- Jiffy Lube
- Wells Fargo Bank
- BBVA Compass
- Bank of America
- IBC Bank
- United Heritage Credit Union
- Residence Inn by Marriott
- Holiday Inn Express

2 THE TRAILS AT RR 620

- Schlotsky's
- Chicken Express
- Oasthouse Kitchen + Bar
- Angel Donut and Treats
- Napa Flats Wood-Fired Kitchen
- Whataburger
- Freebird's World Burrito
- Flores Mexican
- Freddy's
- Redfin Seafood Kitchen
- Moviehouse & Eatery
- barre3
- AT&T
- Austin Regional Clinic
- A+ Federal Credit Union
- Holiday Inn Express & Suites

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