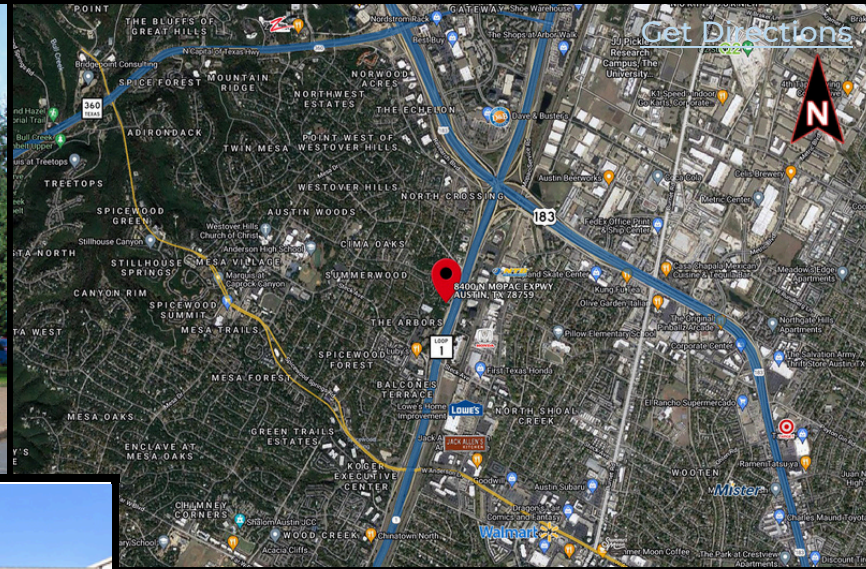


ROB STERN COMPANY

FOR LEASE

1,249 - 4,312 SF Office Suites Available



DESCRIPTION

14,601 ± SF business office park on 2.23 ± Acres

Located on the southbound frontage road between Cima Serena Dr and Steck Ave (1 min drive)

Nestled in the oak trees this property offers a cool park-like setting with well kept landscaping

Front door parking—plenty of surface parking—57 Spaces with a 3.92/1,000 SF Parking Ratio

Appealing architecture with Gerard Canyon Shake Stone and a coated bronze colored steel roof

High density residential and business demographics

Easy access to Hwy 183

Just 13 minutes to Downtown Austin

[Call for Rates](#)

THE WOODS BUSINESS PARK

[8400 N MoPac Expwy/Loop 1 Service Road](#) • [Austin TX 78759](#)

Southbound side of N MoPac Expwy/Loop 1 Service Road—just south of Cima Serena Dr

The information contained herein was obtained from sources deemed to be reliable. However, Rob Stern Company makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. Published July 2021 | [connectmarketing-re.com](#)

ROB STERN

[512-502-1300](#) • [4131 Spicewood Springs Rd, N-1](#) • [Austin TX 78759](#) • rob@robstern.net

ROB STERN COMPANY

FOR LEASE

1,249 - 4,312 SF Office Suites Available

Available Suites	SQFT
Suite 100	± 2,850 SF
Suite 200	± 1,374 SF
Suite 201	± 1,674 SF
Suite 202	± 1,249 SF
Suites 200 - 202	± 4,312 SF

DESCRIPTION

Four suites available, Suite 100 and Suites 200, 201 and 202.

Suites 200, 201 and 202 can be leased separately, or combined. See all four floor plan options below.

Call for rates.

THE WOODS BUSINESS PARK

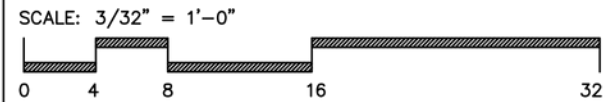
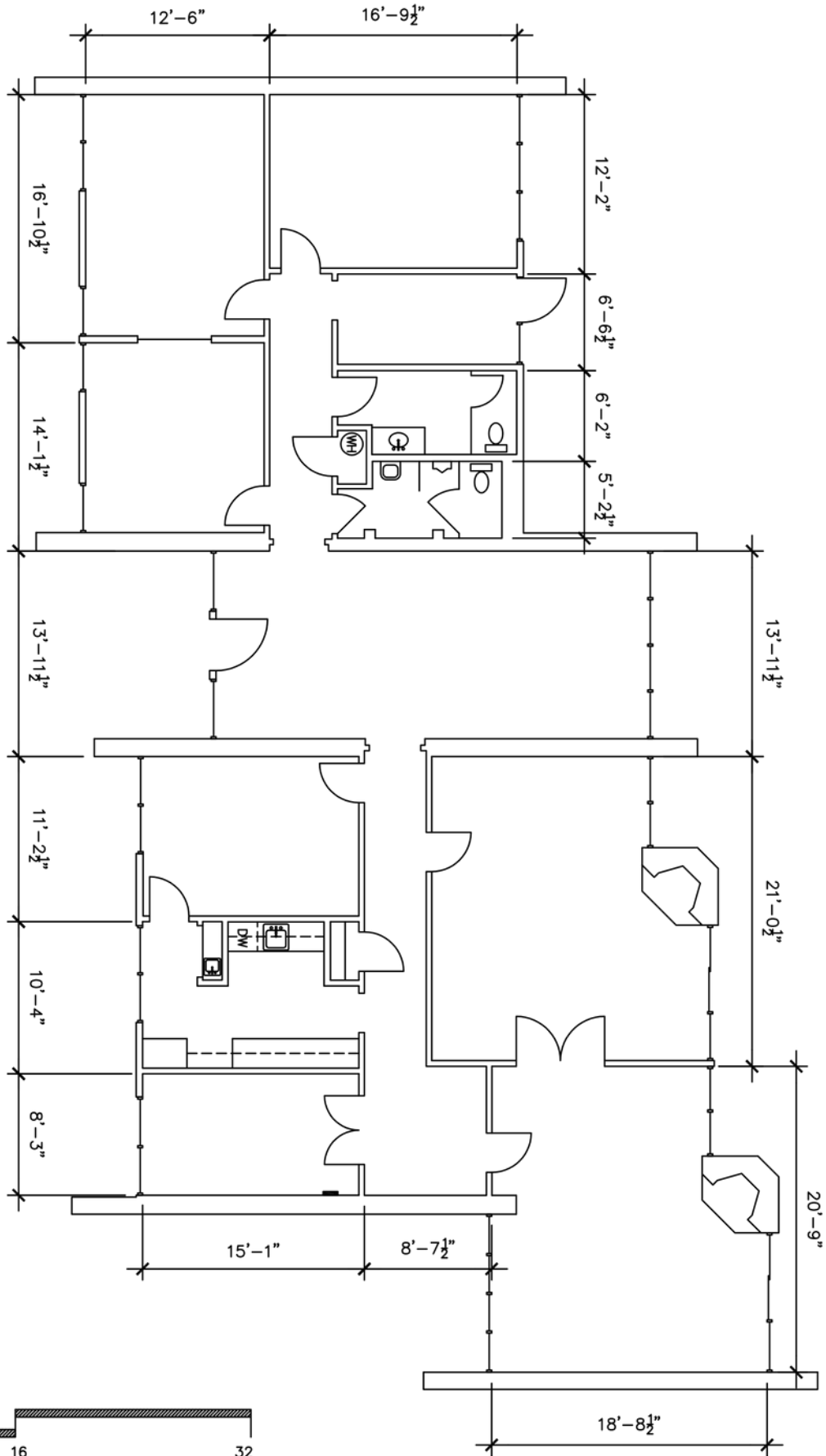
8400 N MoPac Expwy/Loop 1 Service Road • Austin TX 78759

Southbound side of N MoPac Expwy/Loop 1 Service Road—just south of Cima Serena Dr

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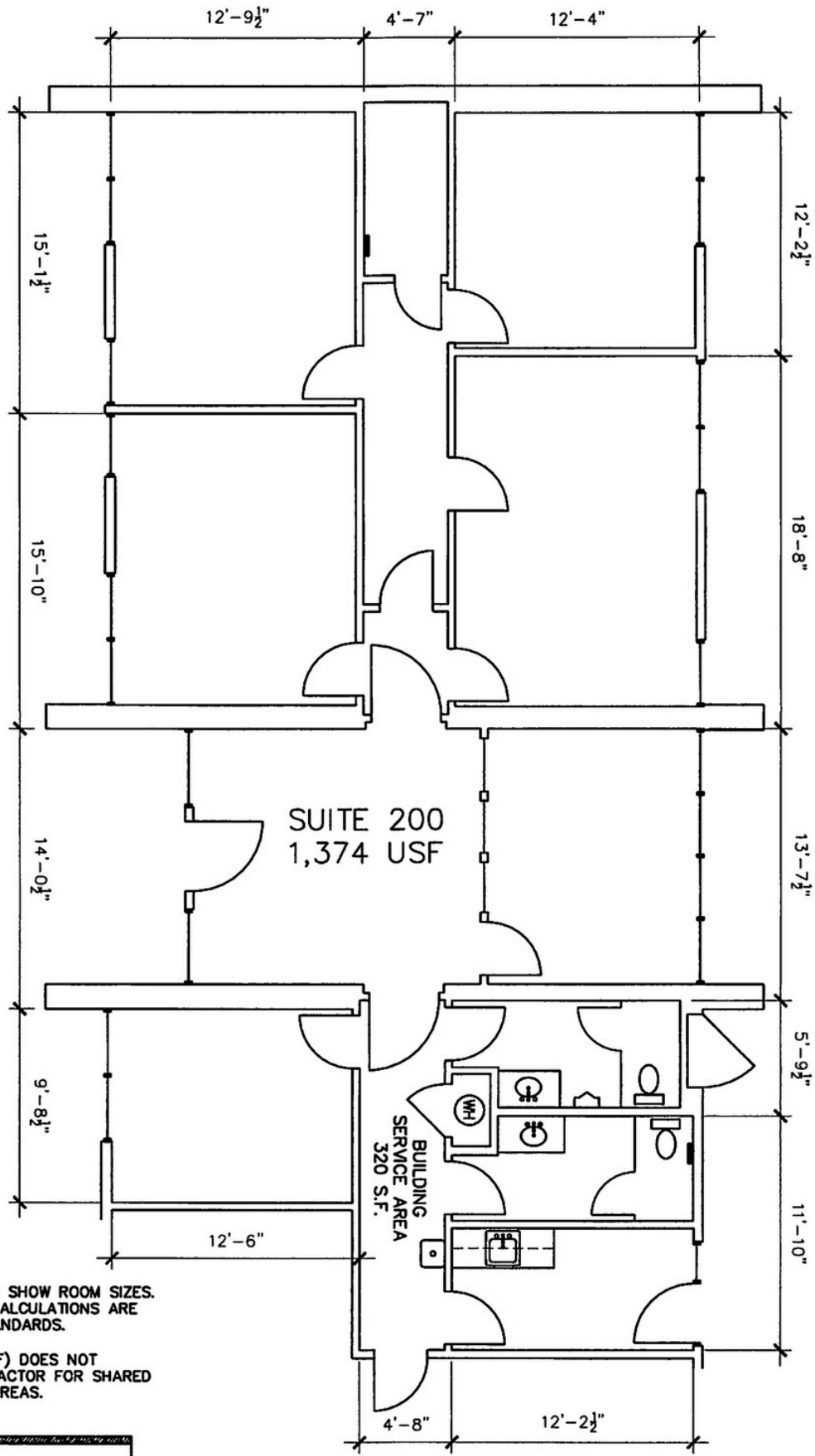


Drawing for:
GOODWIN MANAGEMENT
 11149 Research Blvd., Ste. 100
 Austin, Texas 78759

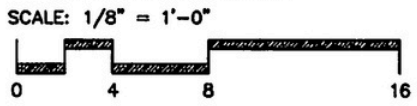
SUITE 100
THE WOODS
 8400 Mopac Expressway
 RENTABLE AREA: 2,850 S.F.

THE MEASUREMENTS AND FLOOR PLANS ARE ACCURATE TO WITHIN 2% USING BOMA STANDARD-EXTERIOR WALL METHODOLOGY (2004)
 Project No.: 21013.06
 Date: June 8, 2010
 ©2010

+ DIMENSIONS +
FLOOR PLANS
 Austin, Texas
 dimensionsfloorplans.com
 Phone: 342-0114 Fax: 342-1965



- NOTES:**
1. DIMENSIONS ARE TO SHOW ROOM SIZES. SQUARE FOOTAGE CALCULATIONS ARE DONE TO BOMA STANDARDS.
 2. USEABLE AREA (USF) DOES NOT INCLUDE ADD-ON FACTOR FOR SHARED BUILDING SERVICE AREAS.



Drawing for:
THE ROB STERN COMPANY
 4131 Spicewood Spgs Rd.
 Suite N-1
 Austin, Texas 78759

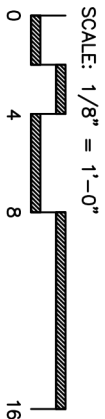
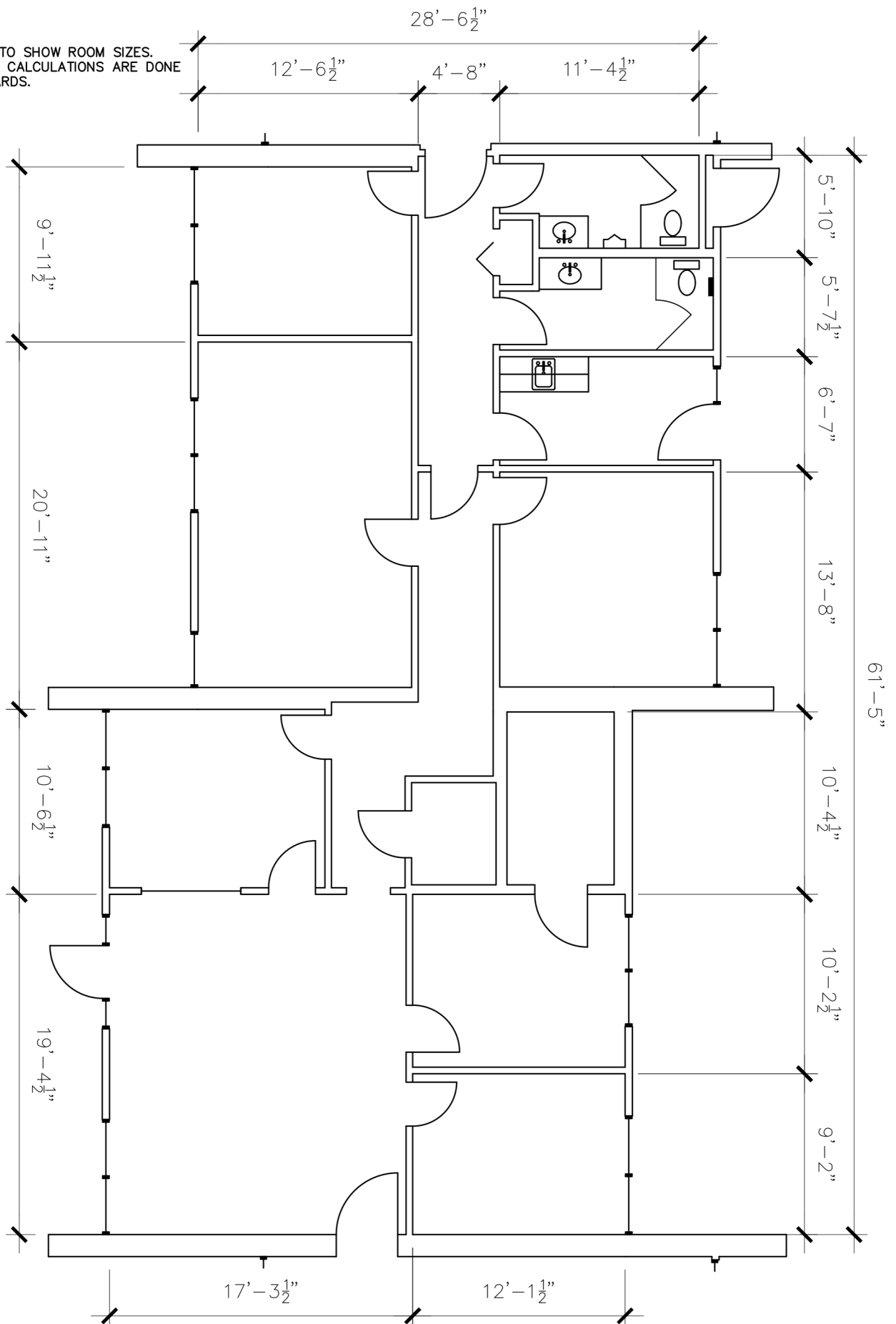
BUILDING 2 - SUITE 200
THE WOODS
 8400 MOPAC BLVD.
 AUSTIN, TEXAS

THE MEASUREMENTS, FLOOR PLANS, AND CALCULATIONS ARE ACCURATE USING BOMA MEASUREMENT STANDARDS FOR RETAIL BUILDINGS. ANSI/BOMA 285.5 - 2010
 Project No.: 19175.01
 Date: December 23, 2019
 ©2019

†DIMENSIONS†
FLOOR PLANS
 Austin, Texas
 dimensionsfloorplans.com
 Phone: (512)342-0114

NOTE:

DIMENSIONS ARE TO SHOW ROOM SIZES.
 SQUARE FOOTAGE CALCULATIONS ARE DONE
 TO BOMA STANDARDS.



Drawing for:
 The Rob Stern Co.
 4131 Spicewood Springs Rd.
 Ste. N-1
 Austin, TX 78759

SUITE 201
 8400 N. MOPAC EXPY.
 AUSTIN, TEXAS
 RENTABLE AREA: 1,674 S.F.

THE MEASUREMENTS, FLOOR PLANS, AND
 CALCULATIONS ARE ACCURATE USING
 BOMA MEASUREMENT STANDARDS FOR
 OFFICE BUILDINGS.
 ANSI/BOMA Z65.1 - 2024

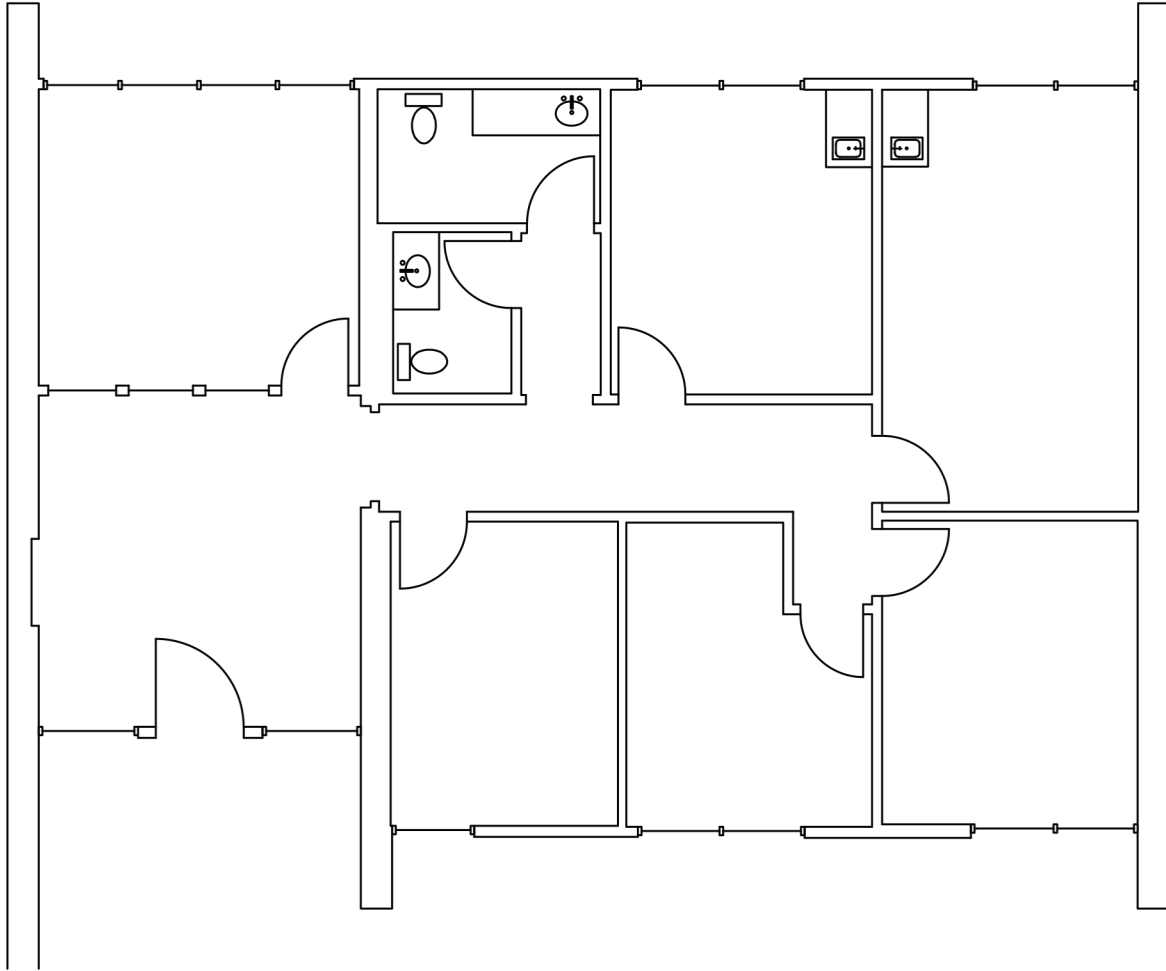
Project No.: 2518.05
 Date: September 18, 2025
 ©2025



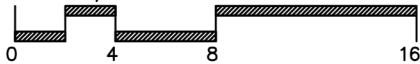
AUSTIN ★ TEXAS
 DIMENSIONSFLOORPLANS.COM
 PHONE: (512) 342-0114



NORTH



SCALE: 1/8" = 1'-0"



Drawing for:

ROB STERN CO.

4131 Spicewood Spgs. Rd.
Austin, Texas 78759

SUITE 202

THE WOODS

8400 N. Mopac

THE MEASUREMENTS AND FLOOR PLANS ARE ACCURATE TO WITHIN 2% INTERIOR WALLS AND DEMISING WALLS ARE ASSUMED TO BE 4-3/4" THICK.

Project No.: 20109.05

Date: July 2, 2001

©2001

DIMENSIONS

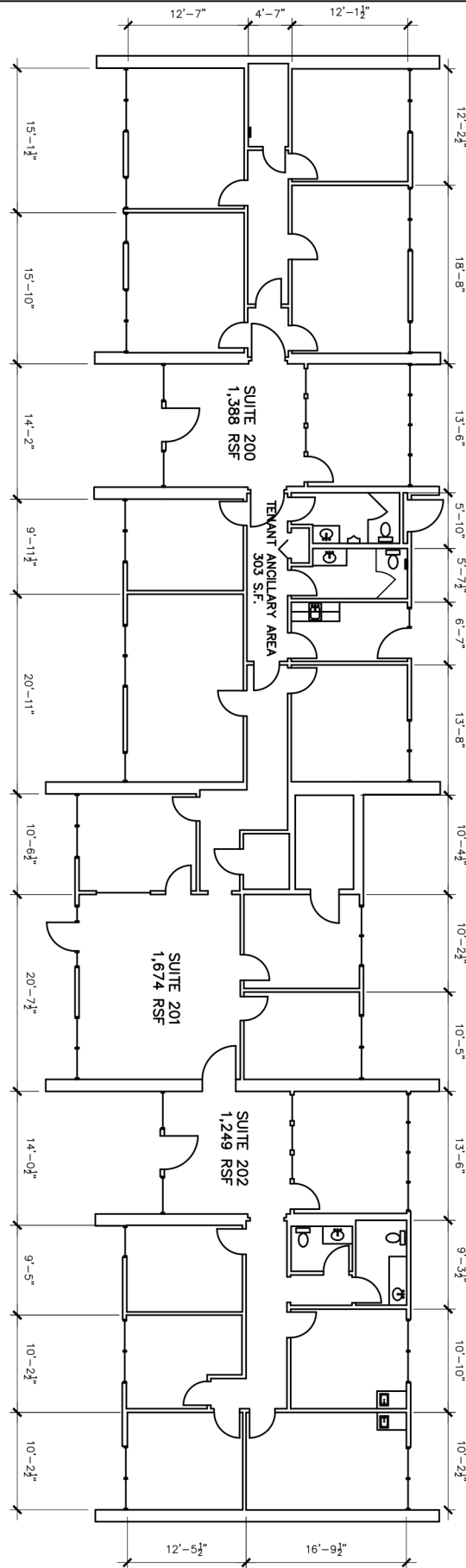
FLOOR PLANS

7301 Waterline Rd.
Austin, Texas 78731
Phone: 342-0114 Fax: 342-1965

NOTE:

1. DIMENSIONS ARE TO SHOW ROOM SIZES.
 SQUARE FOOTAGE CALCULATIONS ARE DONE
 TO BOMA STANDARDS.

2. TENANT ANCILLARY AREA INCLUDED IN
 SUITE 200 AND SUITE 201 RSF.



NOT TO SCALE

Drawing for:
 The Rob Stern Co.
 4131 Spicewood Springs Rd.
 Ste. N-1
 Austin, TX 78759

8400 N. MOPAC EXPY.
 AUSTIN, TEXAS
 RENTABLE AREA: 4,312 S.F.

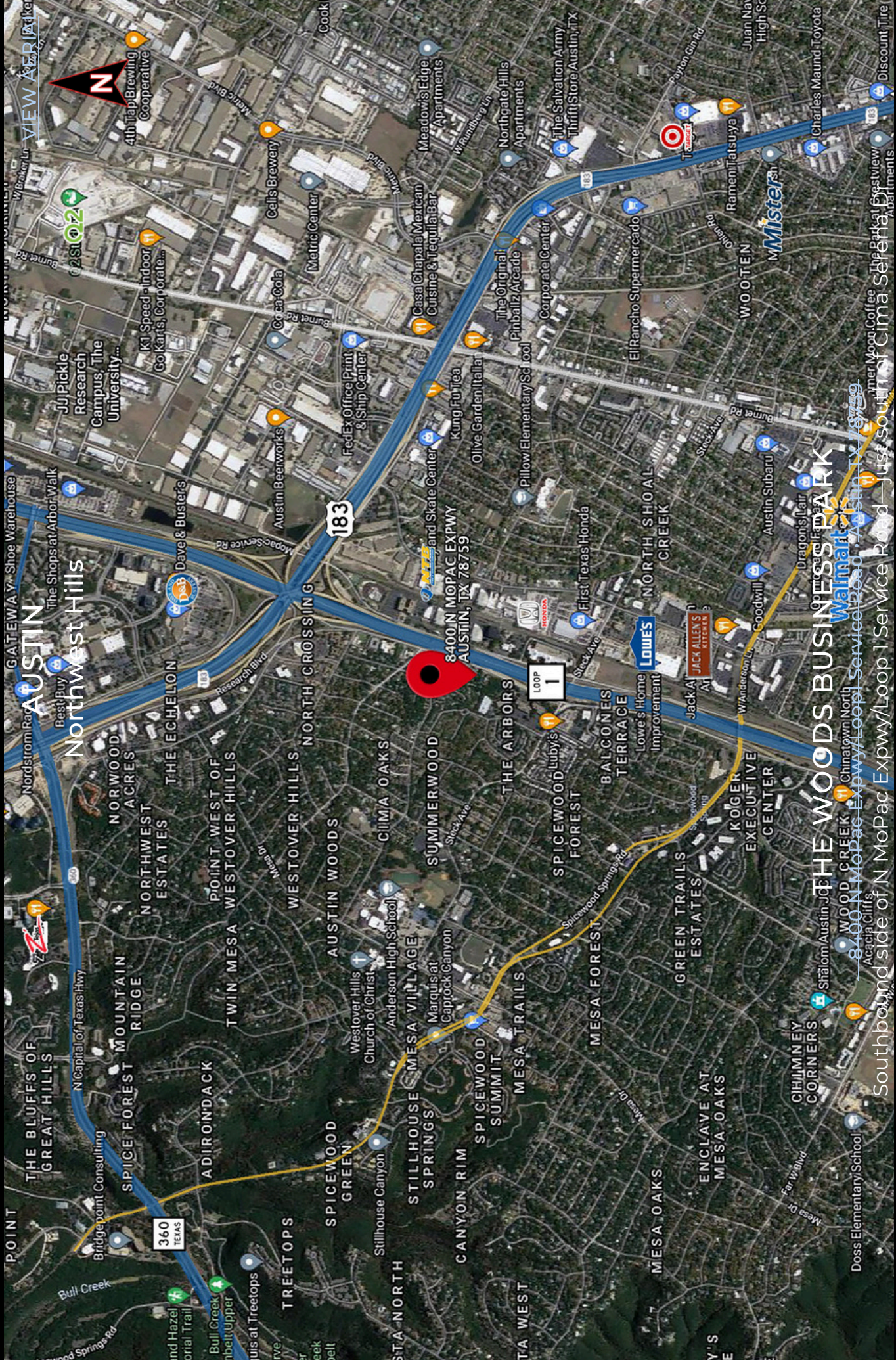
THE MEASUREMENTS, FLOOR PLANS, AND
 CALCULATIONS ARE ACCURATE USING
 BOMA MEASUREMENT STANDARDS FOR
 OFFICE BUILDINGS.
 ANSI/BOMA Z65.1 - 2024

Project No.: 2518.05
 Date: September 18, 2025
 ©2025



AUSTIN ★ TEXAS
 DIMENSIONSFLOORPLANS.COM
 PHONE: (512) 342-0114

ROB STERN COMPANY



ROB STERN

512-502-1300 • 4131 Spicewood Springs Rd, N-1 • Austin TX 78759 • rob@robstern.net



Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Rob Stern Company	353232	rob@robstern.net	512-502-1300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stern, Robert P.	353232	rob@robstern.net	512-502-1300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date