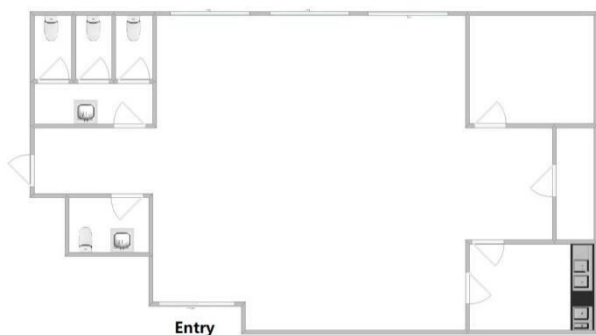


FOR LEASE
2,456 SF

Quail Creek Center
9411 Parkfield Dr. Austin, TX 78758



SUITE 320
1st FLOOR

2,500 SF

*Floor plan can be redesigned as needed. *

BUILDING HIGHLIGHTS

- Rent is \$14/ SF/ YR (Negotiable)
- NNN included in rent
- Easy access to 183, I-35, and Mopac (TX Loop-1)
- Located in high traffic area on metro bus route of North Central Austin
- Unique Garden Design
- Large Open Area for Events/Showroom
- 2 Restrooms – 4 toilets total, Break Room w/ sinks
- Storage/Utility Room
- Large Windows Facing Street
- Interior Tenant Improvements (TI) Based On Your Needs
- Suite has excellent visibility off Parkfield & Rundberg
- Landscaping
- Ample Parking
- 24/7 Surveillance
- Common Area Cleaning

Total Space Available: 2,500 SF
Property Type: Office
Property Sub-type: Office Building
Building Size: 19,328 SF
Building Class: B

HSU REALTY
PROFESSIONAL REAL ESTATE
SERVICES

Please Call **512-335-8800**

WWW.HSUREALTY.COM