

# SPICEWOOD FOREST

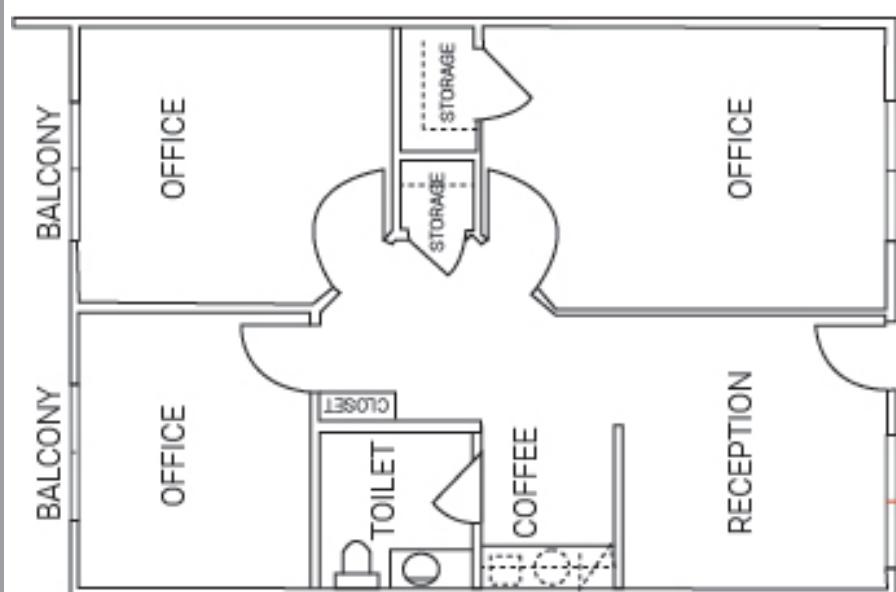
4131 SPICEWOOD SPRINGS ROAD | STE. D8 | AUSTIN, TX 78746



## SPACE/PROPERTY FEATURES

- SUITE D8
- WHITE STONE WALLS IN SOME ROOMS
- AVAILABLE NOW
- GROUND FLOOR
- NEARBY PARK
- TENANT PAYS FOR UTILITIES AND CLEANING

## NEW VACANCY!



FOR LEASING INFORMATION, CONTACT

CHERYL SMITH

(512) 736.4778

[cheryl.smith@kuceraco.com](mailto:cheryl.smith@kuceraco.com)

837 RSF

OFFICE SPACE FOR LEASE

\$27.00/SF  
MODIFIED GROSS

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025

See all of our listings at [WWW.KUCERACO.COM](http://WWW.KUCERACO.COM).

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## SUITE PHOTOS



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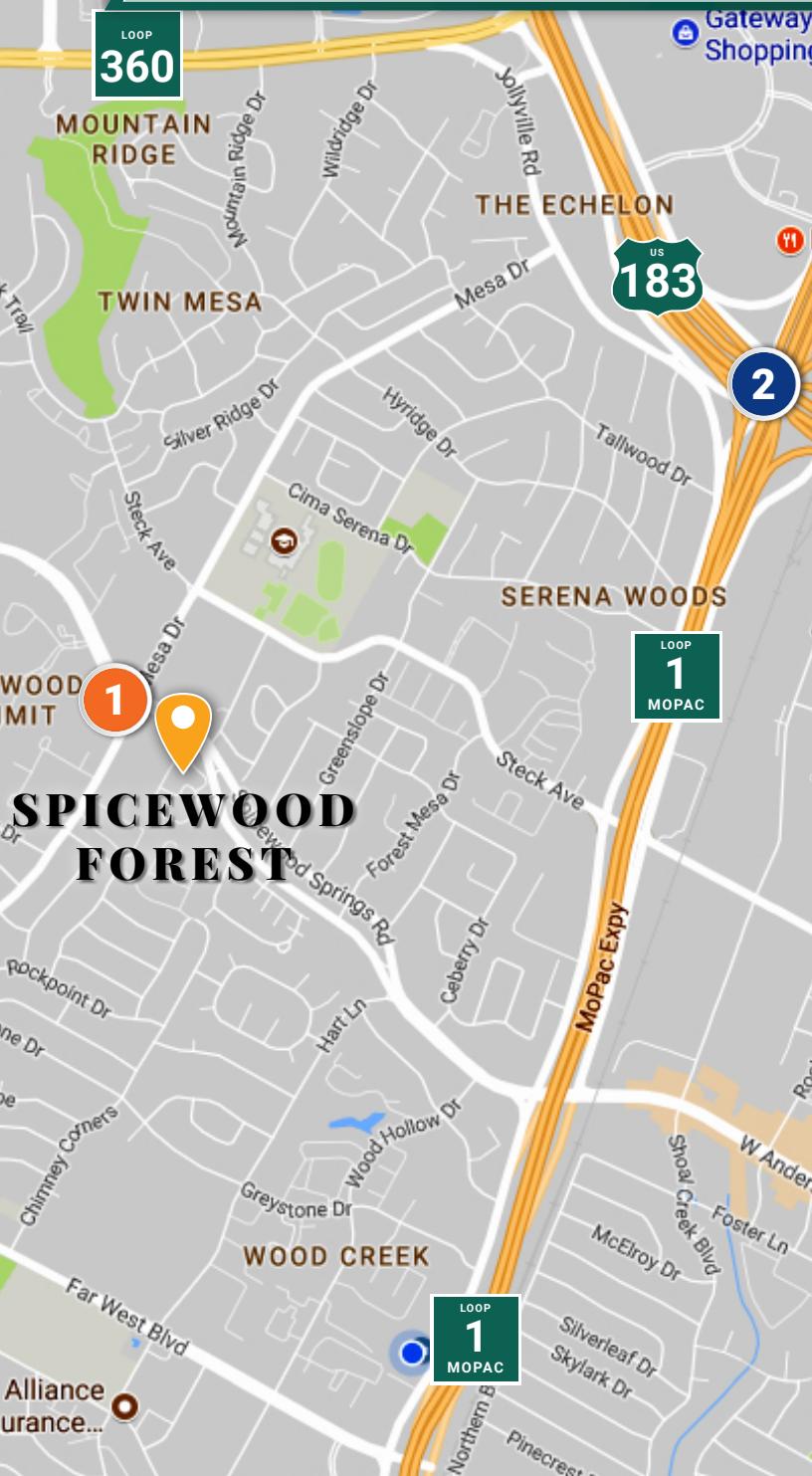
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## Nearby Amenities

### 1 SPICEWOOD & MESA DRIVE

- TORCHY'S TACOS
- WELLS FARGO BANK
- MANGIA PIZZA
- TWIN LIQUORS
- RANDALLS
- STARBUCKS
- WALLY'S BURGER EXPRESS
- DELAWARE SUB SHOP
- VALERO
- TROY RESTAURANT
- THE UPS STORE
- MOLCAS MEXICAN
- THE GALAXY CAFE
- DOMINO'S PIZZA
- DOUBLEDAVE'S PIZZA-WORKS
- NELO'S CYCLES & COFFEE
- WALGREENS
- SUBWAY
- AUSTIN VETERINARY CENTER

### 2 HWY. 183 & MOPAC

- DOUBLETREE BY HILTON
- HELLO! MACARON
- NATIONAL TIRE AND BATTERY
- AUSTIN'S OWN
- LOWE'S HOME IMPROVEMENT
- BANK OF AMERICA
- TACO SHACK
- BBVA COMPASS BANK
- WATER 2 WINE
- LUBY'S
- EMBASSY SUITES
- HYATT PLACE
- BUCA DI BEPPO
- MIMI'S CAFE
- DAVE & BUSTER'S
- BABY ACAPULCO
- REGAL CINEMA & IMAX
- HANABI SUSHI
- TACO CABANA
- WHOLE FOODS MARKET
- REI
- CRATE & BARREL
- THE CONTAINER STORE
- BED, BATH & BEYOND

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