

4210 SPICEWOOD SPRINGS

AUSTIN, TEXAS 78759



FOR SALE | 4,066 RSF | \$1.5M

Unique opportunity to own one entire building in a 5-building condo development.

Located in NW Hills with a monument sign directly on Spicewood Springs Road

Available for occupancy March 2020

Kevin Granger

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Matt Frizzell

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**CUSHMAN &
WAKEFIELD**

SHARED COURTYARD

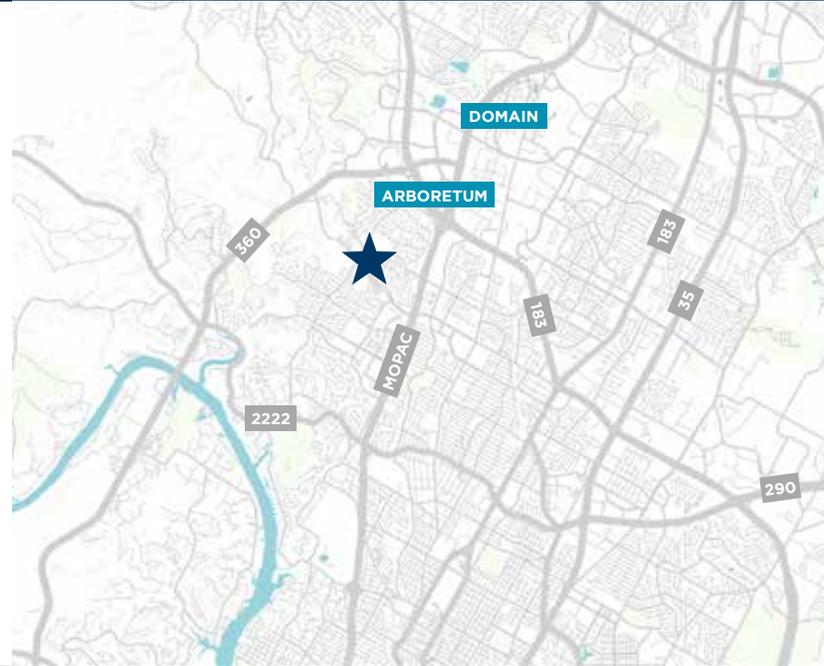
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FOR SALE | \$1.5M

4,066 RSF

BUILDING FEATURES

- Unique opportunity to own one entire building in a 5-building condo development.
- Located in NW Hills with a monument sign directly on Spicewood Springs Rd.
- Very close to many great retail amenities near Mesa and Spicewood.
- Shared courtyard with Koi pond.
- Open and plentiful parking.



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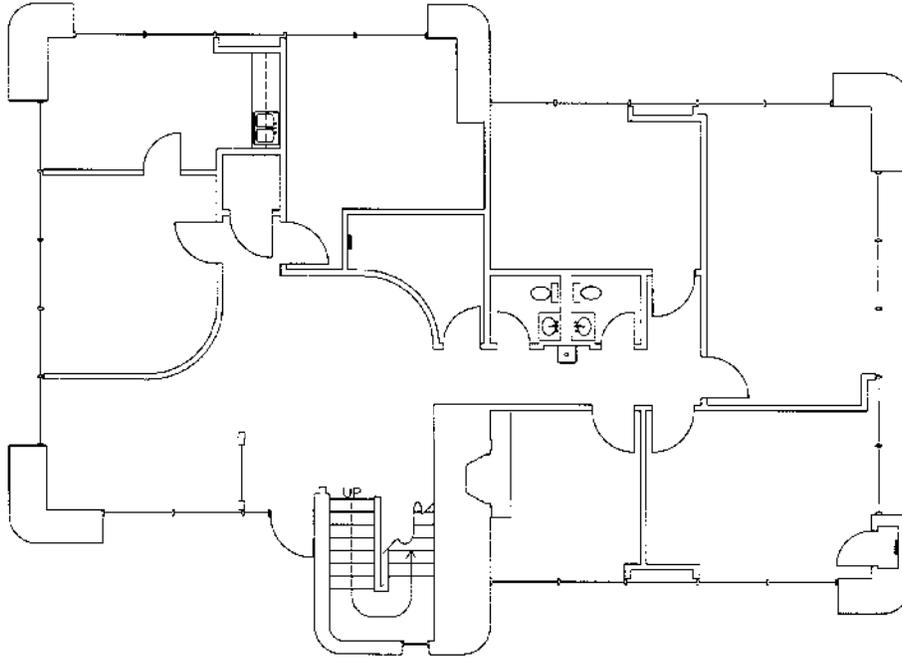
FLOOR PLANS

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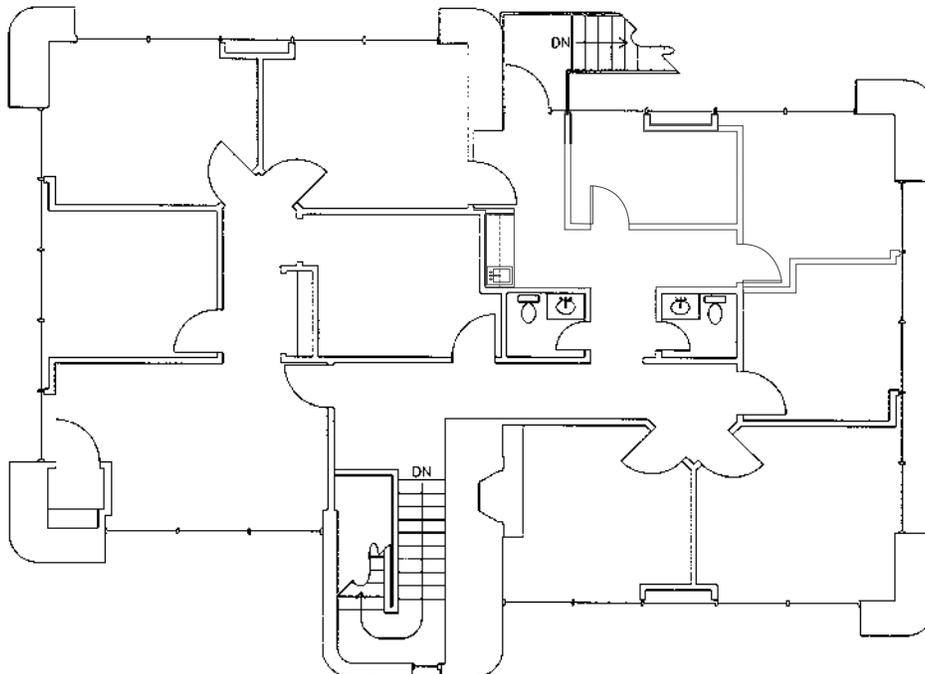
FULL BUILDING

4,066 RSF

1ST FLOOR

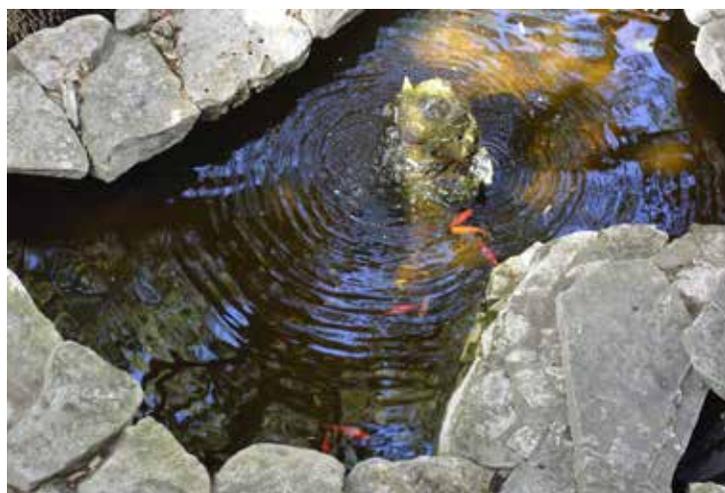
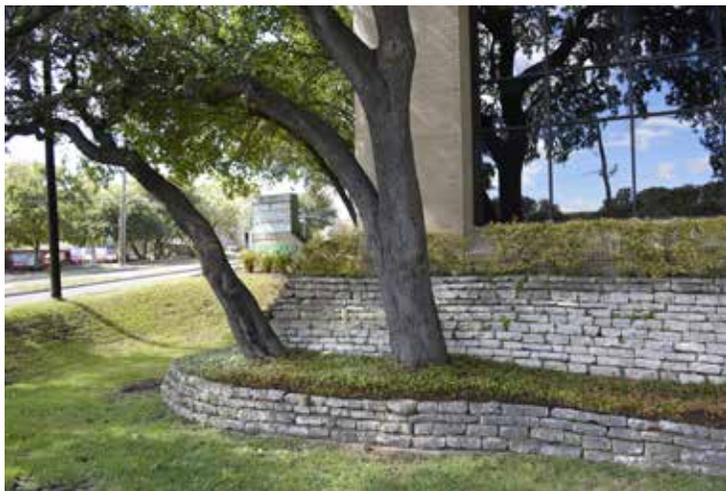


2ND FLOOR



SHARED COURTYARD

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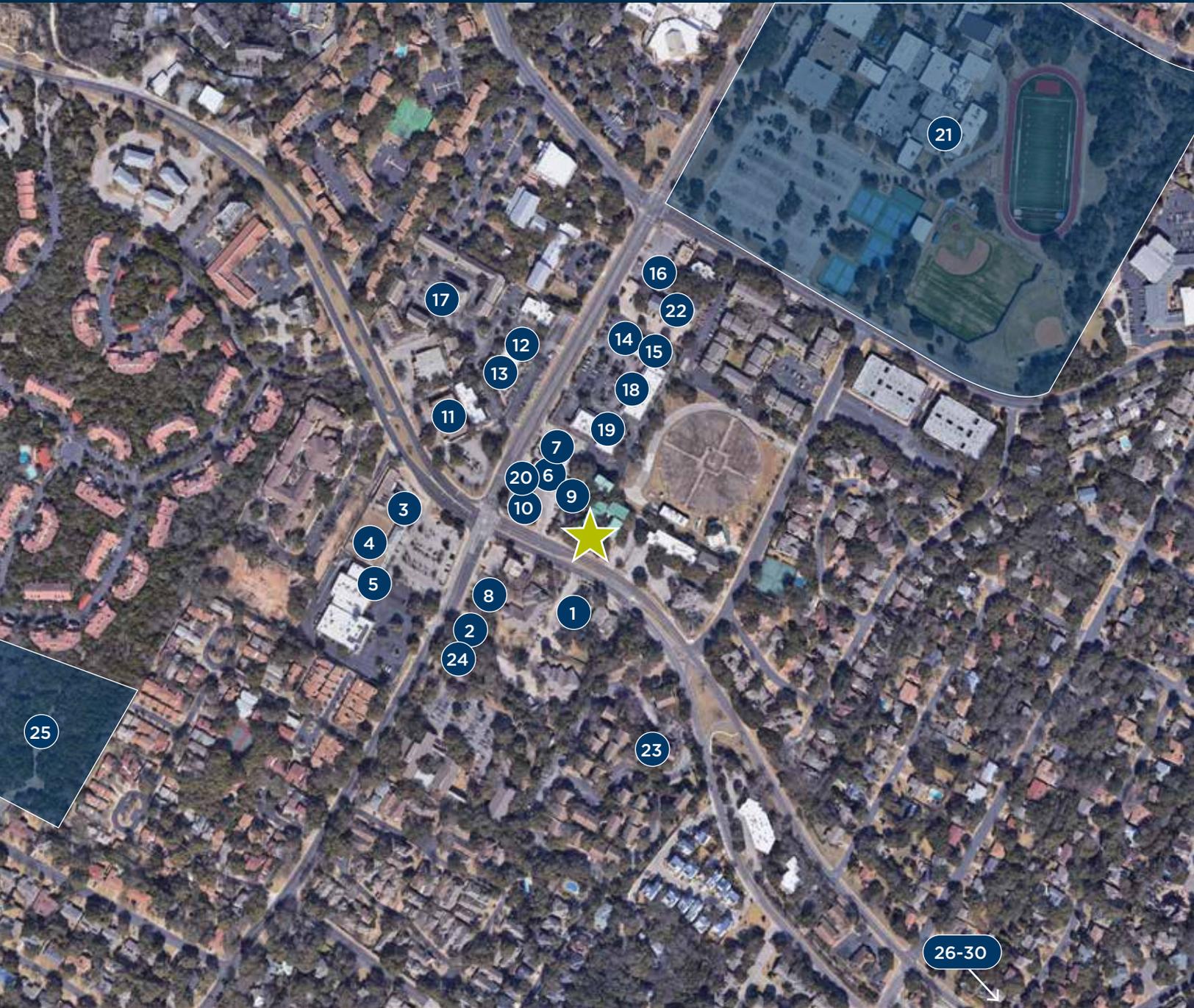


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NEARBY AMENITIES

4210 SPICEWOOD SPRINGS RD
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- | | | | |
|---------------------------|-------------------------------------|-------------------------|---------------------------------------|
| 1. Torchy's Tacos | 9. Troy ATX | 17. Nails Naturally | 25. Stillhouse Hollow Nature Preserve |
| 2. Subway Restaurant | 10. Circle K | 18. The UPS Store | 26. China Cafe |
| 3. Starbucks | 11. Walgreens | 19. Foot Massage | 27. Taco Shack |
| 4. Randalls | 12. Nelo's Cycles & Coffee | 20. Jack Brown Cleaners | 28. Katz Dentistry |
| 5. Twin Liquors | 13. Meditation Bar | 21. LC Anderson HS | 29. Edis Chocolates |
| 6. Delaware Sub Shop | 14. Galaxy Cafe NW Hills | 22. The Wellness Studio | 30. Jiffy Lube |
| 7. Wally's Burger Express | 15. Monitos Mexican Grill & Cantina | 23. Kendall Jewelers | |
| 8. ATX Animal Clinic | 16. Domino's Pizza | 24. Mesa Dental | |

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