

STONECREEK PARK

3300 DUVAL ROAD / AUSTIN, TX



WHERE CREATIVE MINDS THRIVE



WHERE IDEAS MEET AUSTIN

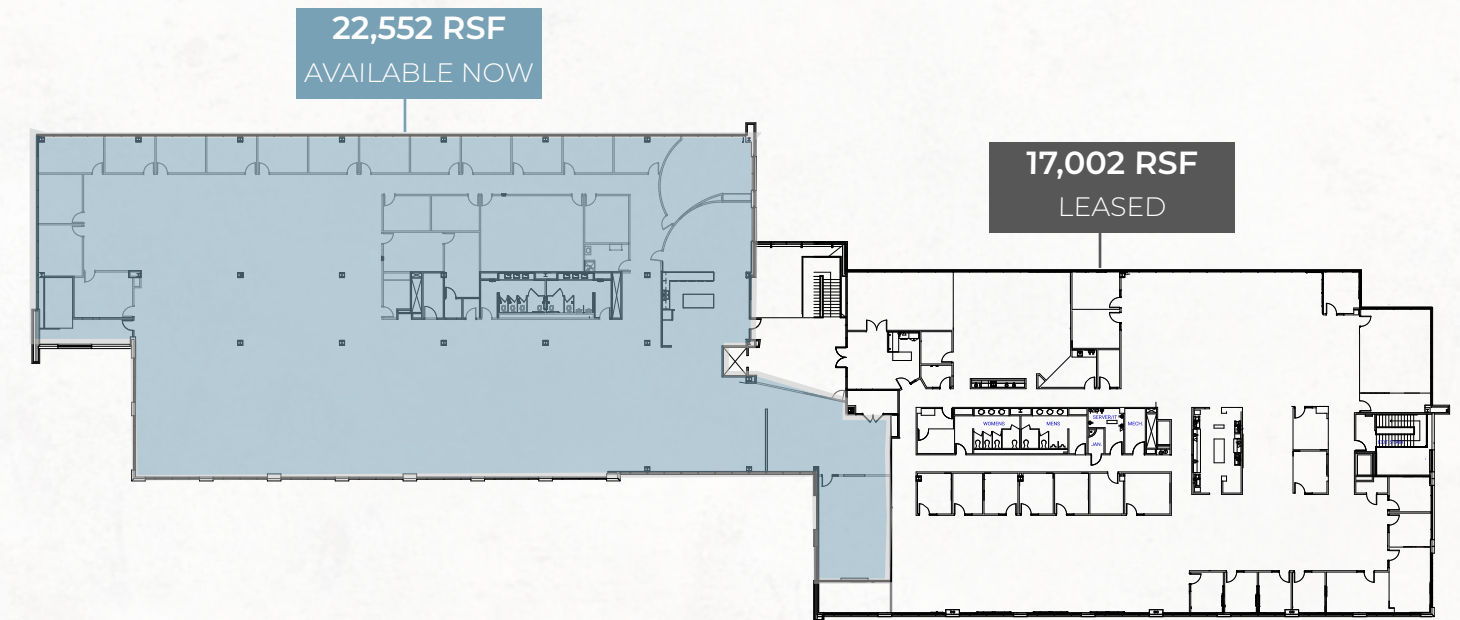
Discover Stonecreek Park, a dynamic workplace in Austin's booming North Mopac Corridor. With 77,000 square feet of modern space and an array of vibrant amenities, this is where Austin's innovative spirit comes to life. Offering unmatched access to The Domain, scenic biking and hiking trails, and a wealth of nearby area amenities, Stonecreek Park provides the perfect balance between work and play.

PROPERTY HIGHLIGHTS

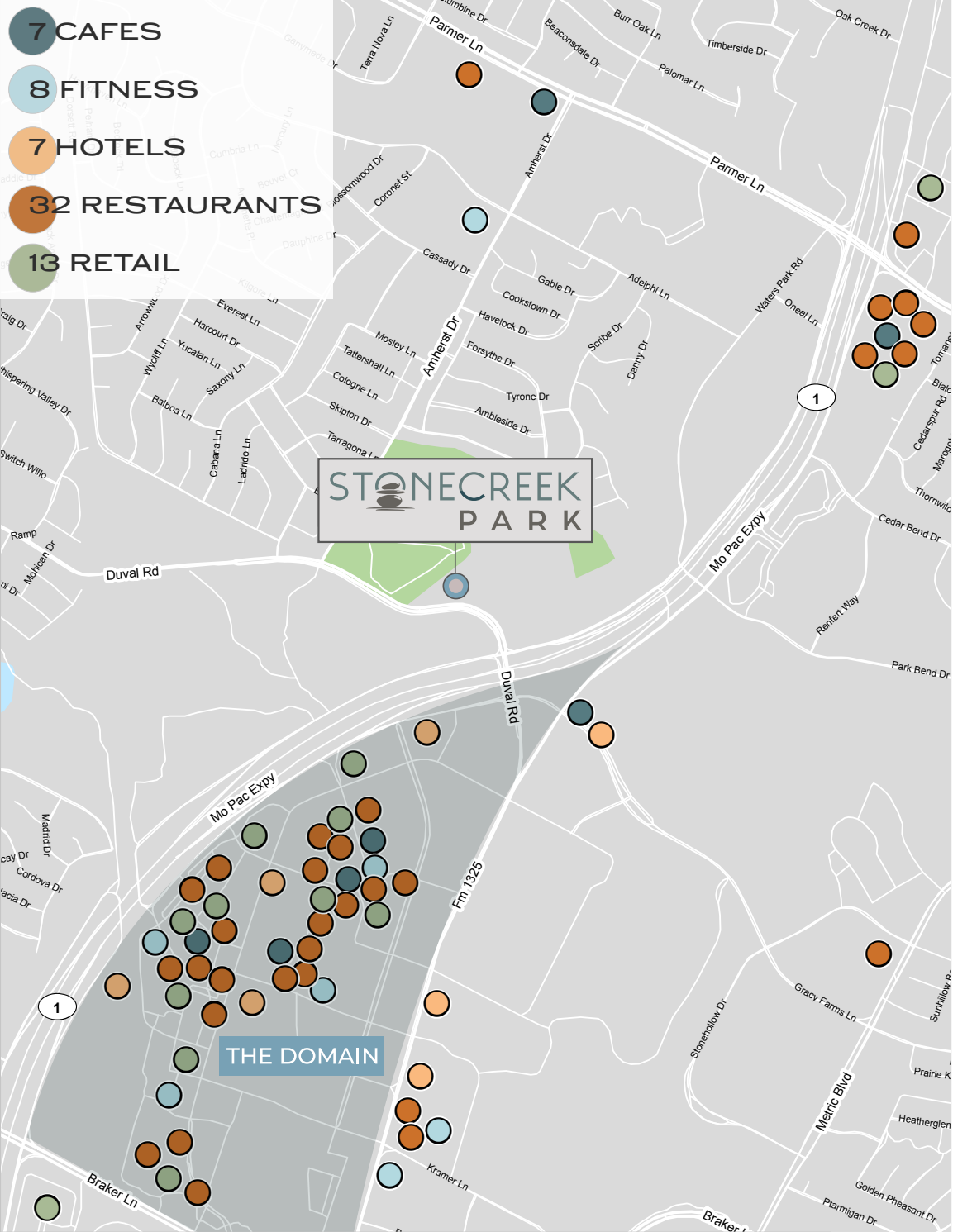
- » 76,910 total SF
- » 22,552 RSF available now
- » Class A office
- » Two-story building
- » Excellent signage opportunity
- » Divisible floor plans for maximum flexibility
- » Inspiring views of the Balcones District Park
- » Recently renovated lobby and exterior canopy
- » Ample parking at 5:1,000 SF, with covered and reserved spots
- » Convenient access to US-183, Loop 1 and Loop 360 via the North Mopac Corridor
- » Access to a variety of area amenities, including The Domain, the Arboretum mixed-use developments, dining, and more

SPACES THAT SPARK

Stonecreek Park's flexible floor plans and recent renovations bring a fresh, energized spirit to the property, offering tenants the freedom to design bespoke workspaces.

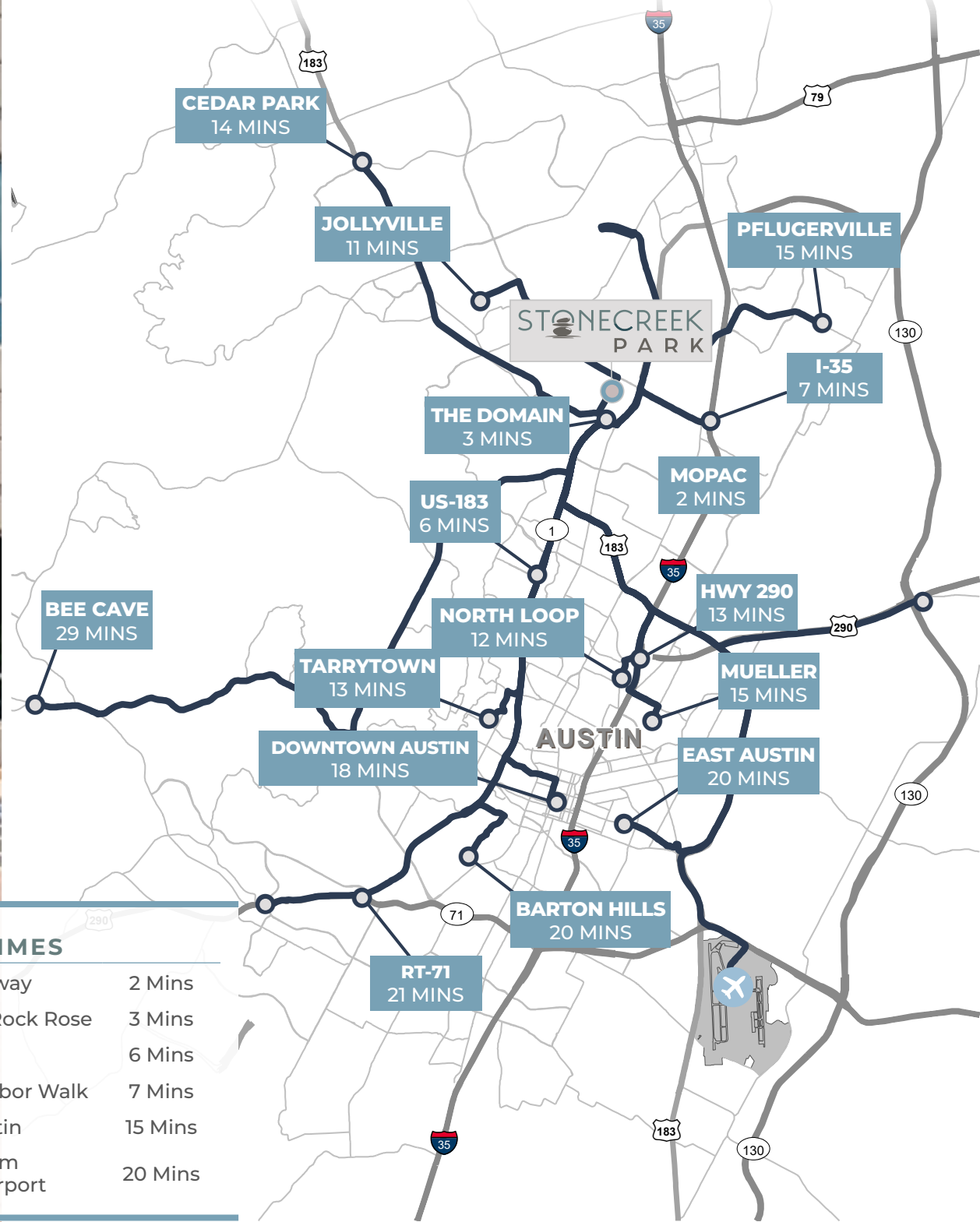


TOTAL: 17,002 RSF - 39,554 RSF



YOUR SHORTCUT TO CONVENIENCE

With a prime location near the North Mopac Corridor, Stonecreek Park offers effortless commuting. Situated at the crossroads of US-183, Loop 1 and Loop 360, this spacious property ensures quick and easy access to major highways, so you can spend less time on the road and more time where it matters.



DRIVE TIMES

MoPac Expressway	2 Mins
The Domain & Rock Rose	3 Mins
US 183	6 Mins
Arboretum & Arbor Walk	7 Mins
Downtown Austin	15 Mins
Austin Bergstrom International Airport	20 Mins

WHERE WORK MEETS PLAY

Stonecreek Park offers a vibrant mix of amenities at your fingertips for a perfectly balanced day. Energize your morning with a workout at Life Time, savor a delicious burger at Hopdoddy for lunch or treat yourself to some retail therapy at The Domain after a productive day.

A LOOK INSIDE



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