



SOUTHWEST OFFICE FOR LEASE

SPYGLASS POINT

Spyglass Point is a three-story, 58,576 SF Class A office building located at South MoPac Expressway near the Barton Skyway intersection.

Only 4 miles from the Central Business District, **Spyglass Point** is located in the high-profile Barton Skyway office park and is across Mopac from Intel's Austin headquarters. Nearby amenities include Taco Deli, Thistle Cafe, American Cleaners, with quick access to Barton Springs Road and Zilker Park.

- Available: Suite 270 :: 4,419 rsf
- Rental Rate: \$20.00 NNN
- Est. 2015 OpEx: \$13.45 psf
- T.I. Allowance: \$30.00 psf
- Parking: Ratio of 4.33/1000
Surface & Covered
- Elevator Lobby Exposure



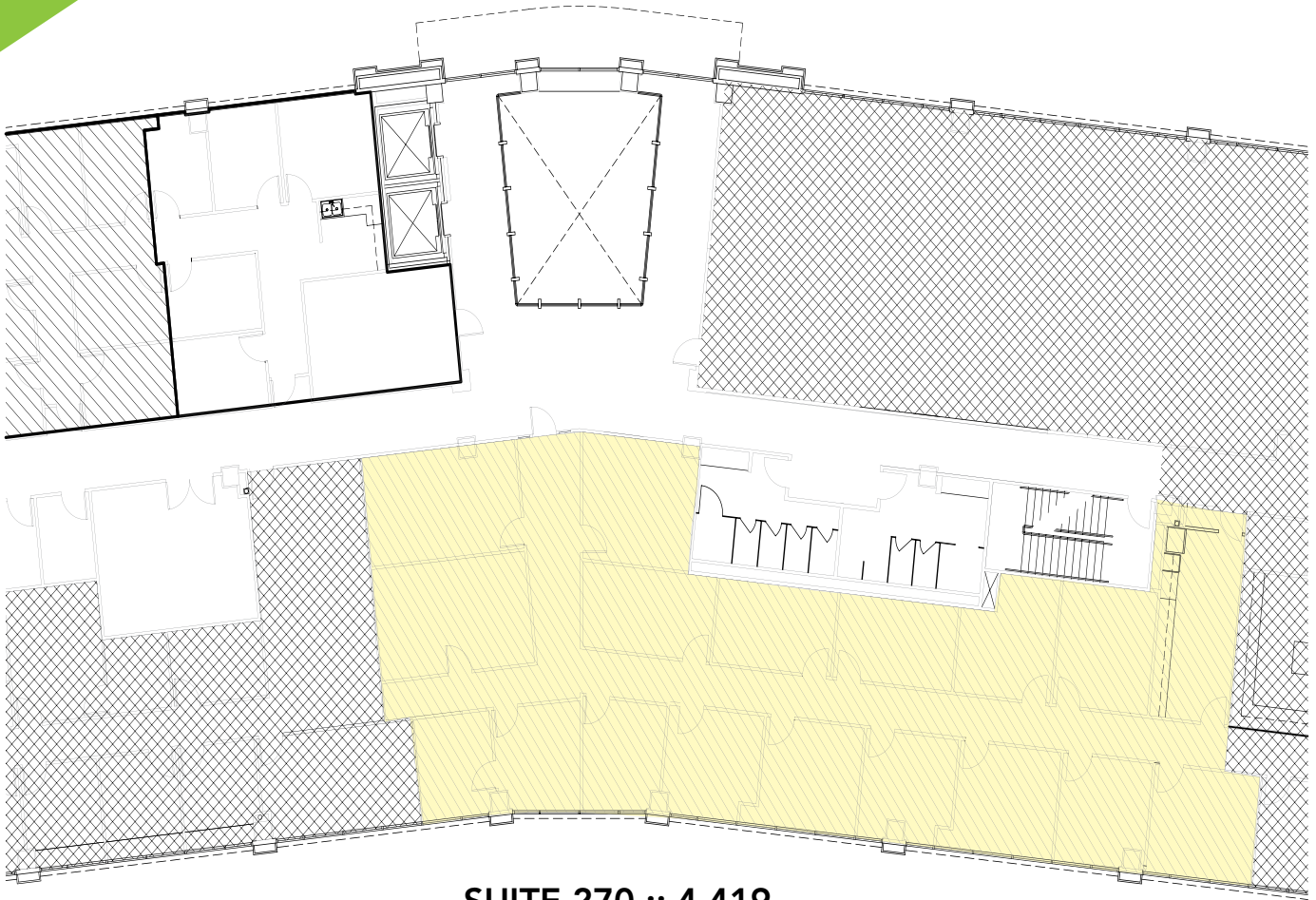
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Austin, Texas 78746
512.328.5600
www.transwestern.net/austin

For Information Contact:
Britt Reed 512.314.3577
britt.reed@transwestern.net



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