

4,419 SF Class A Office Space



Spyglass Point



Featuring a newly renovated lobby



3 Stories



1801 S Mopac Expy



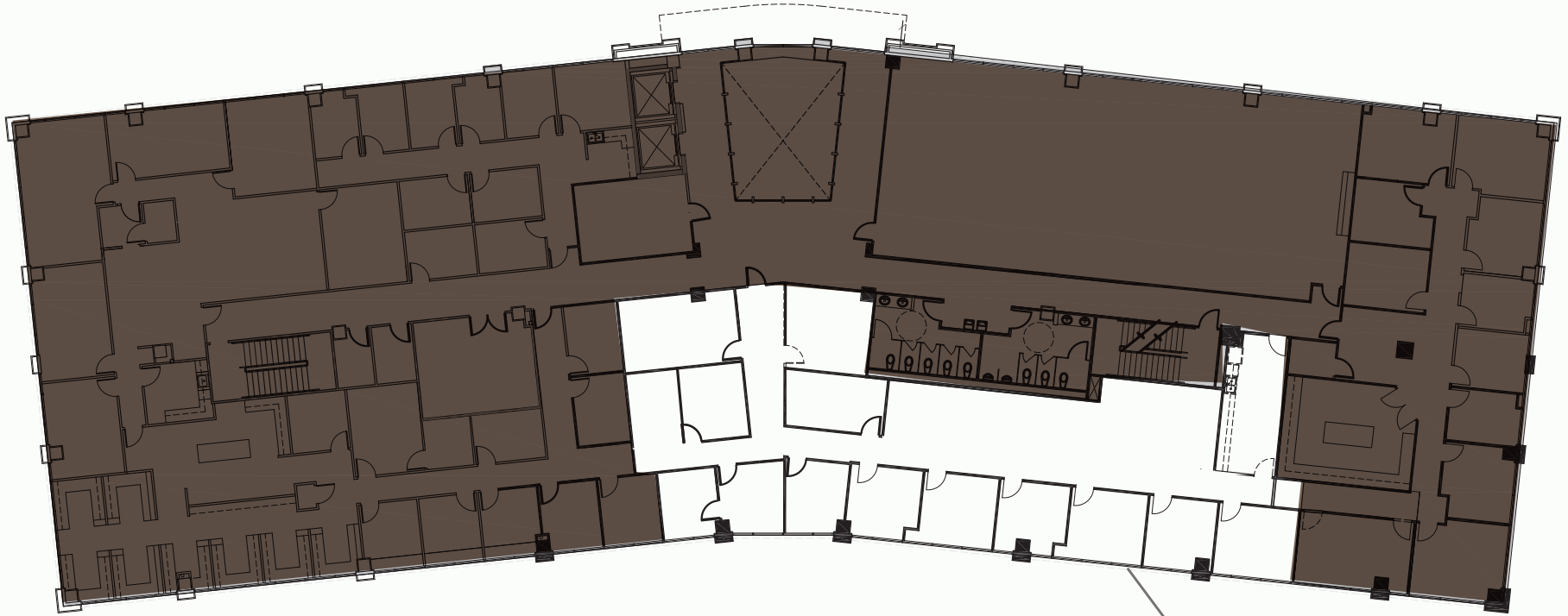
4,419 SF

## 4,419 SF Class A Office Space

- High end finishes
- Flexible layout
- Lots of natural light
- Views of the greenbelt
- Existing breakroom
- Plumbing in place
- Access to Loop 360 & Bee Caves Road
- Nearby restaurants
- Access to greenbelt



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**Suite 270**  
\$32.00 NNN



Natural Light



Hillcountry views



Private Offices

*Experience a stress-free lunch break  
with endless restaurants within 10 minutes*

**2 Mins** Taco Deli

**8 Mins** Odd Duck

**3 Mins** Salt Traders Coastal Cooking

**9 Mins** Super Thai Cuisine

**5 Mins** Nightcap

**9 Mins** Chi'Lantro

**5 Mins** California Pizza Kitchen

**9 Mins** Mandala Kitchen & Bar

**6 Mins** Modern Market Eatery

**10 Mins** Matt's El Rancho

**6 Mins** Chuy's

**10 Mins** Toss Pizzeria & Pub

**7 Mins** Las Palomas

**10 Mins** Wholly Cow Burgers

**7 Mins** Juliet Italian Kitchen

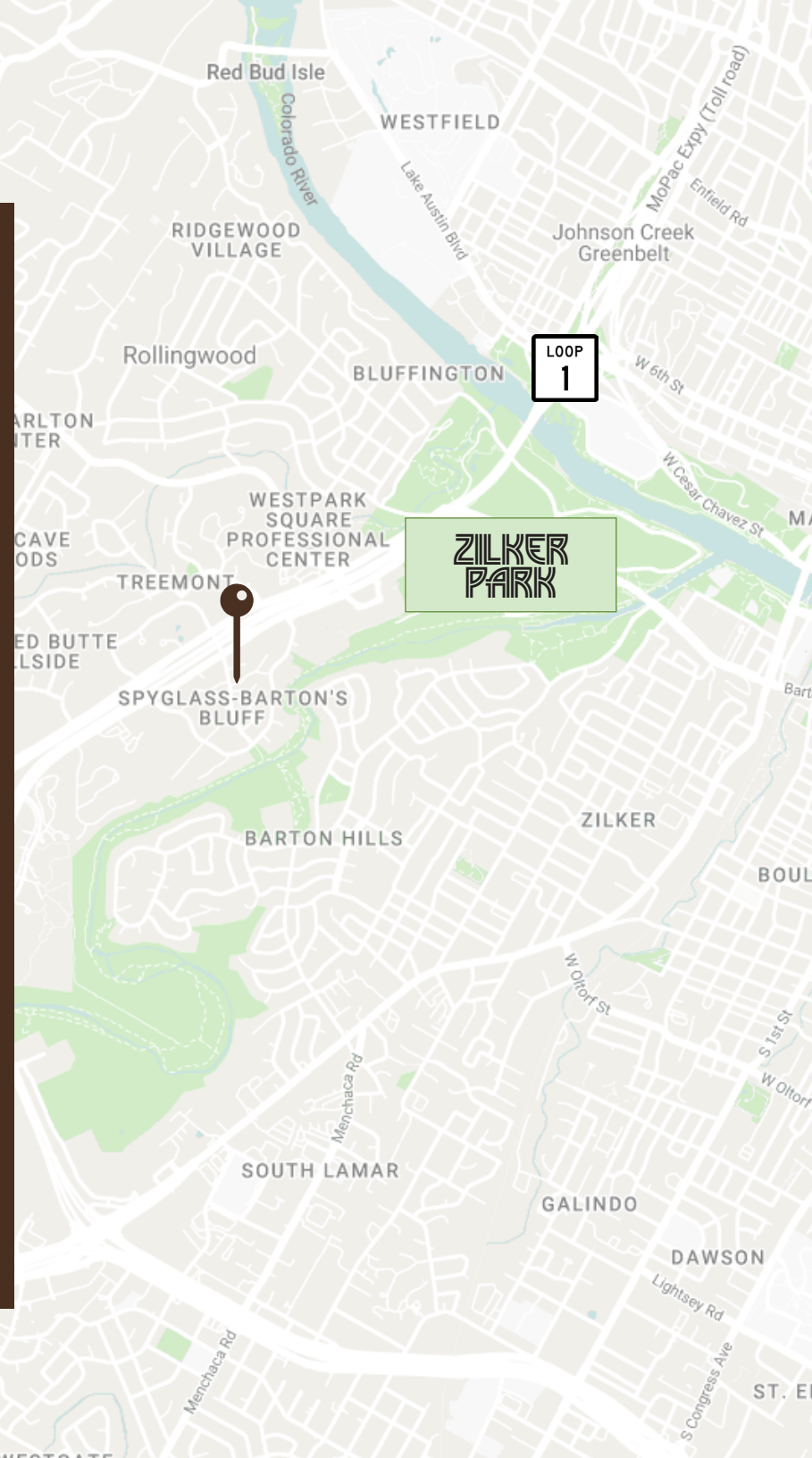
**10 Mins** Mattie's

**7 Mins** Las Palomas

**10 Mins** Loro

**8 Mins** Odd Duck

**10 Mins** East Side King





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