



The Millennium

6504 Bridge Point Pkwy
Austin, TX 78730

The Millennium is located in Shepherd Mountain with easy access to loop 360. Building offers spectacular view of the 360 Bridge, the CBD and the greenbelt. Space available includes a rooftop deck. Property is professionally landscaped. Tenant Improvement are negotiable. Some of the tenants include Texas Life Accident Health, Peter R Brown Construction and National Instruments.

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Property Highlights

5,045 sf for lease: \$18.50 NNN

- Located on the NW corner of Bridge Point Pkwy and W Courtyard Dr
- 5-story Class A building
- Ample parking in structured garage
- Built in 1985 and renovated 2003
- Situated on 4.01 acres

CDX ID: 201247

 **TRANSWESTERN**

Doug Dwyer
(512) 314-3552

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For more information call (877) 628-5300 or fax this [form](#) to 660-826-6671.

Picks of the Week

Sutton Building

5,882-11,765 sf for lease: \$21.00 FSG

 3321 Bee Caves Rd

- Located on the SW corner of Bee Cave Rd



West Lake Hills, TX 78746

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Sandalwood Management Inc.

Colin Hodges (512) 329-8480

CDX ID: 200954

- and Bulian Ln
- o Offers convenient shopping/eating nearby
- o Ample parking
- o Offers breath taking views of downtown
- o Steel frame construction
- o Built in 1985 and renovated in 1993



Hillside Shopping Center

2927-2941 W Anderson Ln
Austin, TX 78757

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3,500-10,548 sf for lease: \$12.00 - \$16.00 NNN

- o Located on the SW corner of Anderson Ln and Rockwood Ln
- o Ample parking
- o Existing tenants includes: Sun Harvest Grocery and Caffrey's Furniture
- o Situated on 1.92 acres
- o Great location and visibility

Reliance Commercial Realty

Trent Chastain (512) 415-2308

CDX ID: 221645



Chase Northcross

7600 Burnet Rd
Austin, TX 78757

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1,742 sf for sublease: \$15.00 Gross

- o Located on the NW corner of Northcross Dr and Burnet Rd
- o Space was just recently built out with nice upgraded finishes
- o Move in ready
- o Great location at Anderson & Burnet with on-site bank
- o Building is within walking distance to over 30 restaurants and other retail

Austin Office Space, Inc.

Matt Watson (512) 349-0003

CDX ID: 201431



Great Hills Corporate Center II

9020 N Capital of Texas Hwy
Austin, TX 78759

[View Website](#)

3,165-15,950 sf for sublease: \$12.00 Gross

- o Longer term available thru landlord.
- o Located on the SW corner of Great Hills Trl and Agate Cv
- o Great views
- o Situated on 12.23 acres
- o Property is close to hotels, restaurants, retail and major employers
- o Building has a campus-like setting

HPI Corporate Services

Doug Jones, Jr (512) 538-0068

CDX ID: 260324

Rock Creek Plaza

2120-2132 N Mays St
Round Rock, TX 78664

1,800-25,000 sf for lease: \$9.00 - \$18.00 NNN

- o Located on the NW corner of Texas Ave and N Mays St



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AIM Real Estate Group, LLC

Monica Moore (512) 431-6745

CDX ID: 257668

- o Strong demographics
- o Unsurpassed visibility
- o Extremely high traffic counts
- o Key tenants: Cinemark, Fuddruckers and a number of medical office users



Verde Springbrook Corporate Center 7

900 New Meister Ln
Pflugerville, TX 78660

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Commercial and Investment Realty Advisors

Rob Wendt (512) 809-2357

CDX ID: 1048347

16,000 sf for lease: Negotiable

- o Located on the NE corner of New Meister Ln and Schultz Ln
- o Easy access to IH 35, SH 45 and SH 130
- o Outstanding visibility from SH 45
- o Tilt wall construction
- o Triple Freeport Tax Exemption available
- o Fully ESFR sprinklered



Balcones Office Park

3305 Northland Dr
Austin, TX 78731

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Moritz Properties

Martha Harpold (512) 451-7613

CDX ID: 361091

1,374-1,700 sf for lease: \$19.50 FSG

- o Located on the SE corner of Northland Dr and Balcones Dr
- o Great visibility and location
- o Built in 1980
- o Lease terms between 3 to 5 years
- o Situated on 4.66 acres



Travis Oaks

5113 Southwest Pkwy
Austin, TX 78735

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3,425 sf for sublease: \$13.50 NNN

- o Located on the SE corner of Southwest Pkwy and Vega Ave
- o Beautiful park-like landscape
- o Beautiful finish-out with frosted interior windows
- o 3 story class A office building
- o Built in 2002

Commercial Texas

Drew Fuller (512) 474-2411

CDX ID: 206404

DONE DEALS

LEASED

- o **Spin Thai Restaurant signed 2,315 sf lease**
Walden Park Shopping Center | 14005 N Highway 183 | Austin TX
Russ Howard of The Weitzman Group represented the landlord

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Herman Tjahja and Lawrence Charles of Retail Solutions represented the tenant

◦ **TitleMax signed 1,800 sf lease**

Southridge Plaza | 500 W William Cannon Dr | Austin TX

Martin Turner and TJ Powell of Retail Solutions represented the landlord

Gabriel Sanchez of The Weitzman Group represented the tenant

◦ **Caye South Management Group signed a 5,706 sf lease**

6607 N IH 35 | Austin TX

Andrew Perkel of Retail Solutions represented the landlord

Larry Eisenberg of Central Texas Investment Group represented the tenant

◦ **Calvin's Electric signed a 6,300 sf lease**

Business Park 290 | 11190 Circle Dr | Austin TX

Hannah Douglas of Retail Solutions represented the landlord

Rob Eaves of NAI REOC Austin represented the tenant

Interested in featuring your listing or event in Extra! Extra!? Please contact an analyst below.

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