

1609 SHOAL CREEK

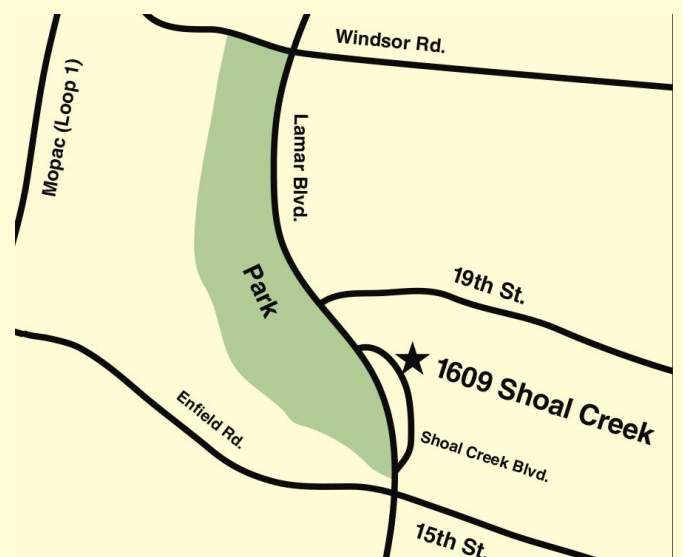
AUSTIN, TEXAS 78731

OFFICE SPACE FOR LEASE



Enjoy the convenience of a downtown office and the beauty of a Hill Country environment.

- 1 mile from the Capitol
- Ample free parking
- Hill Country views
- Central Austin location
- Rental rates lower than downtown rental rates
- Convenient access from Mopac and West Austin
- **Broker Bonus 1% minimum of 3 year lease**
- Suite 100: 7,198 sq ft
- Suite 303: 2,196 sq ft



THE
NOVY COMPANY
PROFESSIONAL REAL ESTATE SERVICES

thenovycompany.com

CONTACT: Brian Novy
512-750-5587 | novyco@austin.rr.com
thenovycompany.com

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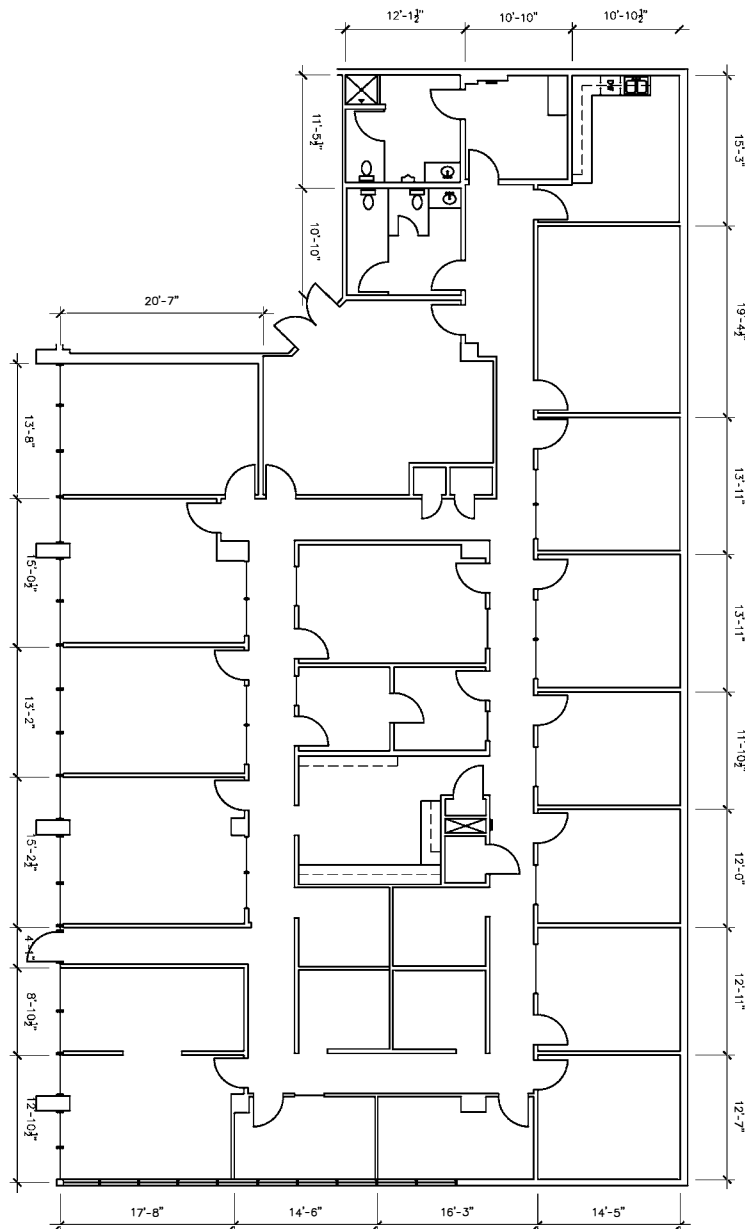
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OFFICE SPACE FOR LEASE

FLOOR PLAN

Suite 100

7,198 sq ft



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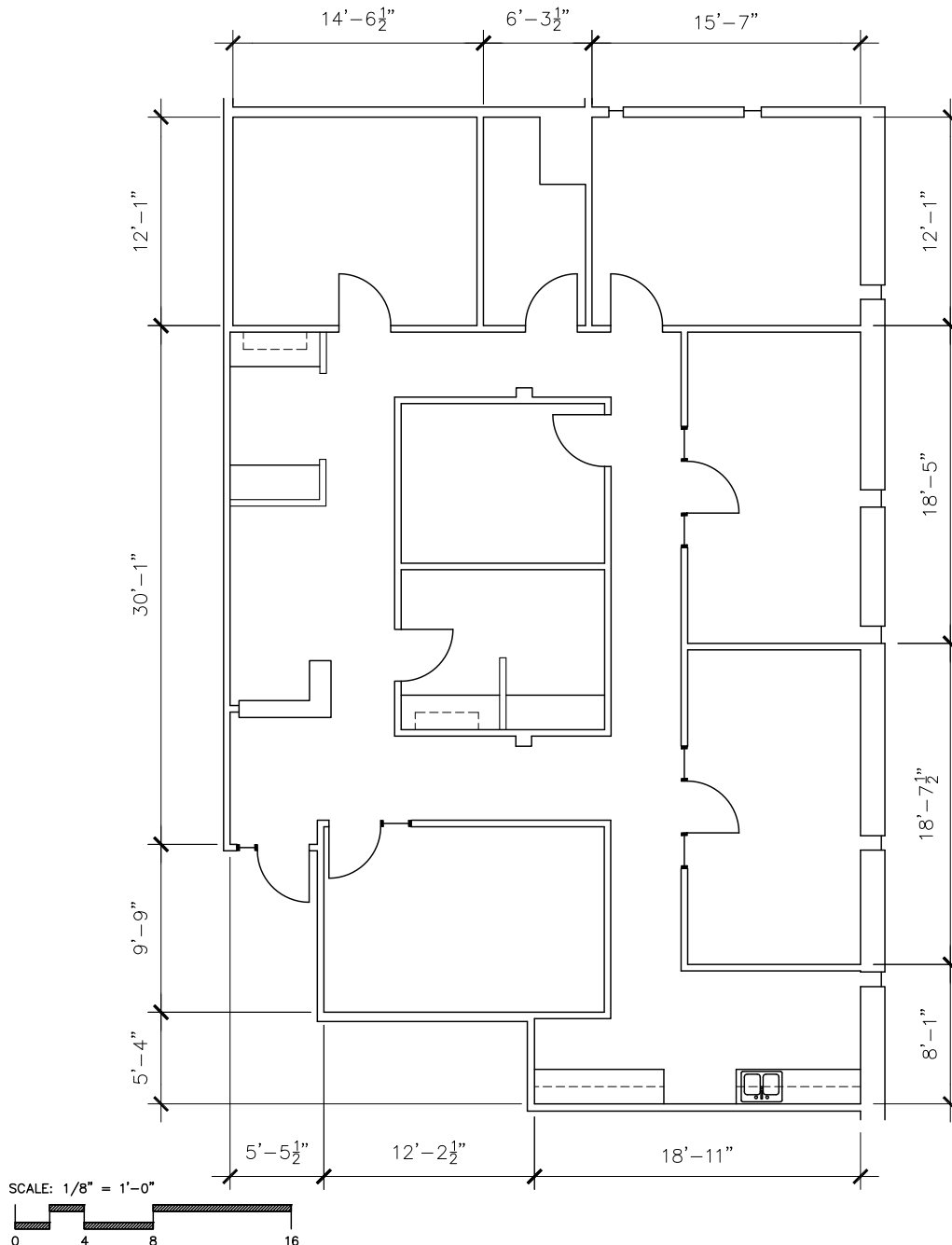
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