

1609 SHOAL CREEK

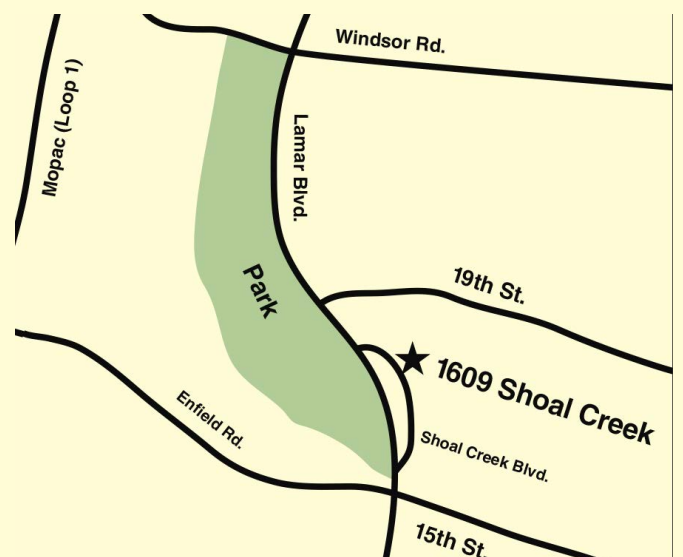
AUSTIN, TEXAS 78731

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 301: 3,934 sq ft



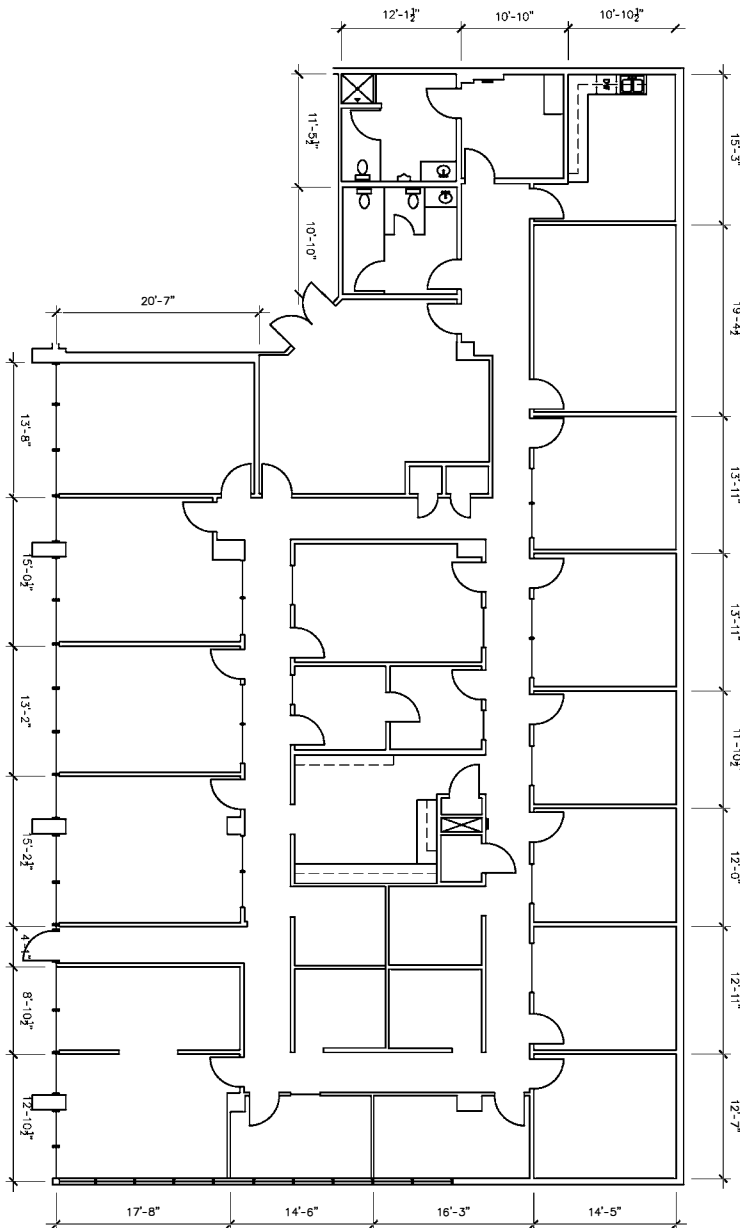
1609 SHOAL CREEK

AUSTIN, TEXAS 78731

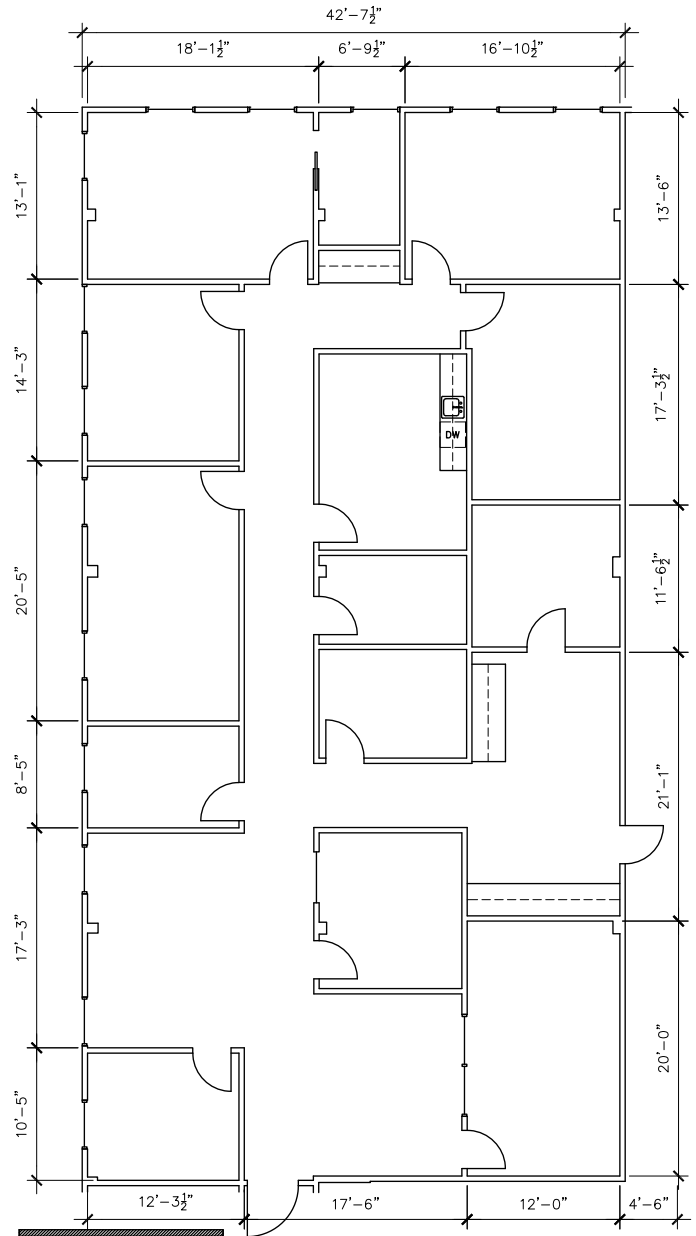
OFFICE SPACE FOR LEASE

FLOOR PLANS

Suite 100
7,198 sq ft



Suite 301
3,934 sq ft



THE
NOVY COMPANY
PROFESSIONAL REAL ESTATE SERVICES
thenovycompany.com

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

1609 SHOAL CREEK

AUSTIN, TEXAS 78731

Suite 301



THE
NOVY COMPANY
PROFESSIONAL REAL ESTATE SERVICES
thenovycompany.com

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