

Stonecliff Sublease

7801 North Capital of Texas Hwy
Austin, TX 78731

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About Stonecliff

Plug-in-play Office sublease available in Northwest Austin

Stonecliff is a office project perched in the hills above Bull Creek. The project features a wooded natural environment with a trailhead behind the building leading to miles of hiking and mountain bike trails. Additionally, Stonecliff offers onsite showers, lunch-drop area, and covered parking. The property is located off of Capital of Texas Highway, a short drive from The Arboretum, The Domain and all points in northwest Austin.



Sublease Information

Suite 300	6,500 - 17,744 RSF
Rate	\$16.00 NNN
Estimated Opex	\$13.59
Term	Through 8/31/2026
Parking	3.7 / 1,000 18 reserved, covered parking spaces free

Space Details

- Furniture available
- 84 workstations
- Many conference rooms and collaborative areas
- Two break rooms
- Mother's room
- Phone booth
- Studio with greenroom

15

minutes to The Domain

20

minutes to Downtown Austin

25

minutes to Austin Bergstrom International Airport

7801 North Capital of Texas Hwy

Location

With breathtaking panoramas and easy access to Mopac and 360, two of the city's main thoroughfares, Northwest Hills has become a popular location for companies looking to be outside the busy Austin CBD. You'll find plenty of amenities and dining options within minutes from the office.



Features



Direct access to
Bull Creek
trailhead



Hill country views



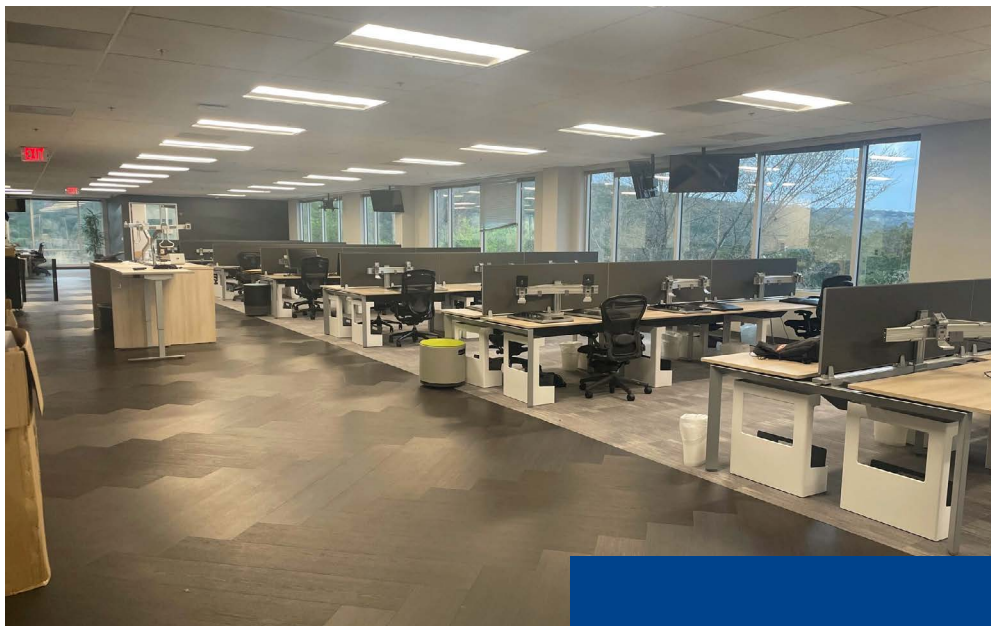
Showers



Free, reserved
garage
parking



Easy access to
nearby shopping
centers

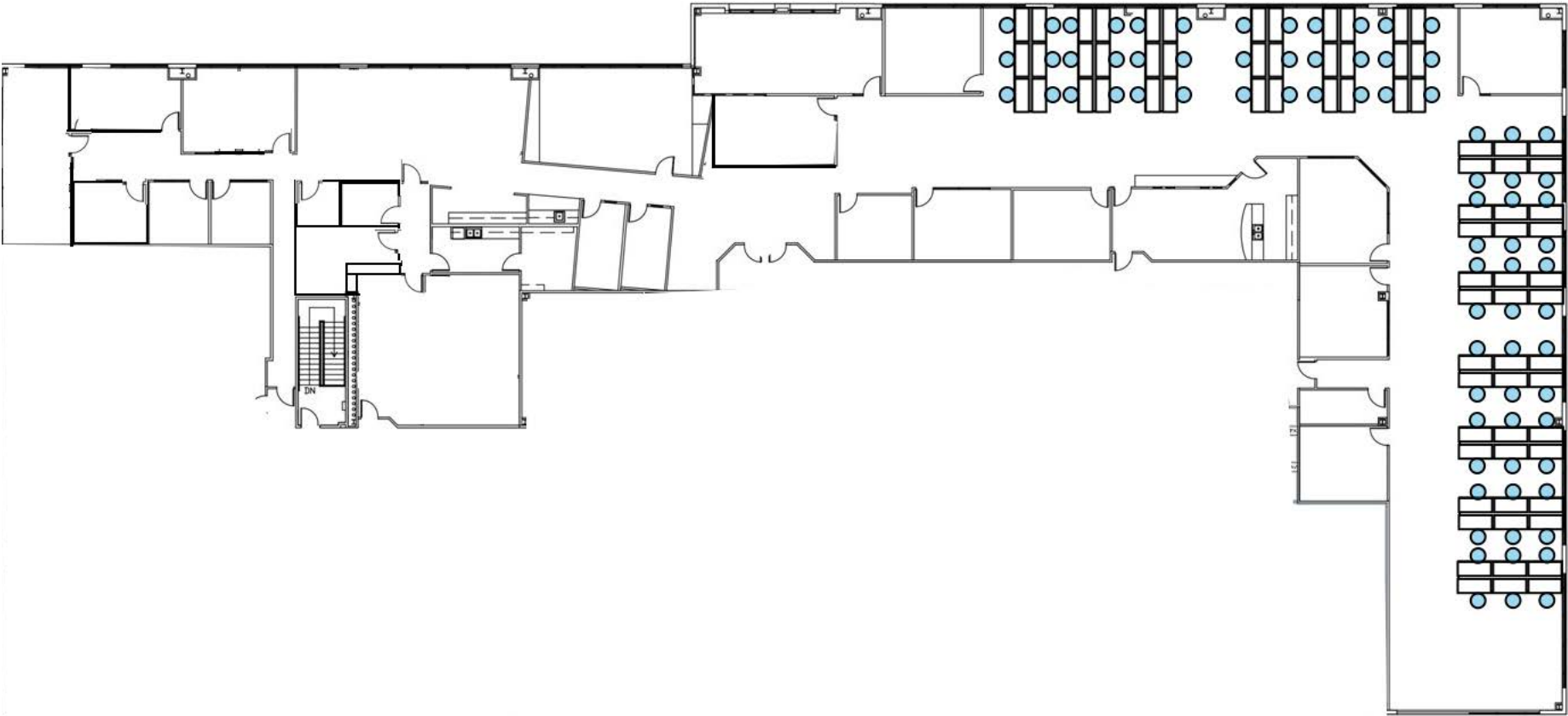


Property
Gallery 

Floor Plan

Suite 300

17,774 RSF



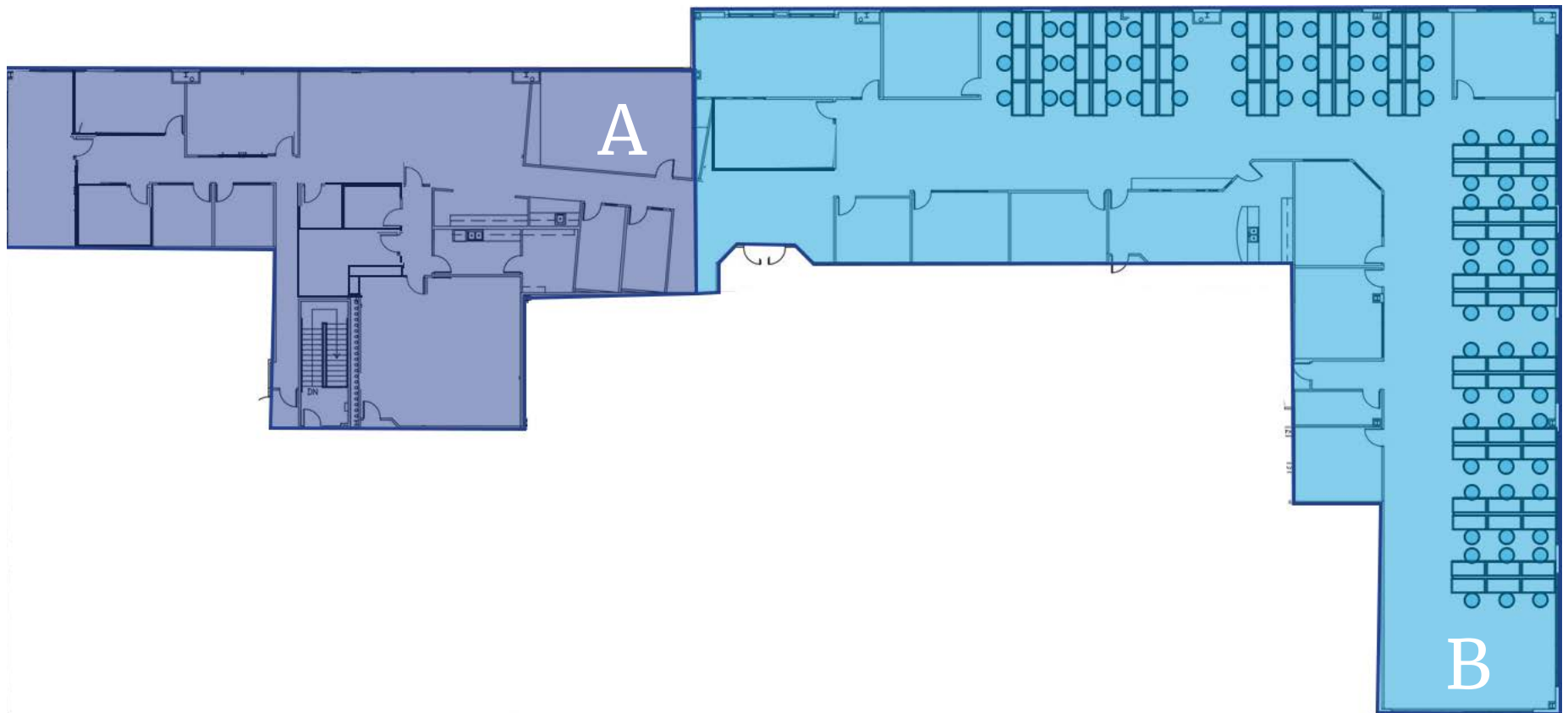
Floor Plan

Configuration Options

Total	17,744 SF
A	Approx. 6,500 SF
B	Approx. 11,000 SF

Suite 300

17,774 RSF



Amenities & Shopping Centers



1. The Arboretum

Amy's Ice Cream
 Blue Baker
 Brick Oven Pizza
 Brio Tuscan Grille
 Corner Bakery Cafe
 Cheesecake Factory
 Estancia Churrascaria
 Eddie V's
 Fire Bowl Cafe
 Five Guys Burgers
 Jason's Deli
 La Madeleine
 Macaroni Grill
 Manuel's
 Menchie's Froyo
 Modern Market
 Newk's Eatery
 Pok-E-Jo's Smokehouse
 P.F. Chang's
 Saltgrass Steakhouse
 Starbucks
 Texadelphia
 Trader Joe's
 Trulucks
 Z'Tejas
 Zoe's Kitchen

2. The Domain

Beard Papa's
 Blue Sushi Sake Grill
 California Pizza Kitchen
 CAVA
 Coffee + Crisp
 Copper Restaurant & Dessert Lounge
 Cru -A Wine Bar
 Fleming's Prime
 Steakhouse & Wine Bar

Gloria's Latin Cuisine
 Maggiano's
 North Italia
 Plank Seafood Provisions
 Punch Bowl Social
 Shake Shack
 Starbucks Coffee
 Sushi Zush
 Sweet Paris Creperie & Cafe
 The Brass Tap
 The Yard Milkshake Bar
 True Food Kitchen
 Urban-AnAmerican Grill
 Xian Noodles

3. Spicewood Springs & Mesa

Delaware Subs
 Mangia Pizza
 Molcas Mexican
 Starbucks
 The Galaxy Cafe
 Torchy's Tacos
 Wally's Burger Express

4. Loop 360 & FM 2222

360 Pizza
 County Line on the Lake
 Waterloo Ice House
 Siena Italian

5. Jester Village

Coffee Shark Espresso + Pints
 Jester Market
 Red Lotus Asian Grille
 Scoreboard Sports Bar



Contact Us

Please contact us to set up a tour of the space or for more information.

Our Mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.

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