



5926 Balcones Drive

OFFICE FOR LEASE

5926 Balcones Drive
Austin, Texas 78731

 Transwestern

About the Building

5926 Balcones Drive

Located in North Central Austin, this two-story office building is nestled among Live Oak trees with direct access to Balcones Drive and North MoPac Expressway.

BUILDING FEATURES

- Two-story suburban office building
- Tree-filled, park-like setting
- 3.34 / 1,000 surface parking
- Direct parking access to 2nd floor at rear of building
- Average WalkScore of 63%



Graham Trull, SIOR

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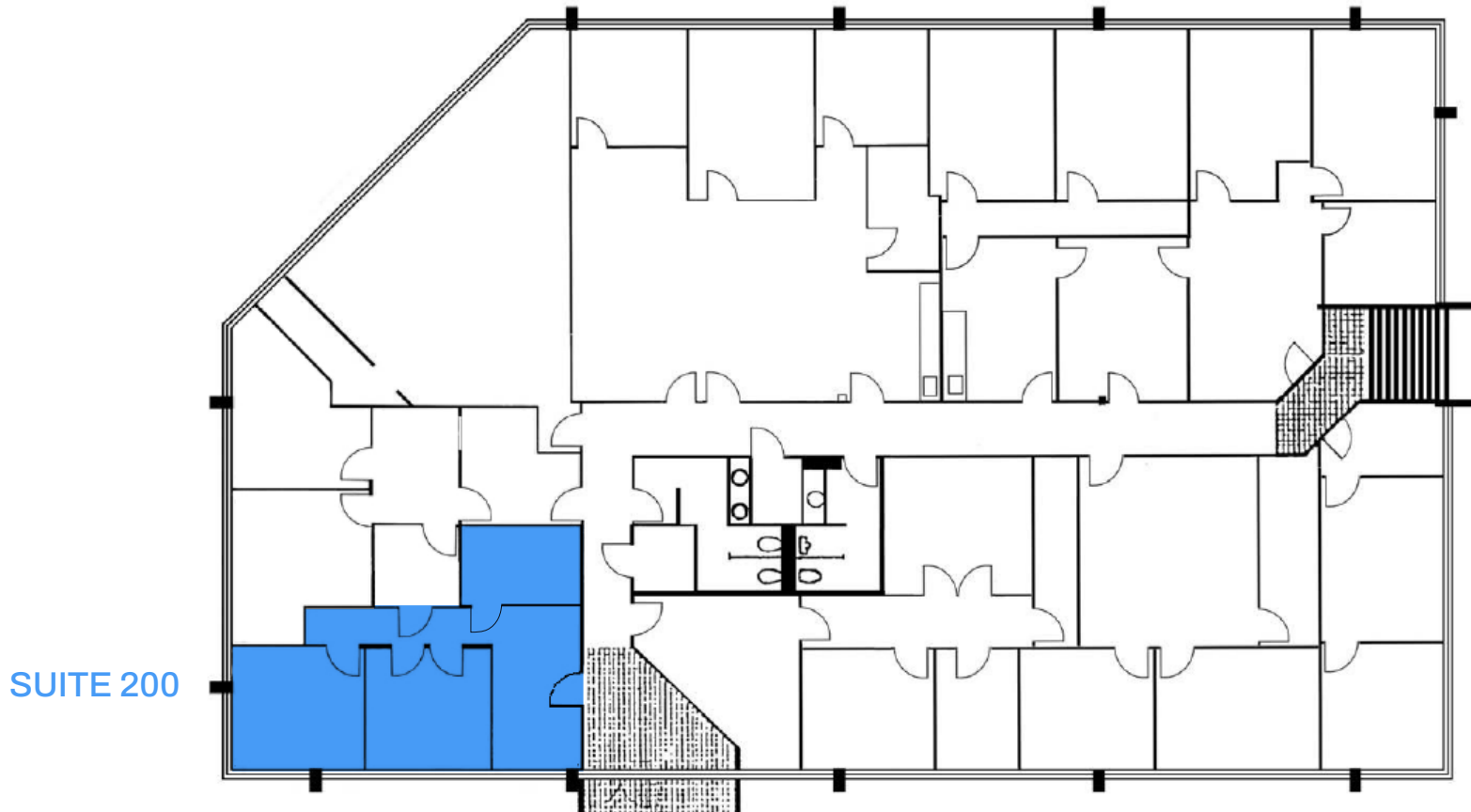
Net Rental Rate: \$18.00 RSF

Estimated Operating Expenses: \$13.54 PSF NNN

Level 2

SUITE 200 • 721 RSF AVAILABLE

Up to 1,512 RSF contiguous



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Nearby Amenities

1 The Arboretum

- Amy's Ice Cream
- Barnes & Noble
- BB&T Bank
- Blue Baker
- BRIO Tuscan Grille
- Chase Bank
- Chico's
- Corner Bakery Café
- Estancia Churrascaria
- Everything But Water
- Five Guys Hamburgers
- Francesca's
- Gap | Gap Kids
- Jos. A Bank
- Knotty Deck & Bar
- Pottery Barn
- Renaissance Hotel Austin
- Sunglass Hut
- The Cheesecake Factory
- Zoe's Kitchen

2 Far West

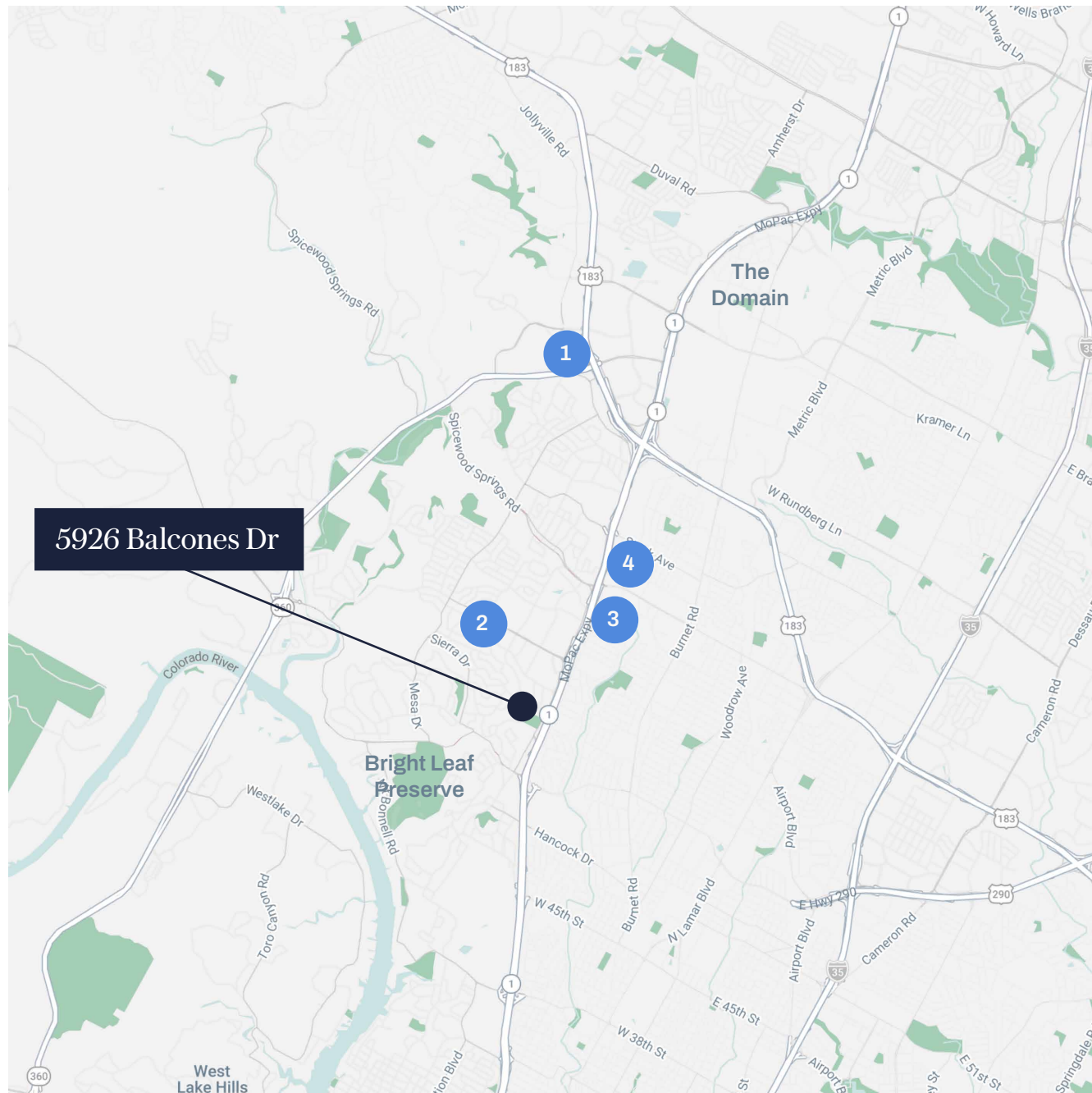
- Austin Terrier
- Bert's BBQ
- Boulevard Bar & Grill
- Chinatown
- Daily Juice Café
- Frost Bank
- Gatti's Pizza
- Hao-O Asian Kitchen
- HEB
- Kneaded Pleasures
- La Salsa Mexican Grill
- Newworld Café
- Pizza Hut
- Saffron
- Snap Kitchen
- Starbucks
- The UPS Store
- US Post Office
- Wells Fargo Bank
- Wendy's

3 Village Shopping Center

- Alamo Draffhouse
- Cover 3
- CVS
- Hopdoddy Burger Bar
- Office Depot
- Starbucks
- The Goodnight
- Zen Japanese

4 Northcross Mall

- Anytime Fitness
- Dos Batos Tacos
- Panda Express
- Sonic Drive-In
- Tarka Indian Kitchen
- Tea Haus
- Walmart Supercenter
- Which Which



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Inquire Today

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