



11720 North IH-35

OFFICE FOR LEASE

11720 North IH-35
Austin, Texas 78753

 Transwestern

About the Building

11720 North IH-35

A 1.5 story office building located in the North submarket, with direct access to IH-35 north of the Braker Lane intersection.

BUILDING FEATURES

- Shared use of reception, restrooms, conference room and breakroom
- Located on IH-35 between Braker Lane and Parmer Lane
- Gated property with 24/7 access to parking and building
- Multiple signage options available
- Internet is included in rent



Graham Trull, SIOR

Vice President
(512) 314-3963
graham.trull@transwestern.com

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Level 1

SUITE 110 • 1,700 RSF AVAILABLE

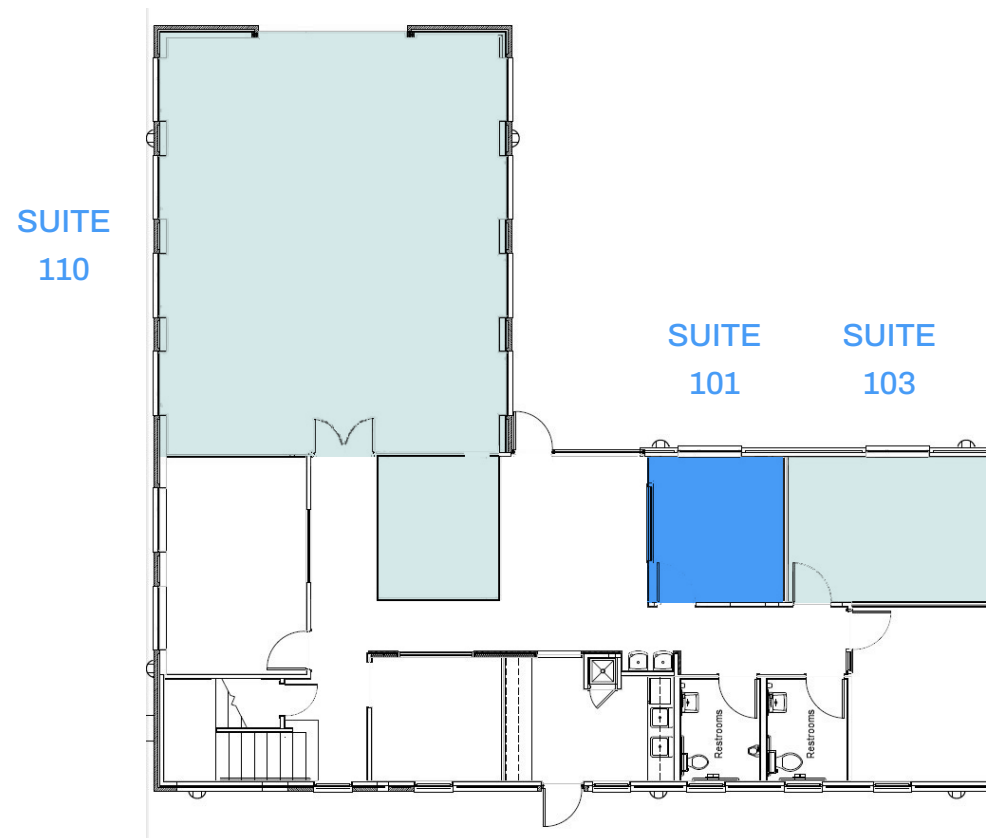
SUITE 101 • 221 RSF AVAILABLE

SUITE 103 • 346 RSF AVAILABLE

Suite 101 Rent: \$600 per month

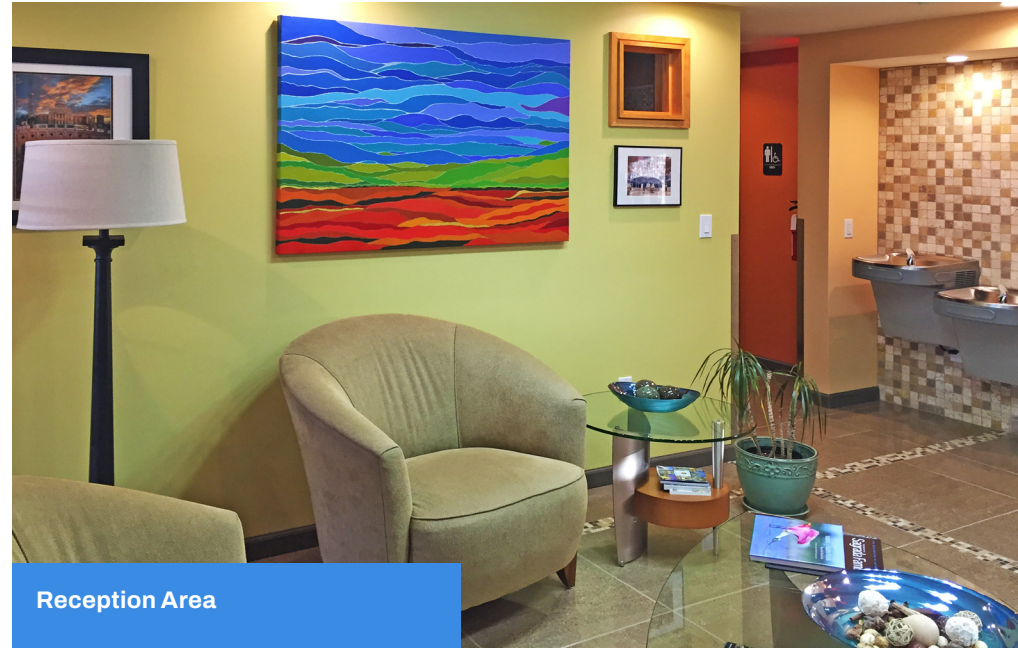
Suite 130 Rent: \$1,000 per month

Suite 110 Rent: \$34.00 PSF full service gross

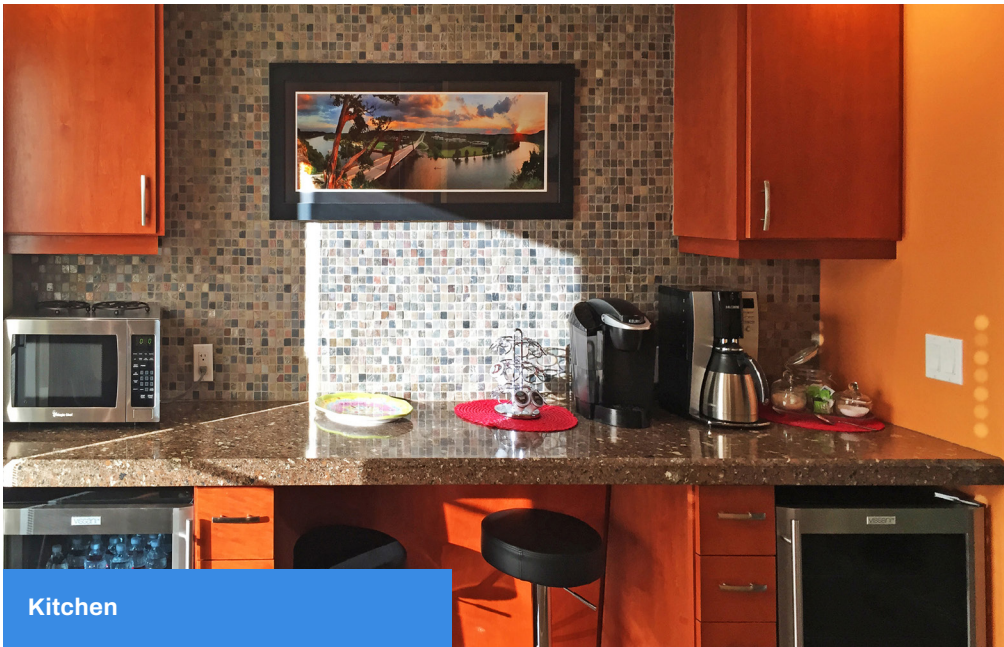




Reception Area



Reception Area



Kitchen



Conference Room

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Nearby Amenities

1 IH-35 and Hwy 183

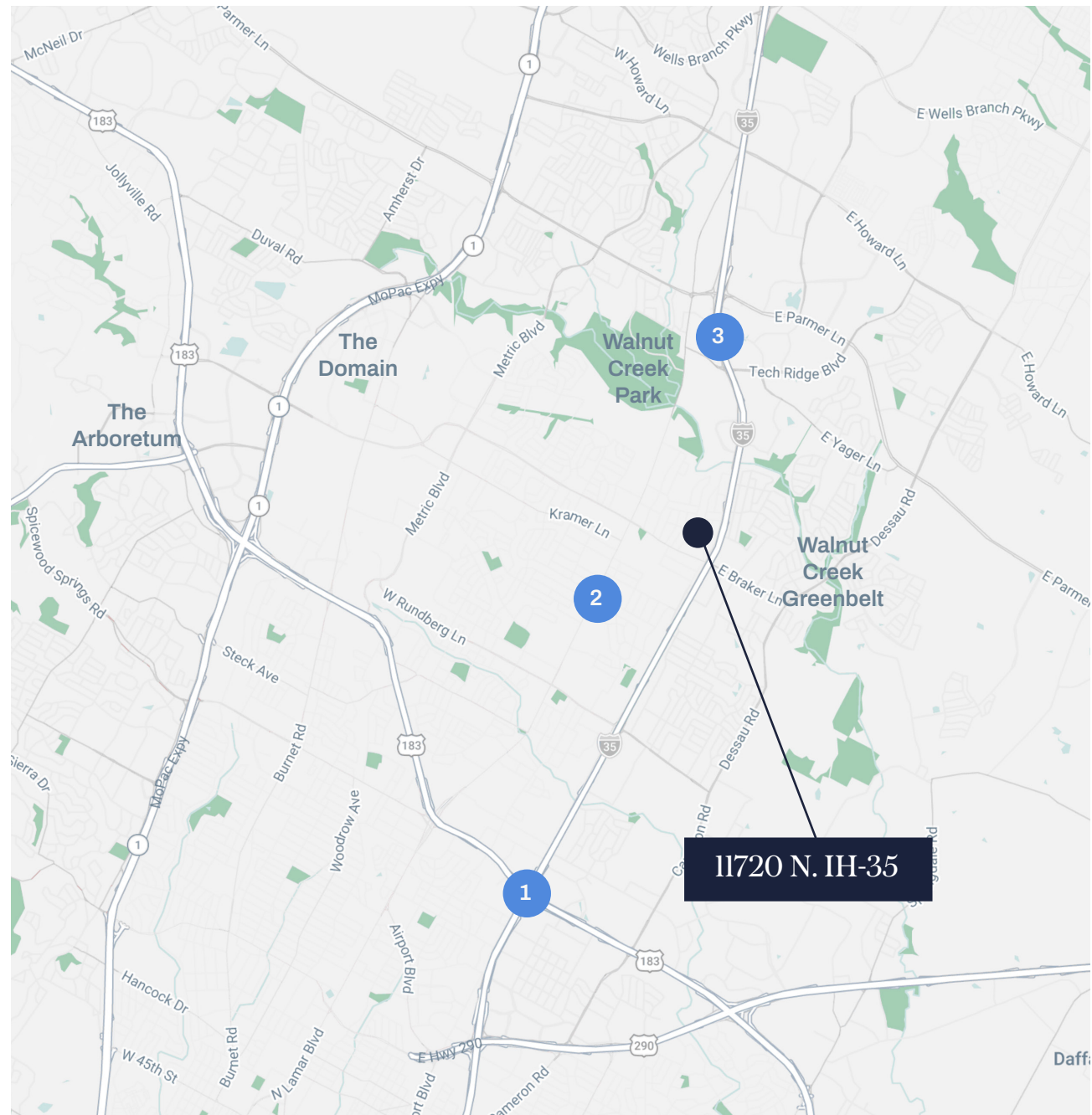
- A+ Federal Credit Union
- Academy Sports & Outdoors
- AFS Cinema
- Austin Public Library
- Best Buy
- Capitol Plaza
- Courtyard Austin Hotel
- Easy Tiger at The Linc
- Embassy Suites by Hilton
- Galaxy Theaters
- Hobby Lobby
- Holiday Inn Express & Suites
- Jerry's Art-a-Rama
- Luby's
- Marshall's
- Pappadeaux Seafood
- Residence Inn
- Ross Dress for Less
- Sonesta Select
- Super 8 by Wyndham
- Target
- US Post Office
- Walmart Supercenter
- Whataburger
- Wonderspaces

2 North Lamar

- Ace Mart Restaurant
- Supply
- Chuy's
- HEB
- Los Braseros
- Maudie's North Lamar
- MT Supermarket
- Popeye's Chicken
- Santorini Café
- Tropicana Cuban
- Usta Kababgy Austin

3 MoPac & Parmer

- HEB
- Museum of Illusions
- Q2 Stadium
- St. David's North Medical
- Top Golf
- Walmart Supercenter
- Whole Foods



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Let's Connect

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