



# 4130 Spicewood

OFFICE SPACE FOR LEASE

4130 Spicewood Springs Rd  
Austin, TX 78759

 Transwestern

# About the Building

## SUPERIOR LOCATION

This prime commercial property in Austin, TX, boasts an enviable location just off Mopac and Loop 360, offering easy access to major thoroughfares and high visibility. Nestled in a thriving community, the property is surrounded by a vibrant mix of residential neighborhoods, bustling retail centers, and popular dining options. With ample parking and versatile space, it presents an ideal opportunity for businesses looking to capitalize on the area's growth and strong foot traffic, making it a coveted destination for both customers and investors alike.

## BUILDING HIGHLIGHTS

- Suite 100B ± 1,200 SF
- Two-story office building
- Ample parking
- Surrounded by thriving small businesses, ideal for networking
- Easy access to restaurants, grocers and banks



Graham Trull, SIOR

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

Guy Liljenwall

Associate  
(210) 202.2677  
guy.liljenwall@transwestern.com

 Transwestern

# Floor Plan

SUITE 100B • 1,200 SF AVAILABLE

First Floor Space

---

Abundant Natural Light

---

Hardwood Floors

---

Break Area with Sink

---

Built-in Storage

---



Graham Trull, SIOR

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

Guy Liljenwall

Associate  
(210) 202.2677  
guy.liljenwall@transwestern.com



Bay Windows



Open Floor Plan

Graham Trull, SIOR

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

Guy Liljenwall

Associate  
(210) 202.2677  
guy.liljenwall@transwestern.com

 Transwestern



Built-in Storage



Break Area



Natural Lighting

Graham Trull, SIOR

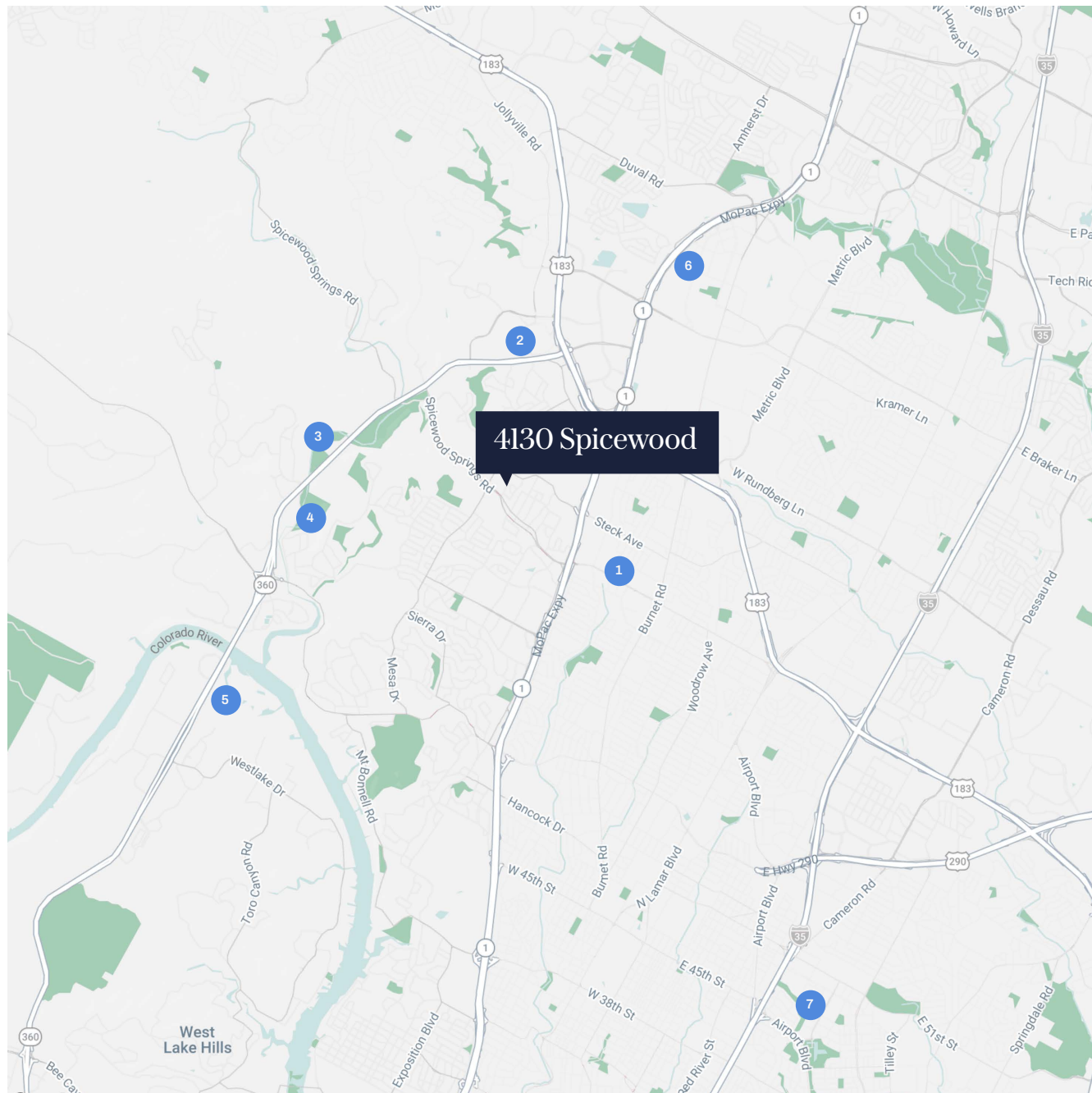
Vice President  
(512) 314-3963  
graham.trull@transwestern.com

Guy Liljenwall

Associate  
(210) 202.2677  
guy.liljenwall@transwestern.com

# Nearby Amenities

- 1 The Village
- 2 The Arboretum
- 3 Lakewood on the Park
- 4 Bull Creek District Park
- 5 Austin Country Club
- 6 The Domain
- 7 Dell Children's Hospital



Graham Trull, SIOR

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

Guy Liljenwall

Associate  
(210) 202.2677  
guy.liljenwall@transwestern.com





# Get in Touch

Graham Trull, SIOR

Vice President  
(512) 314-3963  
[graham.trull@transwestern.com](mailto:graham.trull@transwestern.com)

Guy Liljenwall

Associate  
(210) 202-2677  
[guy.liljenwall@transwestern.com](mailto:guy.liljenwall@transwestern.com)