



4700 MUELLER BLVD.

MUELLER

AUSTIN, TX 78723

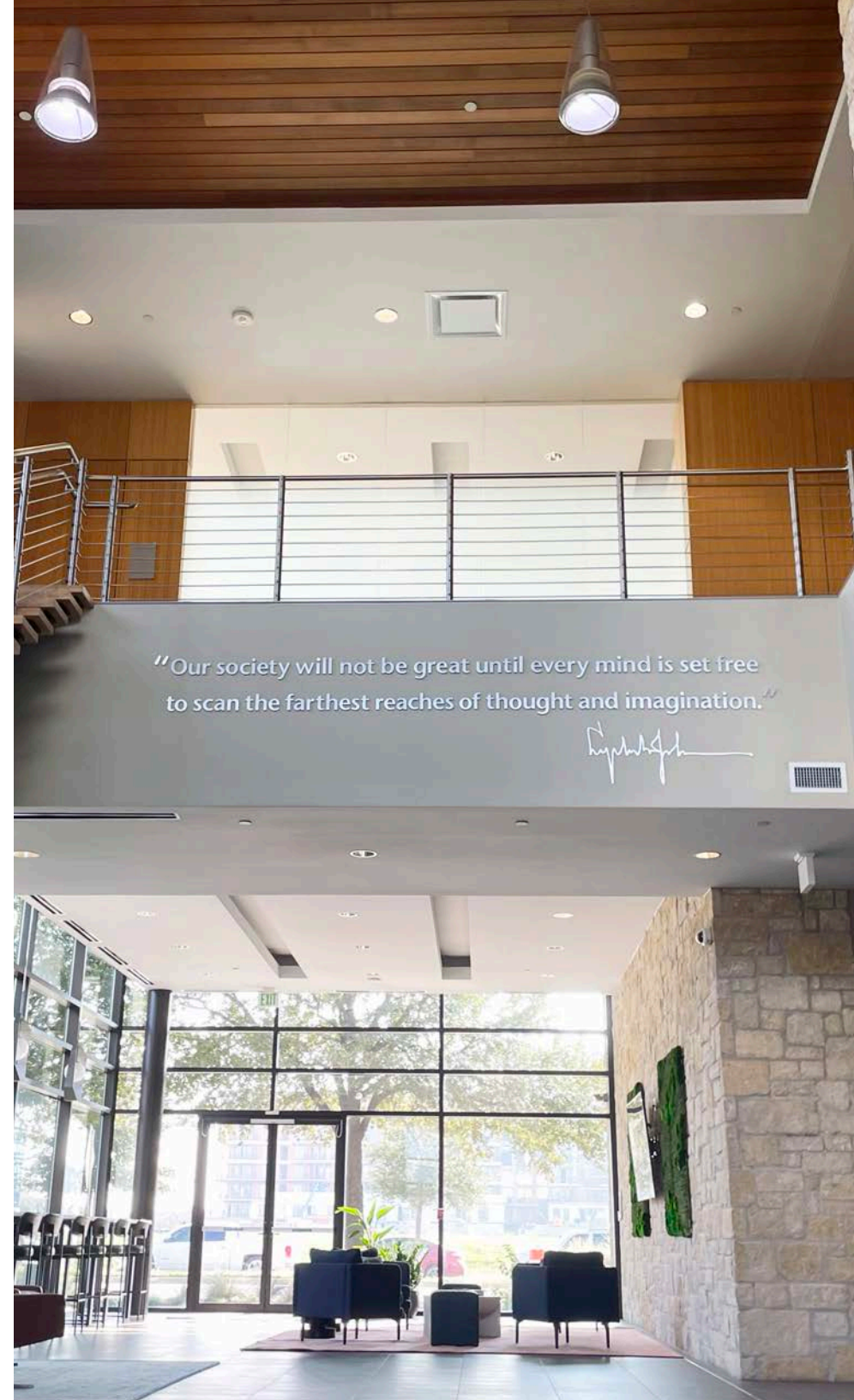
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AVAILABILITY

Level One 2,156 - 13,694 SF

Never before offered to the marketplace, 4700 Mueller provides the trending Mueller District a 47,000 SF, Class A office opportunity with 3 fully-built out floors. The appeal for office tenants includes prominent, 1st floor office space with abundant windows & natural light, above-building-standard ceiling height, convenient parking & loading, & exterior signage.



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OFFICE FOR LEASE



Jason Steinberg, SIOR
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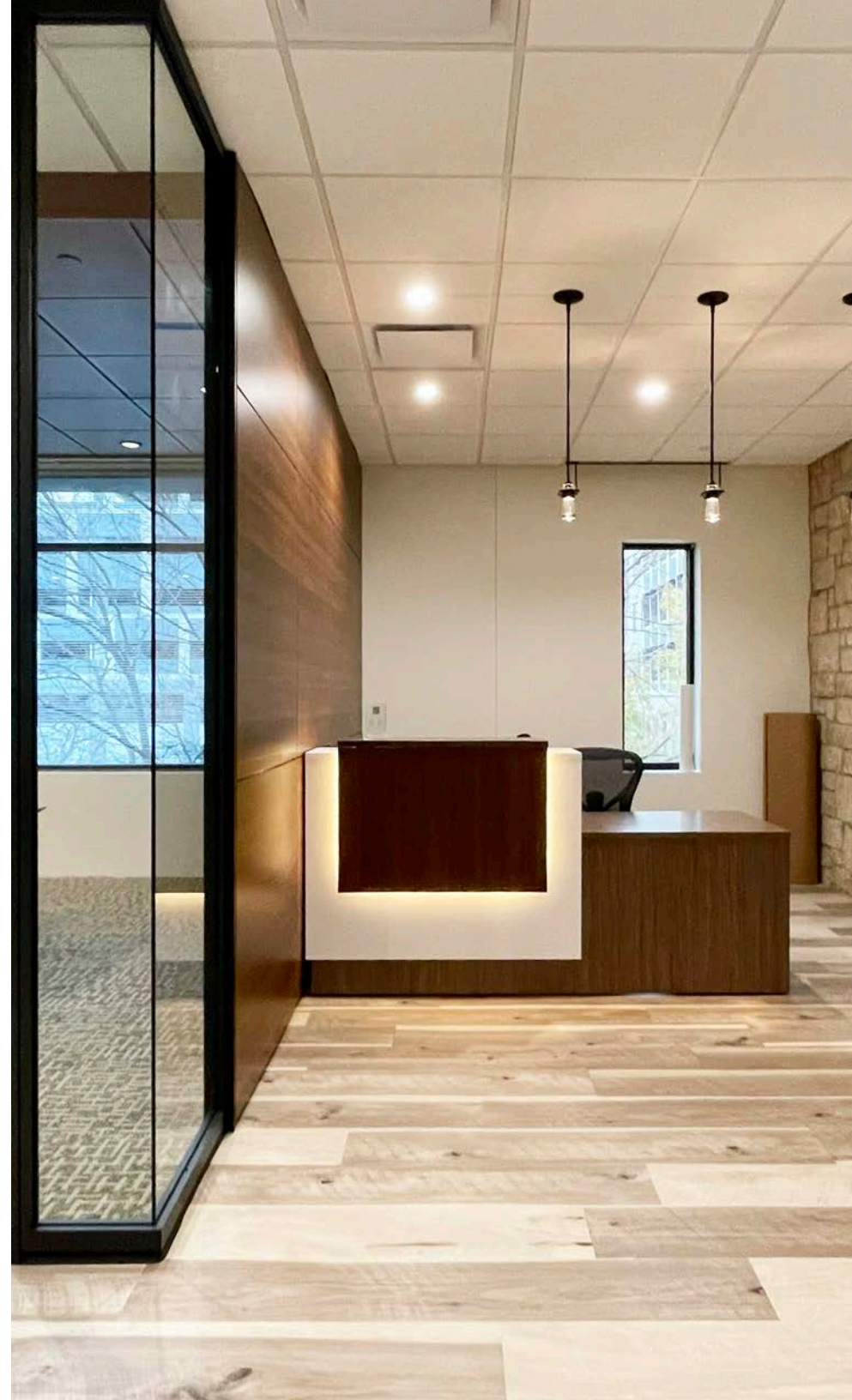
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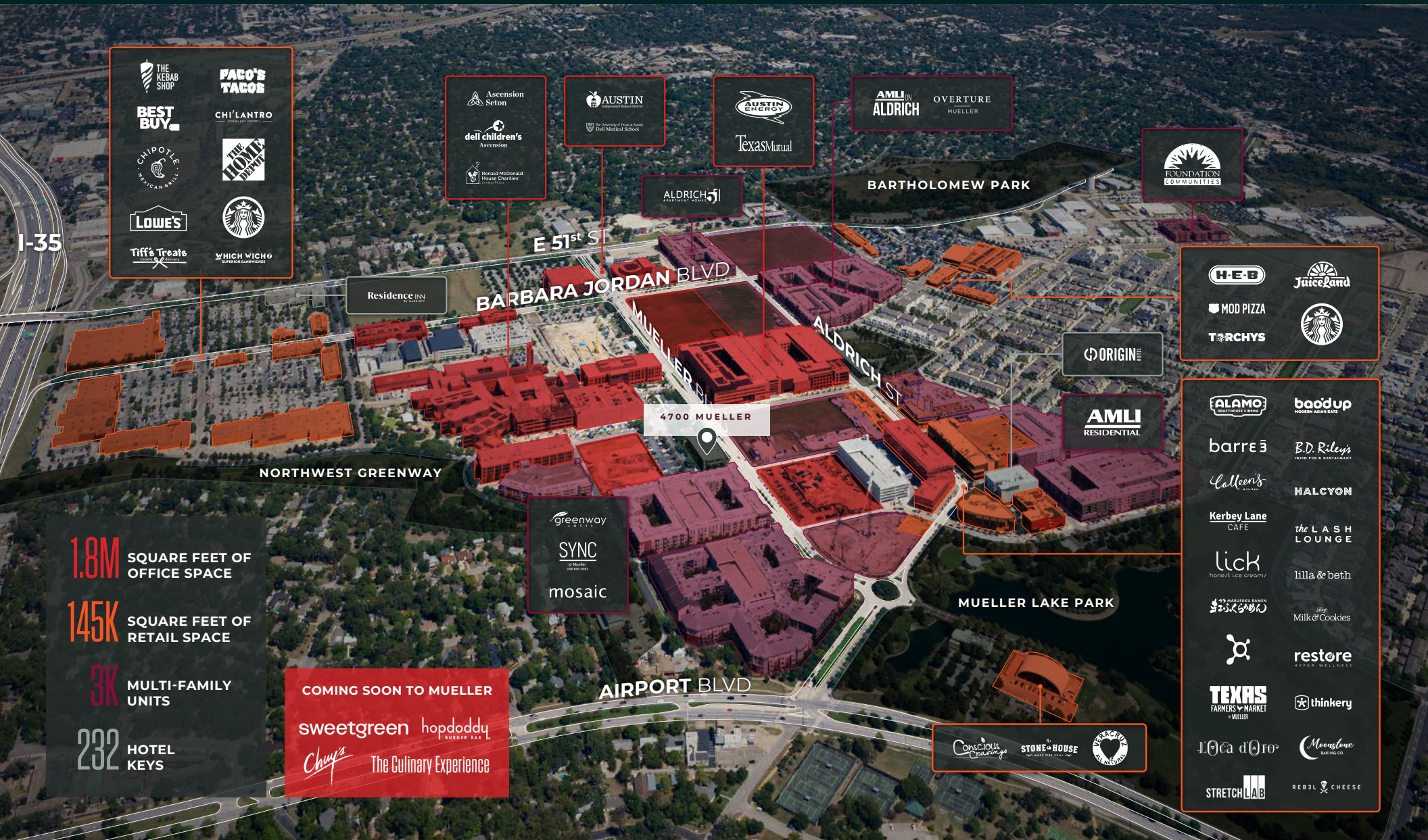
ABOUT

- 47,000 SF Class A office space in the heart of the Mueller District
- Pristine building condition - abundant offices, meeting/interactive spaces, and Class A+ newly-renovated lobby & furniture
- Building amenities: on-site parking and large conference center
- Walking distance to dozens of restaurants, Alamo Drafthouse, and other entertainment offerings in the activated Mueller District
- Exterior signage opportunities (brand new monument signage)
- Brand new landscaping and outdoor park space adjacent to the building (pet-friendly office environment)
- 2.5 per 1,000 SF surface parking on-site, with several additional options within walking distance (see parking options map included)
- Abundance of residential (for lease or purchase) within walking distance
- Nearby fitness options
- Family-friendly and outdoor amenities such as the Thinkery, Farmers Market, NW Greenway, Mary Elizabeth Branch Park, and EMS station 33
- Easy access to IH-35, Hwy 290, Hwy 183, the Airport, Downtown Austin, and the East Austin neighborhood
- Nearby bus routes



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LEVEL ONE

SINGLE TENANT

13,694 RSF



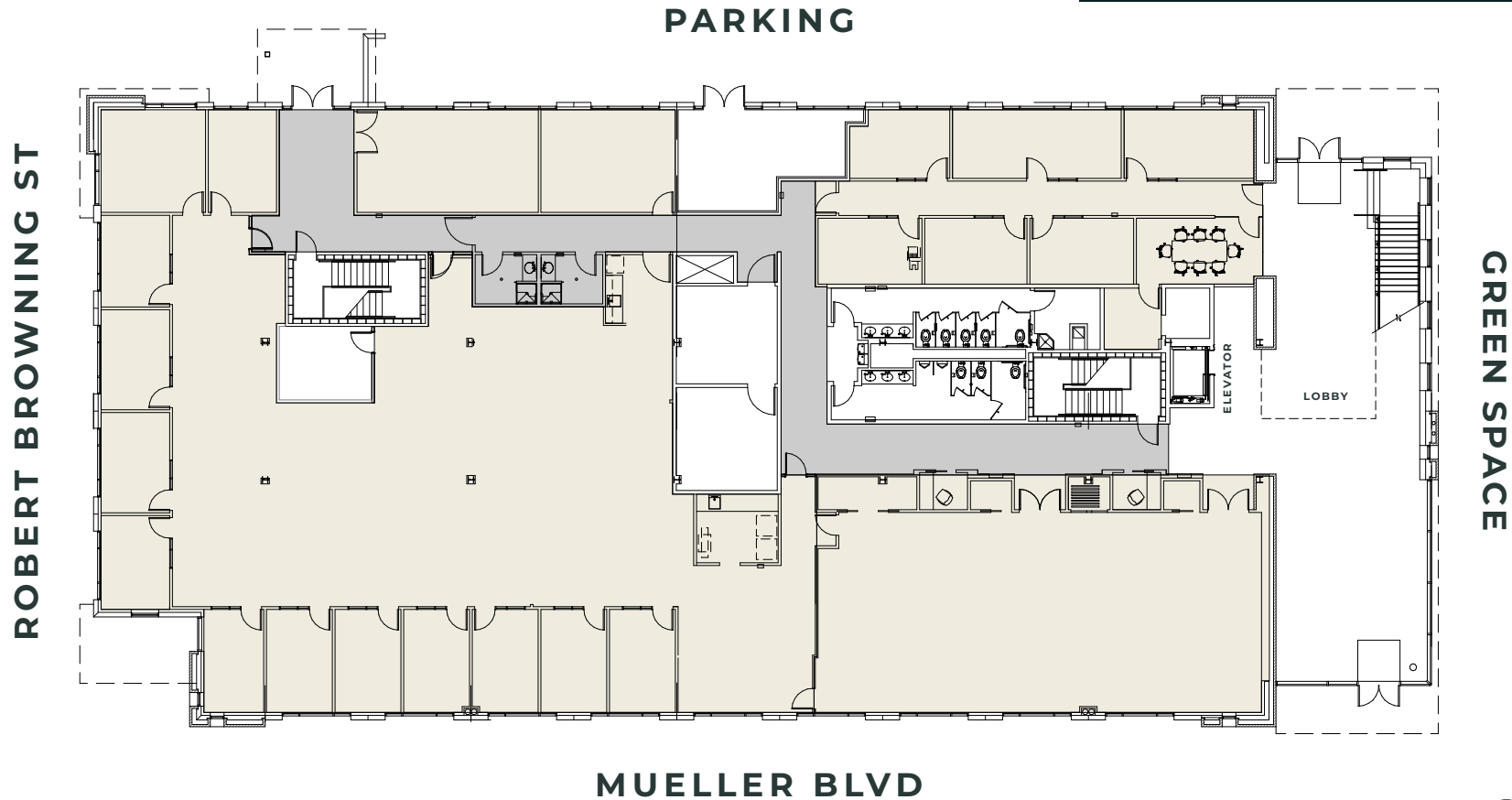
CLICK OR SCAN
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► 16' floor to floor height (exceeds building standard height)



JASON STEINBERG, SIOR // JSTEINBERG@ECRTX.COM // REBECCA ZIGTERMAN // RZIGTERMAN@ECRTX.COM // 512.505.0000

LEVEL ONE

MULTI TENANT

2,156 - 8,620 RSF



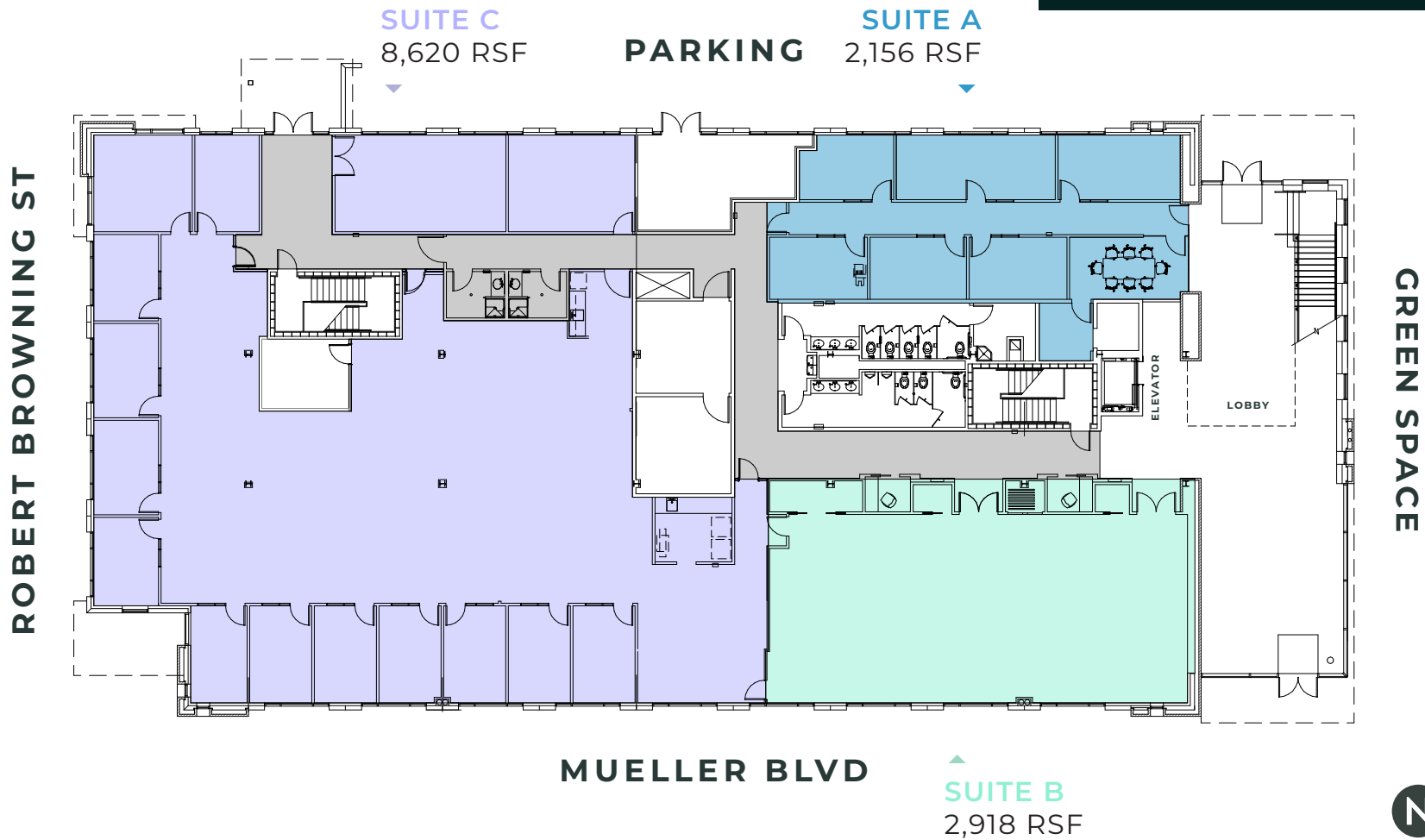
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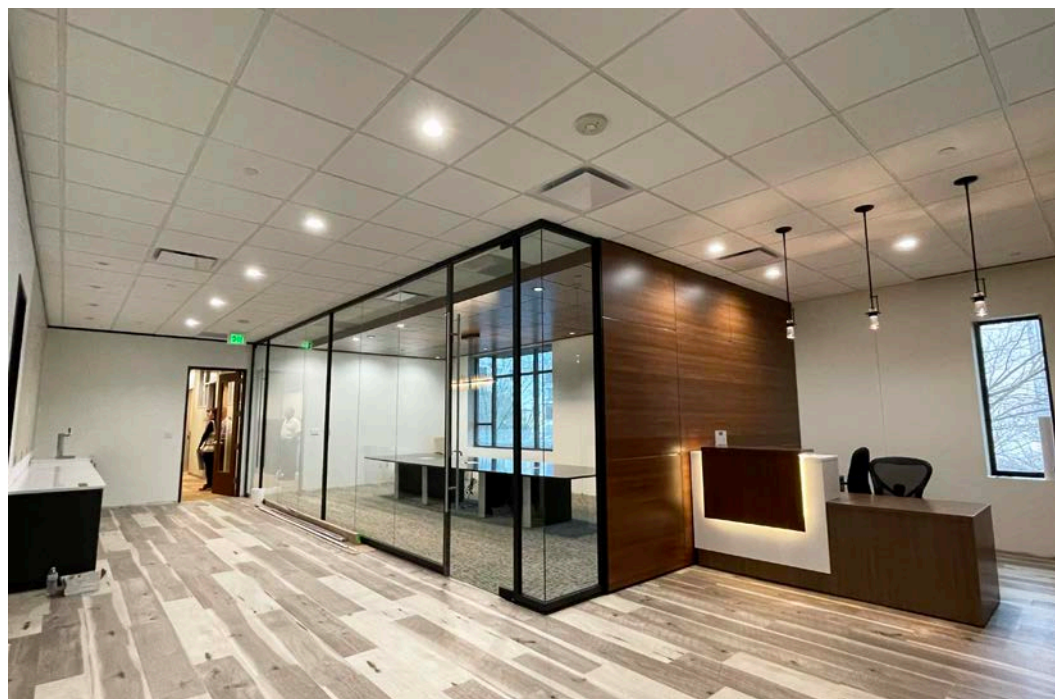
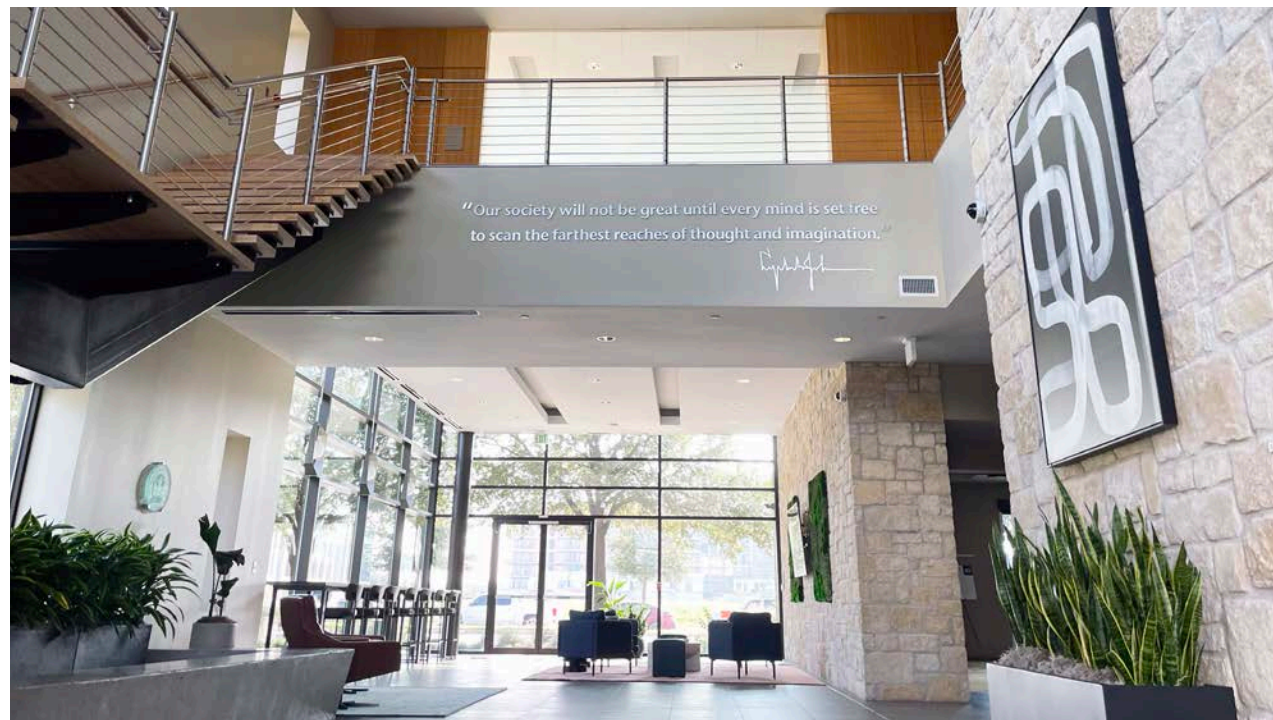
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