

For Lease: Office / Retail

Newman Business Park

9414 Anderson Mill Rd. • Austin • TX • 78729

Upscale NW Austin Business Park located on beautiful, heavily treed property

Suite SF Rate/SF NNN

Building I

101 264

102 214

103 183

104 224

105 283

Conf 171

Recp 187

Wkr 605

Total 2130 \$23.50 \$4.52

Building II

201 418 \$25

202 196 \$25

203 196 \$25

204 178 \$25

205 164 \$25

206 164 \$25

CA 365

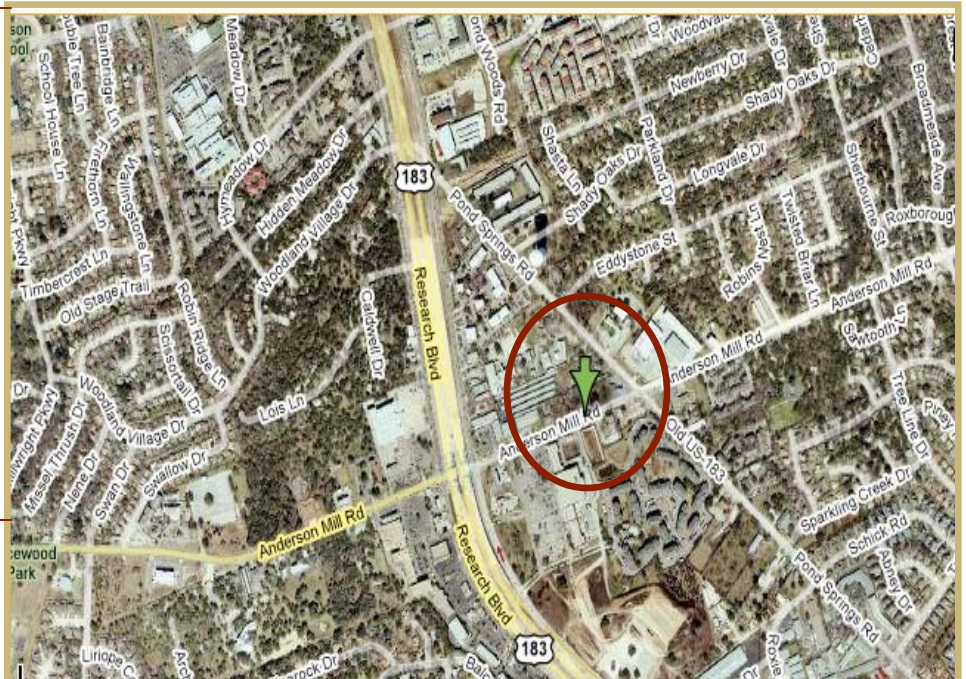
Total 1681 \$25 \$4.52

Building III

565 \$4.52

Building IV

650 \$4.52



Noble Capital

Contact - Realty
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For Lease: Office

Newman Business Park

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Phase 1.0 - Building IV



Phase 1.0 - Buildings II & III



Demographics	1 mile	3 miles	5 miles
Population:	13,949	86,125	164,127
Households:	5,616	32,187	62,237
Avg Income:	\$80,199	\$89,535	\$91,220

Traffic Counts:

Hwy 183: +/- 86,000 vpd

Anderson Mill Rd: +/- 18,200 vpd

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