

*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**

<b>101</b>	<b>264</b>		
<b>102</b>	<b>214</b>		
<b>103</b>	<b>183</b>		
<b>104</b>	<b>224</b>		
<b>105</b>	<b>283</b>		
<b>Conf</b>	<b>171</b>		
<b>Recp</b>	<b>187</b>		
<b>Wkr</b>	<b>605</b>		
<b>Total</b>	<b>2130</b>	<b>\$23.50</b>	<b>\$4.52</b>

**Building II**

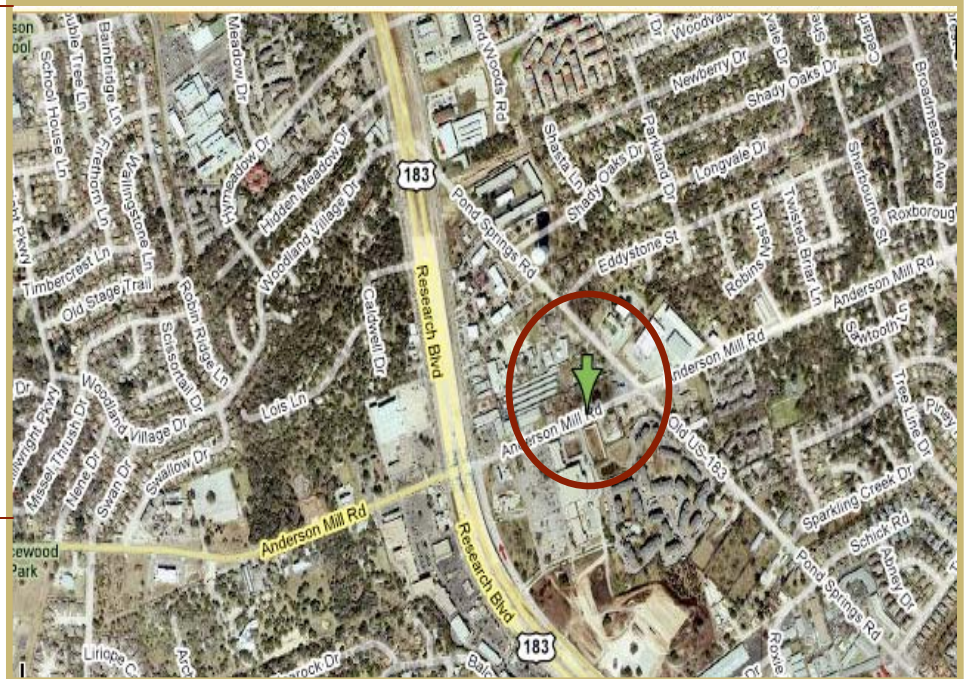
<b>201</b>	<b>418</b>	<b>\$25</b>	
<b>202</b>	<b>196</b>	<b>\$25</b>	
<b>203</b>	<b>196</b>	<b>\$25</b>	
<b>204</b>	<b>178</b>	<b>\$25</b>	
<b>205</b>	<b>164</b>	<b>\$25</b>	
<b>206</b>	<b>164</b>	<b>\$25</b>	
<b>CA</b>	<b>365</b>		
<b>Total</b>	<b>1681</b>	<b>\$25</b>	<b>\$4.52</b>

**Building III**

**565** **\$4.52**

**Building IV**

**650** **\$4.52**



**Noble Capital**

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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**



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

## **Traffic Counts:**

Hwy 183: +/- 86,000 vpd

Anderson Mill Rd: +/- 18,200 vpd

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