

# Caprock Office Building

*4413 Spicewood Springs Rd.*

*Austin, TX 78759*



**FOR SALE**

*Listed at \$2,400,000*

# **Caprock Office Building**

***+/-10,338 SF***

***Professional Office Building***

***4413 Spicewood Springs Road  
Austin, TX 78759***

Exclusively Offered By  
HTH Real Estate Services

Kevin Hunter

512.327.6586

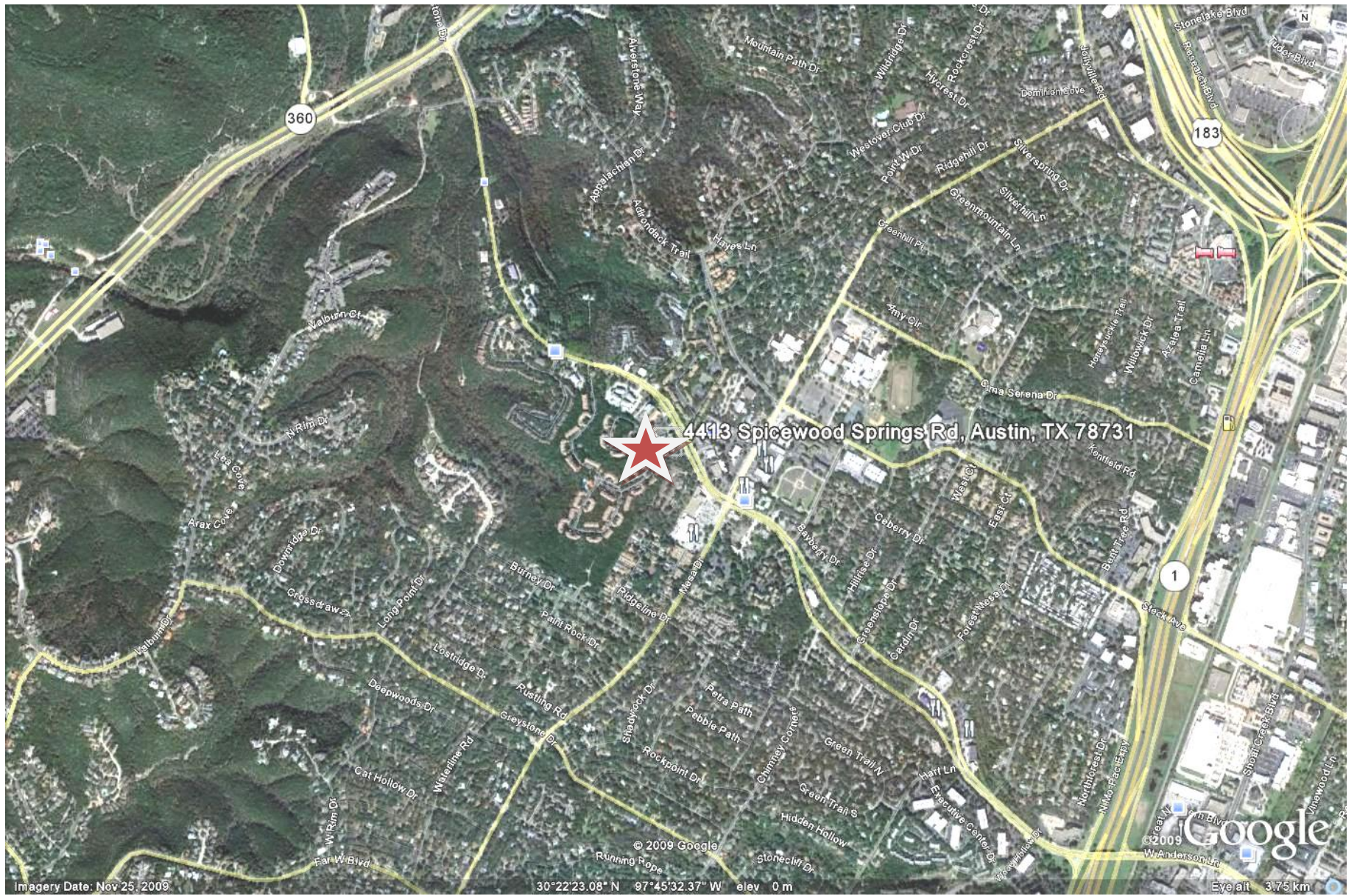
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# Caprock Office Building

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## Building Description

- Design:** Award winning design, stone veneer, concrete tile roof, wood framing
- Zoning:** Planned Unit Development (PUD), permitted uses include general and professional office
- Land:** .926AC
- Size:** Two story, approximately 10,338 square feet
- Year Built:** 1998
- Signage:** Building signage available
- Parking:** Surface, front door visitor parking, covered entry area (1:275 Ratio)
- Access:** Access is available off Spicewood Springs Road
- Utilities:** Electricity and water provided by City of Austin
- Elevator:** One DMC hydraulic 2,100 lb capacity
- HVAC:** Multizoned, split system; 10 units
- Telecom:** Fiber optics available, multiple high speed internet providers



4413 Spicewood Springs Rd, Austin, TX 78731

Imagery Date: Nov 25, 2009

30°22'23.08" N 97°45'32.37" W elev 0 m

Eye alt 3.75 km



# Caprock Office Building

## Rent Roll

Suite No. #	Tenant Name	(Year) Lease Term	Monthly Rent	2010 Annual	
102	<b>Municipal Accounts</b>	1	\$ 2,544.66		
	<i>Lease Commencement: 8/15/08</i>	2	\$ 2,646.45	\$ 22,494.83	<i>*Lease Expires 8/14/2010</i>
	<i>Lease Expiration: 8/14/10</i>	3 (R)	\$ 2,752.86		
	<i>Renewal Option: 1 yr. @ \$2,752.86</i>				
<i>Tenant does not intend on renewing</i>					
106	<b>Panic Button</b>	1	\$ 2,750.00	\$ 2,750.00	
	<i>Lease Commencement: 12/1/08</i>	2	\$ 2,860.00	\$ 31,460.00	
	<i>Lease Expiration: 1/31/11</i>	3 (R)	\$ 2,974.40		
	<i>2 yr. Renewal Option: YR1 @ \$2,974.40; YR2 @ \$3,093.38</i>	4 (R)	\$ 3,093.38		
110	<b>Anne Olson</b>	1	\$ 1,000.00		
	<i>Lease Commencement: 1/1/09</i>	2	\$ 1,050.00	\$ 12,600.00	
	<i>Lease Expiration: 12/31/10</i>	3 (R)	\$ 1,100.00		
	<i>Renewal Option: 1 yr. @ \$1,100.00</i>				
111A	<b>Sentari Technologies</b>	1	\$ 990.00		
	<i>Lease Commencement: 7/1/08</i>	2	\$ 1,029.60	\$ 6,177.60	
	<i>Lease Expiration: 6/30/10</i>	3 (R)	\$ 1,071.00	\$ 6,426.00	<i>*If Option Exercised</i>
	<i>Renewal Option: 1 yr. @ \$1,071.00</i>				
		<b>Annual Rents</b>		<b>\$ 81,908.43</b>	
*200	<b>Second Floor Owner Occupied</b>				

(R) Renewal option lease rate

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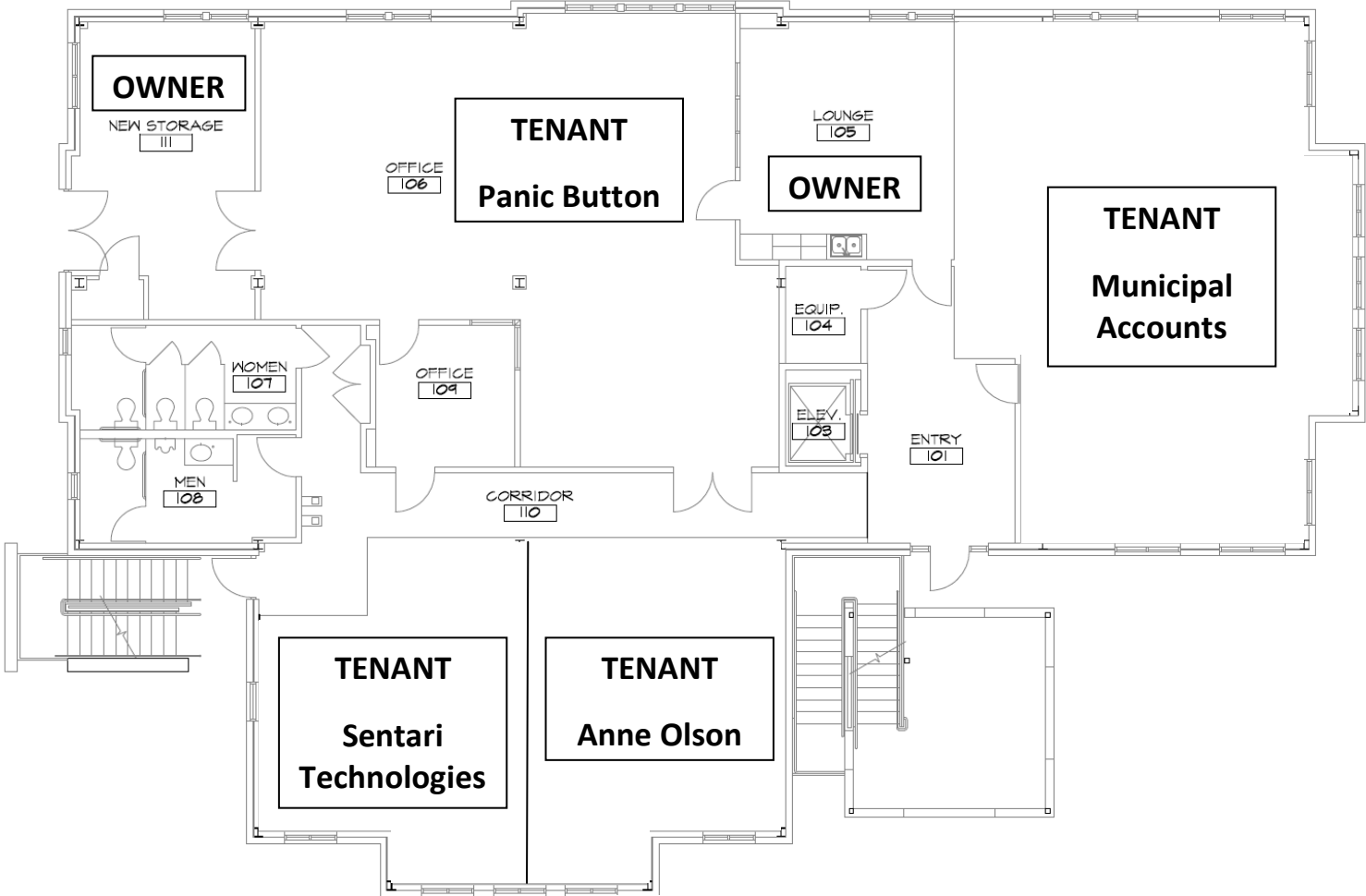
## Building Operating Expenses

### Actual 2009 Operating Expenses (\$/SF)

Building Repairs	\$ 1.01
Elevator Maint./Repair	0.46
Landscaping	0.51
Security	0.07
Telephones	0.18
Utilities	2.44
Insurance	0.56
Property Taxes	<u>3.34</u>
Total Operating Expenses/SF	\$8.57

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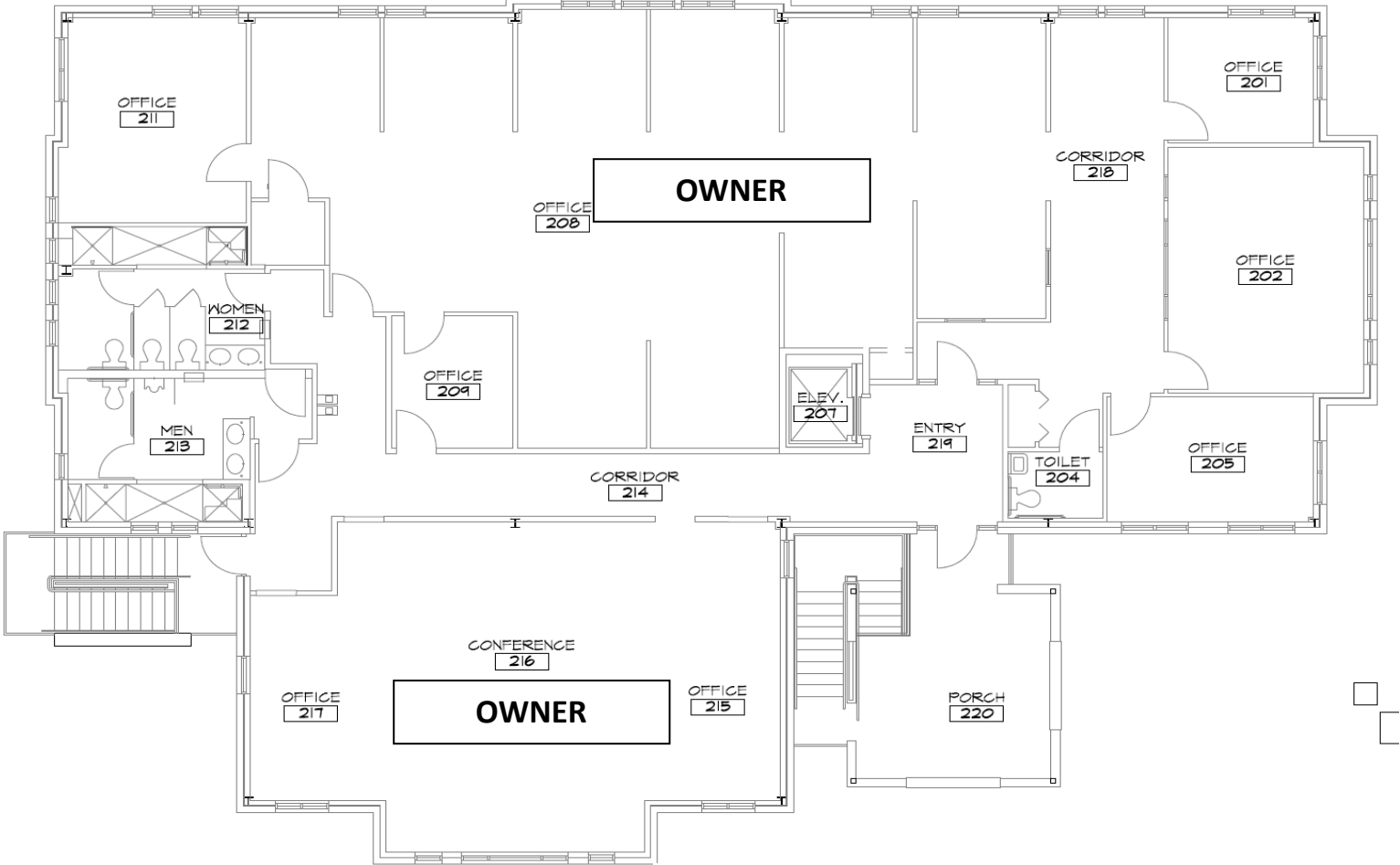
## First Floor Plan\*



\* minor modifications have been completed since production of this floor plan

# Caprock Office Building

## Second Floor Plan\*



\* minor modifications have been completed since production of this floor plan

For Property Inquiries or More Information

Please Contact

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