



FOR LEASE

# 3215 STECK

3215 STECK AVENUE • AUSTIN, TEXAS 78757



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With a desirable location and easy access from Mopac, 3215 Steck is a convenient office opportunity in Austin's northwest submarket. Minutes from dozens of restaurants and stores on Anderson Lane, as well as close proximity to The Arboretum and The Domain, this building offers office users many options for lunch and retail destinations. The building has two floors of office space as well as parking underneath and surrounding the building.



### Building Specs



13,777-SF building with two floors of office space on top of a level of above-ground parking

### Excellent Access



Easy access on and off Mopac via Steck Avenue

### Nearby Amenities



Dozens of lunch options less than five minutes away

### Parking



Covered parking underneath the building; additional spaces surrounding the building

### Surrounded by Trees



The building is surrounded by large beautiful trees



Seth Stuart  
512.684.3817  
[stuart@aquilacommercial.com](mailto:stuart@aquilacommercial.com)

Cody McCrary  
512.684.3835  
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Building exterior



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**ARBORETUM**

**EAT**  
 Amy's Ice Cream  
 Blue Baker  
 Brick Oven Pizza  
 Brio Tuscan Grille  
 Corner Bakery Cafe  
 Cheesecake Factory  
 Estancia Churrascaria  
 Eddie V's  
 Fire Bowl Cafe  
 Five Guys Burgers  
 Jason's Deli  
 La Madeleine  
 Macaroni Grill  
 Manuel's

Menchie's Froyo  
 Modern Market  
 Newk's Eatery  
 Pok-E-Jo's Smokehouse  
 P.F. Chang's  
 Saltgrass Steakhouse  
 Starbucks Coffee  
 Texadelphia  
 Trader Joe's  
 Trulucks  
 Z'Tejas  
 Zoe's Kitchen

**PLAY**  
 Regal Arbor Theater

**THE DOMAIN + ROCK ROSE**

**EAT**  
 Apanas Coffee & Beer  
 Austin Cake Ball  
 Blackfinn Ameripub  
 California Pizza Kitchen  
 Coffee Bean & Tea Leaf  
 Culinary Dropout  
 Cru Wine Bar  
 Daily Grill  
 East Side King Thai  
 Flower Child  
 Joe DiMaggio's Italian  
 Flaming Pizza  
 Fleming's Steakhouse

General Tso'Boy  
 Gloria's Latin Cuisine  
 Hat Creek Burger Co.  
 Jasper's  
 Kona Grill  
 MAD Greens  
 Maggiano's  
 McCormick &  
 Schmick's  
 Mia Italian Tapas  
 NoRTH Italia  
 Second Bar + Kitchen  
 Shake Shack  
 Starbuck's Coffee

St. Genevieve  
 Sleeping Room  
 Subway  
 Sushi Zushi  
 Tacodeli  
 Tarka Indian  
 Taverna  
 The Park  
 Tollhouse  
 Urban Grill  
 Velvet Taco  
 Whole Foods  
 Yard House  
 Yogurt Planet

**STAY**  
 Aloft Hotel  
 Archer Hotel  
 Lonestar Court  
 Westin Austin

**PLAY**  
 Dogwood  
 iPic Theater  
 Jack & Ginger's  
 Kung Fu Saloon  
 Lavaca Street Bar  
 Punch Bowl Social  
 TopGolf

**GATEWAY CENTER**

**EAT**  
 Baby Acapulco  
 Buca di Beppo  
 Iron Cactus  
 Marie Callender's  
 North by Northwest  
 Panera Bread  
 Sushi Sake  
 Taco Cabana  
 Whole Foods

**STAY**  
 Candlewood Suites  
 Embassy Suites  
 Hyatt House  
 Hyatt Place  
 Residence Inn

**PLAY**  
 Dave & Buster's  
 Regal Cinema Gateway

**SHOPS AT ARBOR WALK**

**EAT**  
 BJ's Brewhouse  
 Chipotle  
 Chuck E. Cheese's  
 How Do You Roll?  
 Lupe Tortilla  
 Masala Wok

Mighty Fine Burgers  
 Mimi's Cafe  
 Natural Grocers  
 Potbelly Sandwiches  
 Salata  
 Spec's Wines & Spirits  
 Tino's Greek Cafe

**ANDERSON LANE RETAIL**

**EAT**  
 Alamo Draffhouse  
 Casa Chapala  
 Chipotle  
 Conan's Pizza  
 Cover 3  
 Einstein Bros  
 Enchiladas y Mas  
 Fork & Vine  
 Hopdoddy  
 Houston's  
 Jersey Mike's

Jimmy John's  
 Madam Mam's  
 McAlister's Deli  
 Noodles & Co.  
 Satay  
 Schlotzky's  
 Short Stop  
 Sorrentos Coffee Bar  
 Starbucks Coffee  
 Suzi's China Grill  
 Tarka Indian Kitchen  
 Texadelphia

The Egg & I  
 The Goodnight  
 Vert's Kebap  
 Whataburger  
 Which Wich  
 Yogurtland  
 Zen Noodle Bar

**PLAY**  
 Alamo Draffhouse  
 Chaparral Ice  
 The Goodnight

# NEARBY AMENITIES

# 3215 STECK

