

# Rockwood Business Plaza

7817 Rockwood Ln, Austin, TX 78757



Broker: Aman Bandali

[www.bandalicommercial.com](http://www.bandalicommercial.com)

[Aman@BandaliCommercial.com](mailto:Aman@BandaliCommercial.com)

**Base Rent: \$1.00 per Sq Ft**

*(limited time offer for high-end building)*

Contact us today at

**512-784-8070.**



Prime Retail Locations Offering Benefits of All Kinds  
Located off Loop1/Mopac and Anderson Lane

### DEMOGRAPHICS:

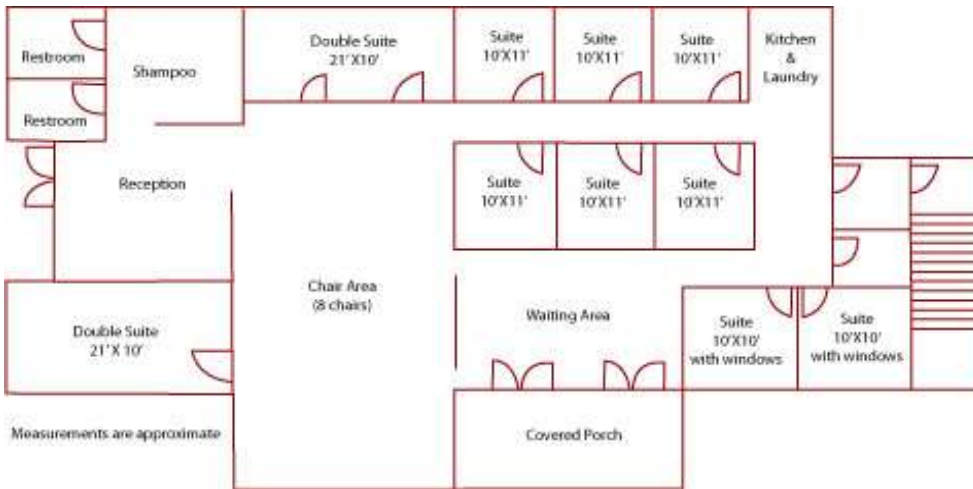
Income	1-mi.	3-mi.	5-mi.
2009 Median Household Income	\$57,883	\$56,796	\$59,817
2009 Average Household Income	\$81,241	\$80,512	\$86,778
2009 Total Daytime Population	24,944	151,966	328,079
2009 Median Age Total Population	31	31	29
2000 Total Housing Units	8,860	53,876	123,324



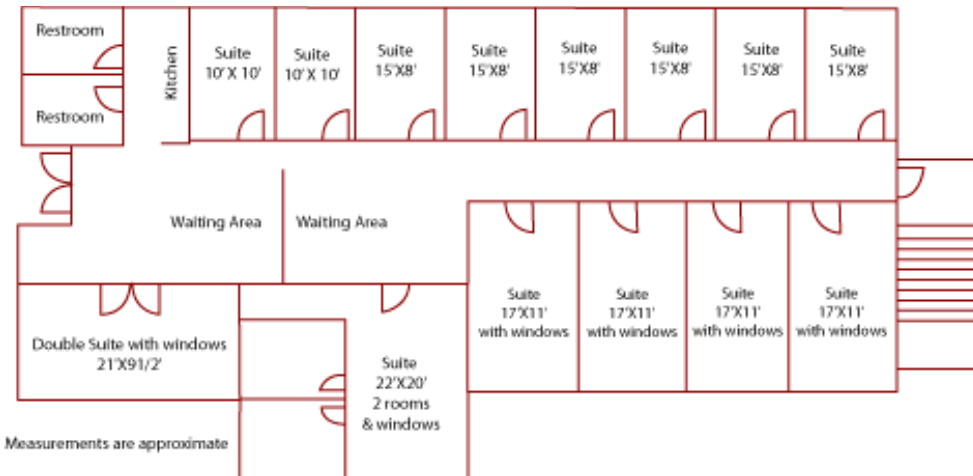
1ST FL. HEATED:	----	4241	RETAIL AREA:	3863
2ND FL. HEATED:	----	3681	ELEVATOR/LANDING:	384
3RD FL. HEATED:	----	3693	ELEVATOR MECH ROOM:	60
TOTAL HEATED AREA:	----	11621	VESTIBULE AREA:	51
			SECONDARY STAIR PAD:	203
			1ST FLOOR TOTAL:	4561



FIRST FLOOR



Second Floor (Jamila Salon and Spa)



Third Floor (Jamila Salon and Spa)

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- 2<sup>nd</sup> and 3<sup>rd</sup> floor single and double suites available for Hair Salon, Aestheticians, Massage therapist, Nail salon, Acupuncturist, Tanning, Hair removal and other tenants.
- 1<sup>st</sup> floor 2,100 sq ft with grease trap in place available for lease. Only \$1 per sq ft per month + NNN.
- High-end building for exceptional pricing.
- No initial yearly contract.
- Finished rooms.
- Building equipped with FREE wireless internet, cables and all utilities for beauty suites.

Bandali Commercial, subsidiary of Bandali Builders and Estate Developers

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