

Dessau Ridge Office Suite

1508 Dessau Ridge Ln, Suite 601 – Austin, TX

For Lease



- Move-In Ready/ End Cap Unit
- Generous Parking Ratio
- Easy Access to Parmer Ln, IH-35 & Howard Ln



Neerja Kwatra

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Darren Siegel

Principal/Agent

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📏 **Area : 972 SF**

🏷️ **Base Rent : \$25/PSF**

🏢 **NNN : \$12/PSF**

EXECUTIVE SUMMARY

This professional office suite is located in an office park on Dessau Ridge Lane in Northeast Austin, just minutes from Parmer Lane, IH-35, US-290, SH-130, and Howard Lane, offering excellent regional connectivity. The efficient layout is ideal for professional services, medical, spa/salon, or small business users seeking a move-in ready space. Surrounded by strong residential density, retail amenities, parks, trails, and major employers including Samsung, Dell, Applied Materials, Amazon Warehouse, National Instruments, General Motors, Hewlett-Packard, and BAE Systems. The property also offers convenient access to The Domain and other major North Austin employment hubs. The property provides convenient access for both employees and clients.



±972 SF

Professional office suite



Close to IH-35

Just minutes from Parmer Lane and IH-35

PROPERTY FEATURES



PROPERTY HIGHLIGHTS

- End-cap / end-unit professional office
- Move-in ready upgraded interiors
- Brand new HVAC system
- Professional business park environment
- Ample on-site parking
- 3 offices, 1 conference room, 1 restroom, 1 kitchenette
- Ideal for professional office, medical, wellness, or service users



LOCATION HIGHLIGHTS

- Easy access to IH-35 and SH-130
- Near E. Howard Lane & Wells Branch Pkwy
- High-growth North Austin corridor
- Strong surrounding residential base



AREA HIGHLIGHTS

- Walmart • HEB • Chick-fil-A
- Summer Moon Coffee • AMC Theatre • Fitness Connection • Pinstack

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PROPERTY DETAILS

CATEGORY	DETAILS
Available Space :	972 SF
Base Rent	\$25 PSF
NNN	\$10.86 PSF
Total Rent (Base+NNN)	\$2,905 Per month
Parking Ratio:	3.47 / 1,000 SF
Year Built:	2008
Zoning:	LO-CO, LR-CO
Total Building Size:	6,048 SF
Land Size:	2.09 Acres
Ideal Uses :	Medical / Professional Office/ IT Consulting / Wellness/ Salon/ Spa



Disclaimer : Information deemed reliable but not guaranteed; subject to change or withdrawal without notice.

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NEARBY RETAILS

THE SHOPS AT TECH RIDGE



THE SHOPS AT TECH RIDGE



APT 601

SUBJECT PROPERTY

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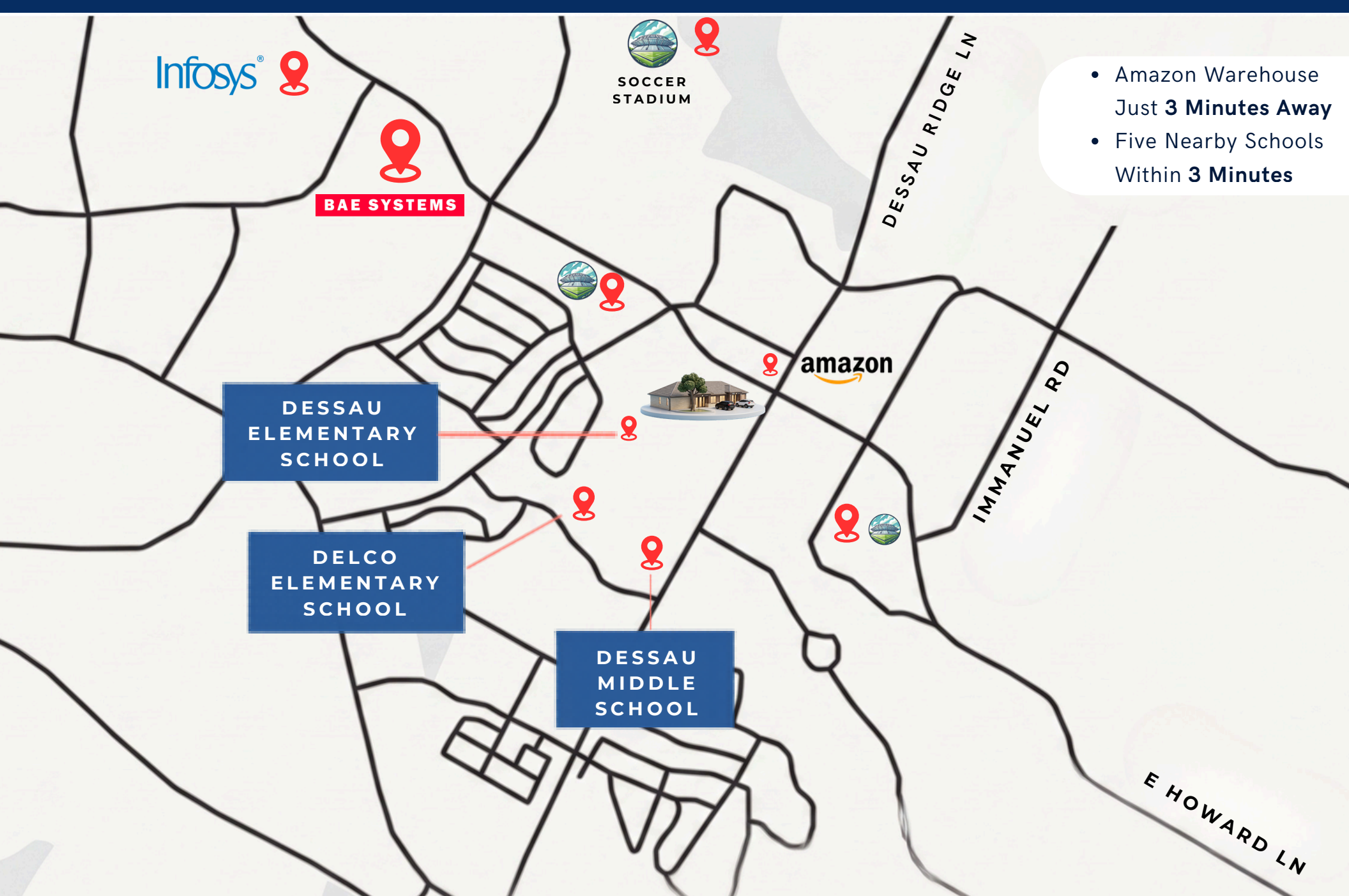
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- Amazon Warehouse Just **3 Minutes** Away
- Five Nearby Schools Within **3 Minutes**

DESSAU
ELEMENTARY
SCHOOL

DELCO
ELEMENTARY
SCHOOL

DESSAU
MIDDLE
SCHOOL

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Traffic Counts

Street name	VPD
DESSAU Rd.	27,260
E Howard Ln	23043



Drive Times

- Amazon Warehouse
3 Minutes
- Nearby Schools
3 Minutes
- Soccer Stadium
Minutes Away
- Downtown Austin
22 Minutes
- The Domain
10 Minutes
- Austin Bergstrom Airport
20 Minutes



DESSAU

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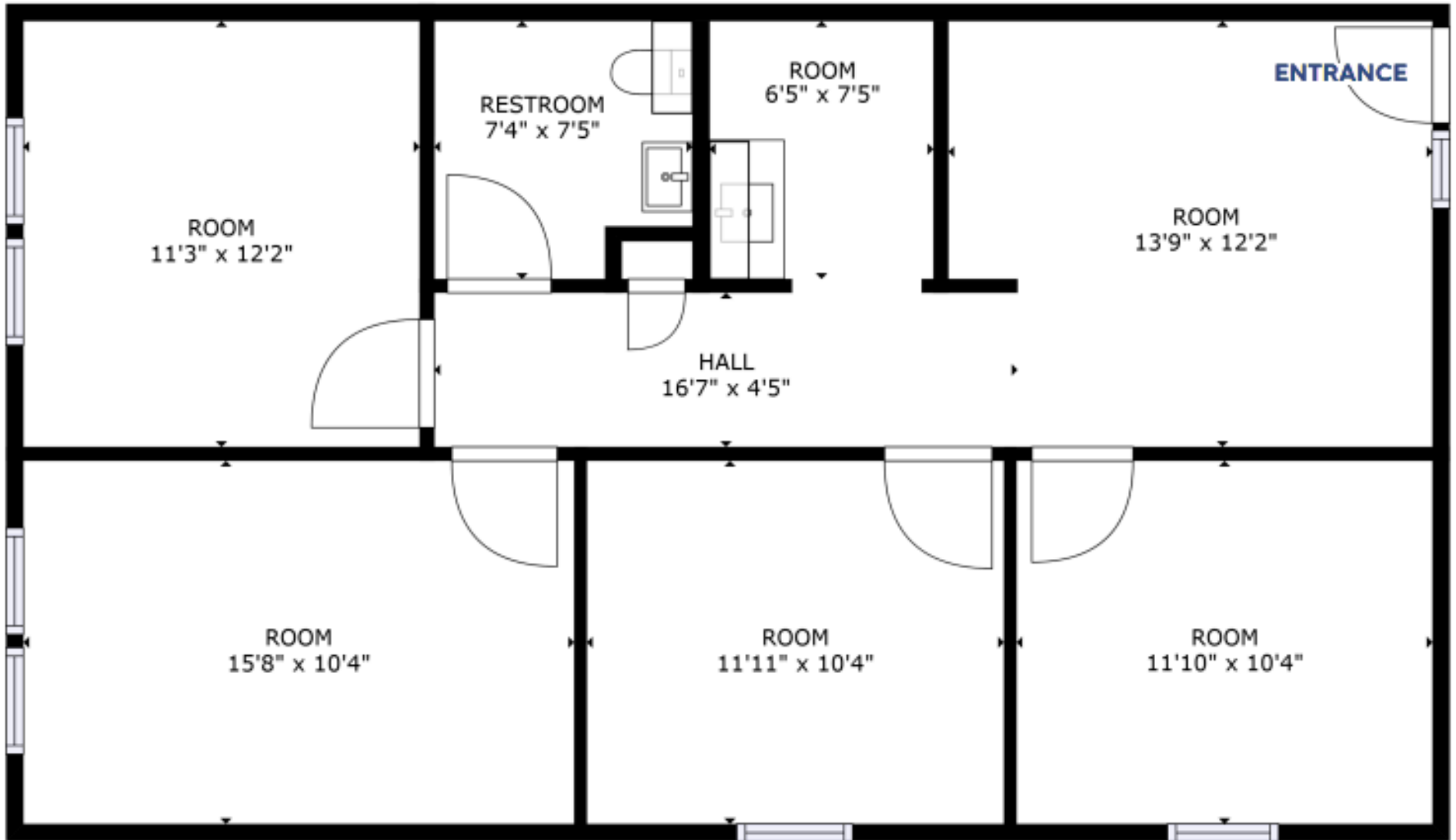
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FLOOR PLAN



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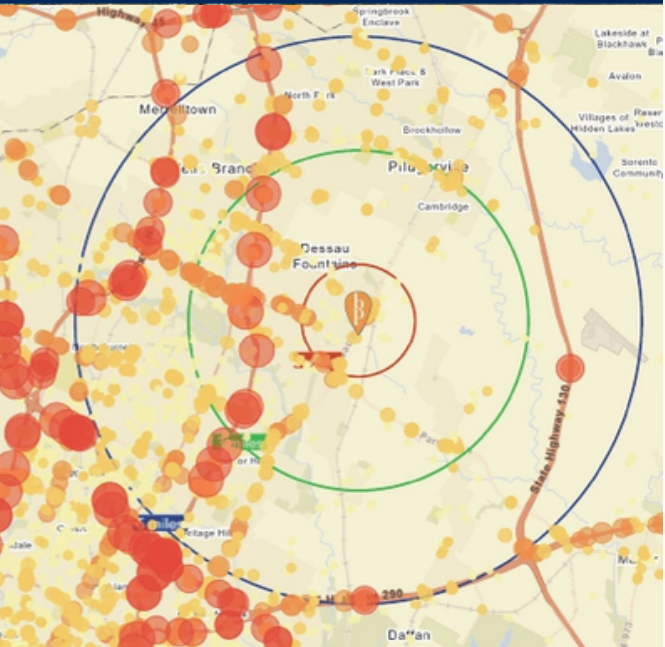


DEMOGRAPHIC & INCOME PROFILE

DEMOGRAPHIC PROFILE

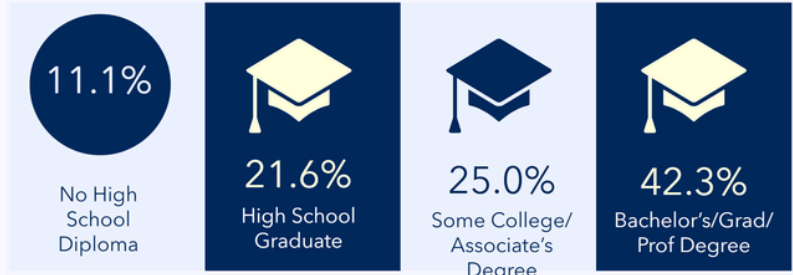
1508 Dessau Ridge Ln, Suite 601, Austin, Texas, 78754

Ring of 3 miles

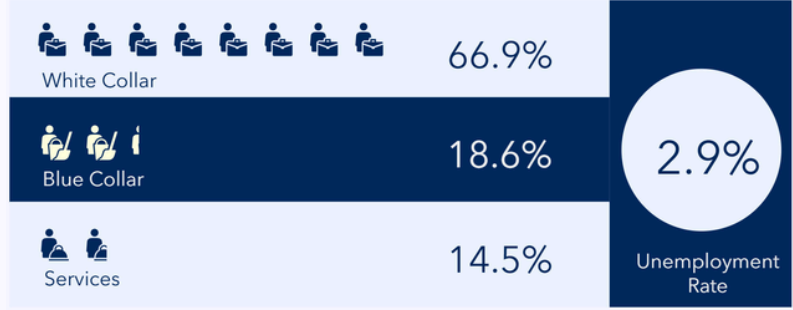


2024 (esri)	1 mi	3 mi	5 mi
Population	19,868	98,056	249,435
Pop. Increase	2.41%	2.56%	1.45%
Avg. Income	\$100,394	\$110,654	\$109,095

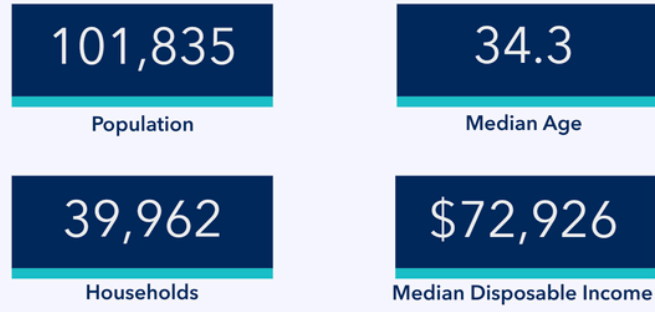
EDUCATION



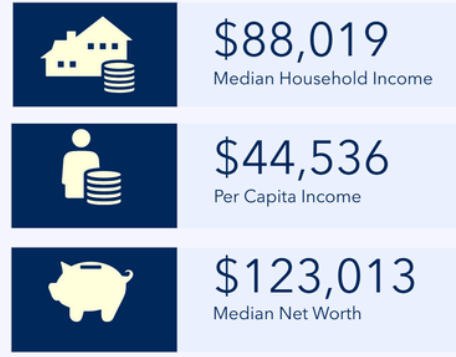
EMPLOYMENT



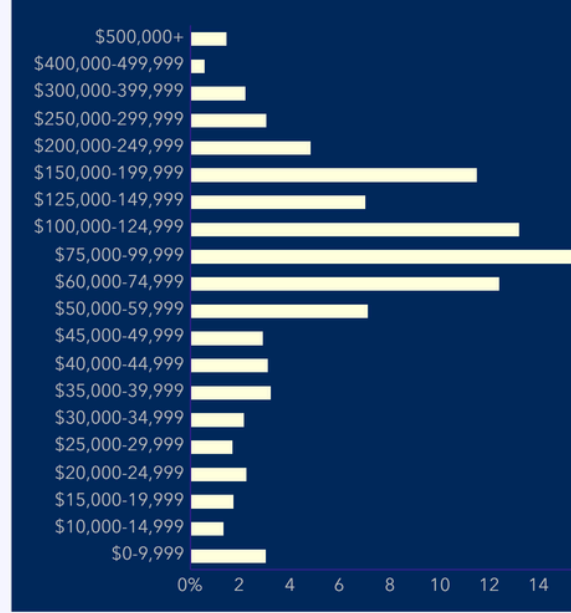
KEY FACTS



INCOME



HOUSEHOLD INCOME



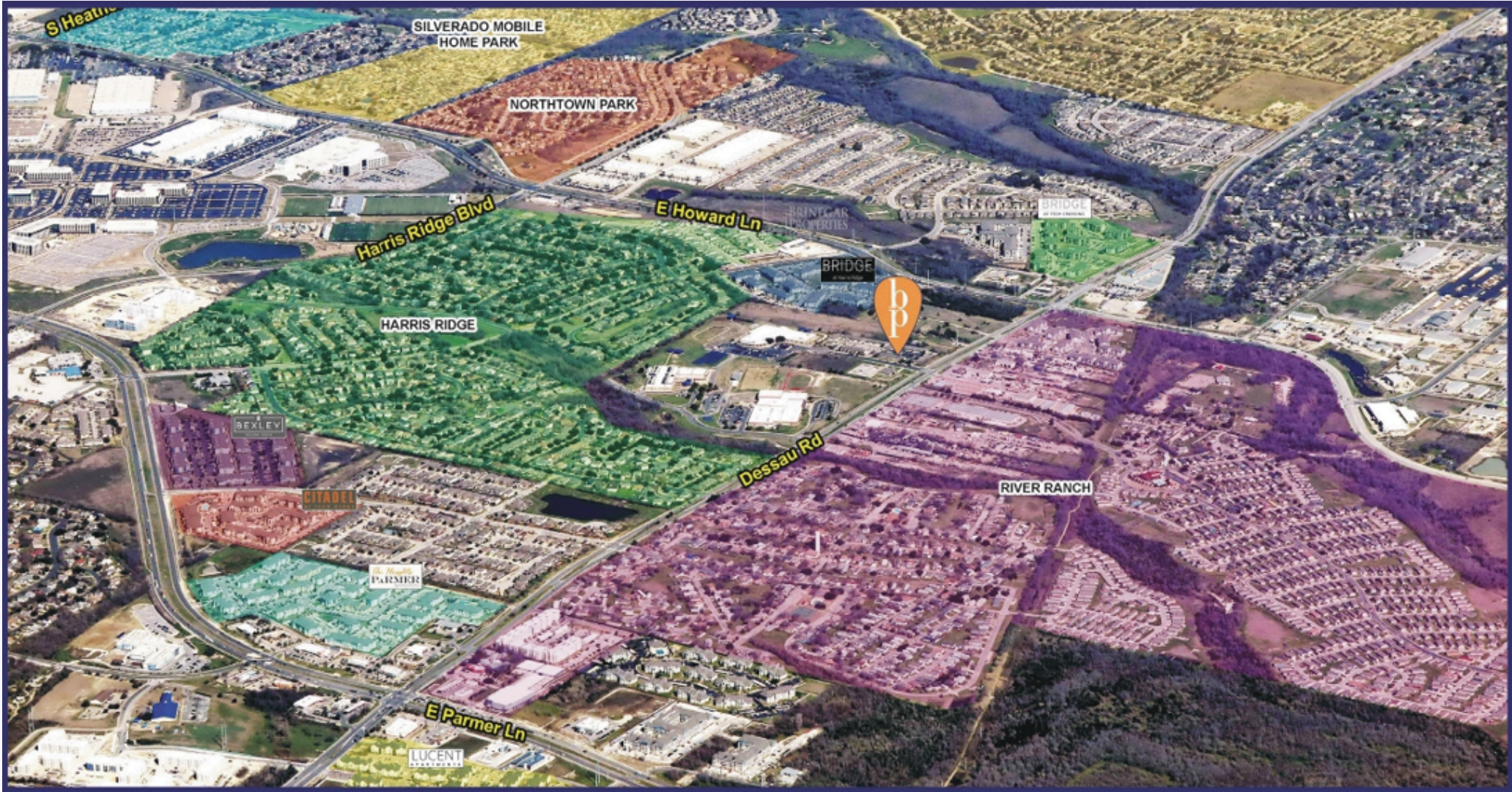
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DEMOGRAPHIC MAP



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PROPERTY PHOTOS



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OVERVIEW

This ±972 SF professional office suite is located within a well-maintained office park along Dessau Ridge Lane in North Austin. Positioned just minutes from Parmer Lane, IH-35, and E. Howard Lane, the property offers excellent accessibility and convenience for both employees and clients.

The suite features an efficient layout with four private offices, a reception area, breakroom, and private restroom—making it ideal for professional services, medical users, or small businesses seeking a move-in ready space.

Surrounded by strong residential growth and major retail amenities, this location benefits from a high-demand corridor with continued expansion and business activity. Ample parking and a professional office environment further enhance its appeal.

This property is available for both lease and sale, providing flexibility for owner-users and investors alike.

Location Advantages

- Strong business ecosystem supported by nearby tech employers
- Long-standing businesses reflect strong location stability
- Excellent accessibility for employees and clients
- Nearby schools and condos support daytime population

ECONOMY

The Austin–Round Rock MSA is one of the fastest-growing economic regions in the U.S., supported by strong population growth, job creation, and ongoing infrastructure development. The area is driven by a diverse mix of industries including technology, healthcare, finance, and professional services.

North Austin, particularly along the Parmer Lane and IH-35 corridors, continues to see significant residential and commercial expansion. This growth has increased demand for conveniently located office spaces that serve both businesses and the surrounding communities.

With rising household incomes, a growing workforce, and continued development activity, the Dessau Ridge area offers a stable and attractive environment for businesses seeking long-term growth.

REAL ESTATE

The North Austin office market remains strong, driven by continued population growth and expanding employment hubs. Demand is particularly high for small, efficient office suites that offer flexibility and easy access.

The Parmer Lane and IH-35 corridor has become a key commercial area, attracting businesses due to its connectivity, nearby residential density, and growing retail presence. Limited availability of well-located office spaces adds to the strength of this submarket.

The Dessau Ridge area continues to see steady development and increasing business activity, making it an ideal location for professional and service-oriented users seeking long-term stability and growth.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the Client above others including the broker's own interests.
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client. and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH- INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you. and your obligations under the representation agreement.
- Who will pay the broker for services provided to you. when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for our records.

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