

FOR LEASE / FOR SALE LAKEWAY OFFICE PARK

Flex / Office-Warehouse Suites

RED
COMMERCIAL REAL ESTATE

★ CAPELLA

20225 Highway 71 | Lakeway, Texas 78738 Est. Completion: April 2027



14 UNITS
Available

1,000
–1,270 SF
Per unit

12' x 14'
Roll-up doors

\$26–\$28
NNN
Lease rate

UNIT SIZES & CONFIGURATIONS

Configuration	Footprint	Total SF	Mezz
Large unit, no mezz	±20' x 50'	1,000 SF	—
Large unit + mezz	±20' x 50'	1,270 SF	±270 SF
Split / small unit	Half of large	±500 SF	n/a

Need a smaller footprint? Any of the 14 large units can be demising-wall partitioned into two ±500 SF suites (±650 SF if a mezzanine-equipped unit is split).

FEATURES

- 12' x 14' roll-up drive-in doors
- Sealed, polished concrete floors
- Two entry doors per unit
- HVAC conditioned space
- Optional mezzanine, up to ±300 SF
- Beautiful Lake Travis Views
- Conveniently Located on Highway 71

DELIVERY CONDITION

Mezzanine delivered as structural rough-in / shell. Base unit delivered with roll-up door, two entries, sealed concrete floors, and HVAC in place — ready for tenant or buyer build-out.

FROM SHELL TO BUILD-OUT



INTERIOR RENDERINGS



±6.3 miles / 11 minutes via Hwy 71 to Hill Country Galleria : 100+ shops, restaurants & entertainment in Bee Cave.

PRE-LEASE RATE

\$26 – \$28 / SF NNN

PRE-SALE PRICE

\$400 / SF

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease, or withdrawal without notice. Dimensions, square footage, and completion date are estimates and subject to change.