



# Office Condos For Sale

in Lakeway, Texas

## CONDOS AVAILABLE:



Suite 210 - 2,450 SF  
Suite 225 - 3,850 SF  
**Suite 210+225 - 6,300 SF**



Suite 350A - 714 SF  
Suite 350C - 1,444 SF  
**Suite 350 A+C - 2,158 SF**



**BUILDING SIZE:** 21,966 SF  
**FLOORS:** 3



**YEAR BUILT:** 2007



**ZONING:** 1  
**COUNTY:** Travis

# Tuscan Hills Lakeside

401 RR 620 South, Lakeway, TX 78734



## 714 - 6,300 SF Office Condos For Sale

Tuscan Hills Lakeside presents a rare opportunity to acquire four office condominiums totaling 714 SF to 6,300 SF, thoughtfully positioned across two levels in the heart of Lakeway. Designed to accommodate a range of professional users, the property offers functional, well-appointed spaces within a boutique office setting that blends convenience with character. Located along RR 620 South, the property provides seamless connectivity to Lakeway, Bee Cave, and West Austin, with direct access to key corridors including Highway 71 and Loop 360. Surrounded by the scenic Texas Hill Country and minutes from Lake Travis, the area is defined by its strong demographics, affluent residential base, and a growing mix of retail, dining, and lifestyle amenities including The Hills Country Club, Lakeway Resort and Spa, and the Hill Country Galleria. Tuscan Hills Lakeside offers both investors and owner-users the opportunity to establish a presence in one of Austin's most desirable and supply-constrained suburban office markets.

Please contact us for additional information or to schedule a tour:

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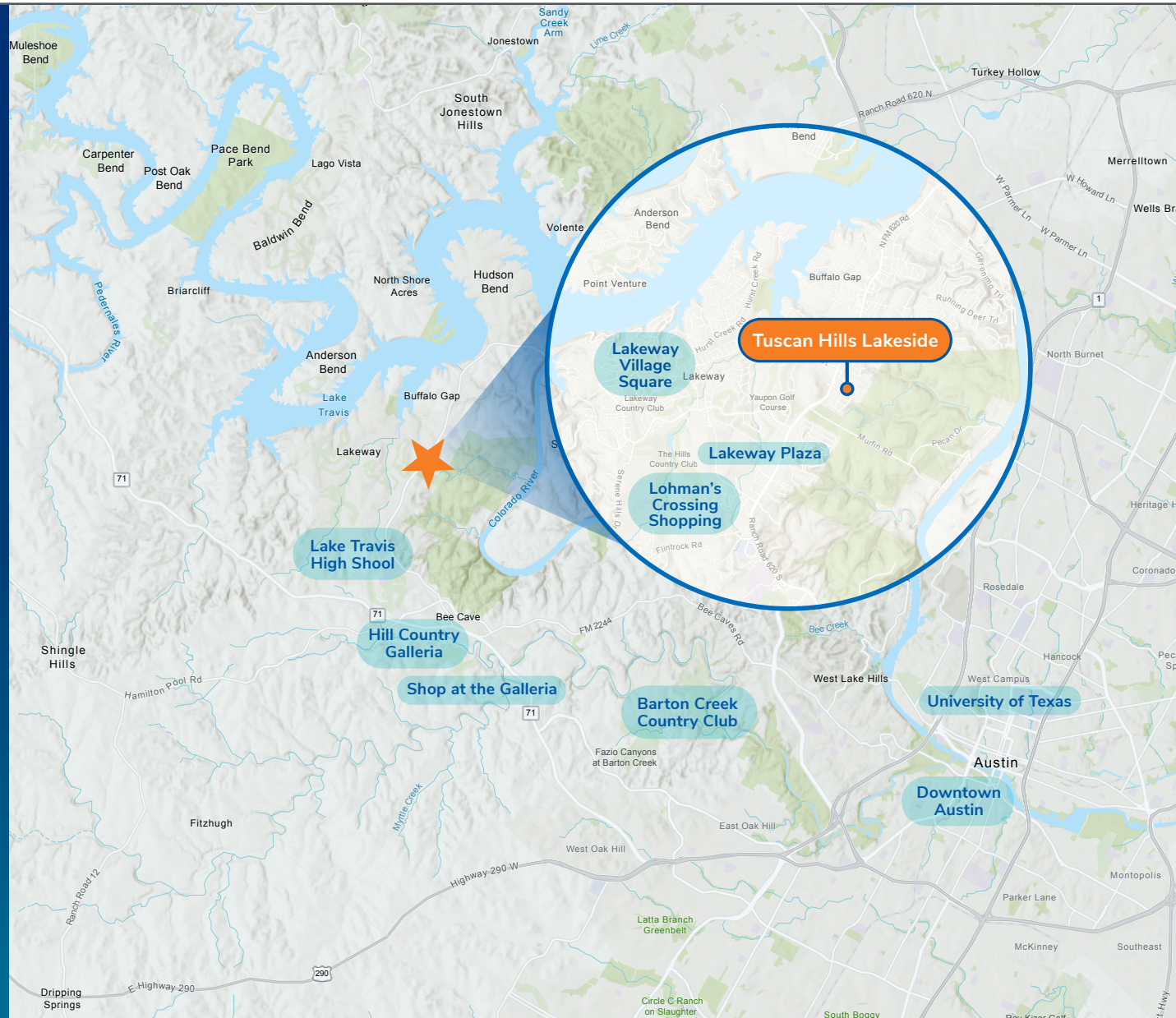
Tuscan Hills Lakeside - 401 RR 620 South, Lakeway, TX 78734


Location - Lakeway, TX


## Nestled in the scenic Texas Hill Country

Positioned along RR 620 South in the heart of Lakeway, Tuscan Hills Lakeside offers a premier Hill Country office setting within one of Austin's most affluent and desirable suburban markets. Surrounded by Lake Travis and established residential communities, the property benefits from a strong demographic base, steady population growth, and a business-friendly environment that continues to attract professional services, medical users, and boutique firms.

The location provides excellent regional connectivity with direct access to Highway 71, Loop 360, and Bee Cave Road, allowing for efficient travel to West Austin, Downtown Austin, and Austin-Bergstrom International Airport.



 Hwy 71 · 2.8 Miles · 6 Minutes

 LOOP 360 · 11 miles · 17 minutes

 BEE CAVE RD · 4.6 Miles · 9 Minutes

 WEST AUSTIN · 13 Miles · 20 Minutes

 DOWNTOWN AUSTIN · 19 Miles · 25 Minutes

 ABIA AIRPORT · 26 Miles · 30 Minutes

# Lakeway Office Condos For Sale

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Access / Parking

## Nearby Amenities

Nearby amenities including Hill Country Galleria, Lakeway Resort and Spa, and The Hills Country Club offer a highly amenitized environment with a mix of dining, retail, hospitality, and recreation, all within minutes of the property.

Combining accessibility, lifestyle appeal, and proximity to Lake Travis, Tuscan Hills Lakeside is well positioned for owner-users seeking a professional presence in a scenic, high-growth market with enduring demand.

**OAKS AT LAKEWAY SHOPPING** · 0.5 Miles · 2 Minutes

**LAKEWAY PLAZA** · 0.7 Miles · 2-3 Minutes

**LOHMAN'S CROSSING** · 1.2 Miles · 3 Minutes

**LAKEWAY VILLAGE SQUARE** · 1.6 Miles · 4 Minutes

**HILL COUNTRY GALLERIA** · 3.5 Miles · 6 Minutes

**SHOPS AT THE GALLERIA** · 3.8 Miles · 7 Minutes



# Lakeway Office Condos For Sale

Tuscan Hills Lakeside - 401 RR 620 South, Lakeway, TX 78734

The Opportunity

## Benefits of Owning an Office Condo Versus Leasing Office Space

### EQUITY & WEALTH CREATION

Monthly payments build equity instead of going entirely to rent. Over time, ownership allows the business to capture appreciation and create long-term wealth.

### TAX ADVANTAGES

Owners may take advantage of depreciation, mortgage interest deductions, and other potential tax benefits. These advantages can meaningfully reduce the effective cost of occupancy (consult a tax advisor).

### COST CONTROL & PREDICTABILITY

Ownership provides protection against rising rents and offers more stable occupancy costs. This makes long-term budgeting and planning more predictable.

### CUSTOMIZATION & CONTROL

Greater flexibility to design, build out, and brand the space without typical landlord restrictions. This allows the space to better reflect company culture and operational needs.

### EXIT & INVESTMENT FLEXIBILITY

The property can be sold, refinanced, or leased out in the future. This provides strategic optionality as business needs evolve.

### BALANCE SHEET STRENGTH

Owning real estate adds a tangible asset to the company's balance sheet. This can improve financial stability and potentially enhance access to financing or more favorable lending terms.

# Lakeway Office Condos For Sale

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Building Availabilities

## Condos Available

	Suite	Size	Price	Price PSF
Level 3	350 A	714 SF	\$282,030	\$395 PSF
	350 C	1,444 SF	\$570,380	\$395 PSF
	350 A+C *	2,158 SF	\$852,410	\$395 PSF
Level 2	210	2,450 SF	\$967,750	\$395 PSF
	225	3,850 SF	\$1,520,750	\$395 PSF
	210+225 *	6,300 SF	\$2,488,500	\$395 PSF

\* Combined / contiguous suites



# Lakeway Office Condos For Sale

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Existing Tenants

## Notable Tenant Collection



### Westlake Dermatology

A leading provider of medical and cosmetic dermatology offering a full spectrum of advanced skin care treatments, including surgical, aesthetic, and preventative services.

Known for its expert physicians, the practice delivers personalized care across multiple locations in Texas.



### Lakeway Cosmetic Density

Premier dental practice specializing in cosmetic, restorative, and general dentistry.

With a focus on modern technology and individualized treatment plans, the team is committed to delivering exceptional results in a comfortable, patient-centered environment.



### Boost Performance and Longevity Center

Wellness-driven clinic focused on optimizing health, vitality, and long-term performance.

Through personalized programs, including hormone optimization, recovery therapies, and preventative care—the center helps clients achieve sustainable, peak wellness.



### Ragland CPA Group

Full-service accounting firm providing comprehensive tax, audit, and advisory services.

With a strategic and proactive approach, the firm partners with individuals and businesses to support financial clarity, compliance, and long-term growth.



### First Citizens Bank

A nationally recognized financial institution offering a full range of personal, business, and commercial banking services.

With a strong emphasis on long-term relationships, the bank delivers tailored financial solutions backed by decades of experience and stability.

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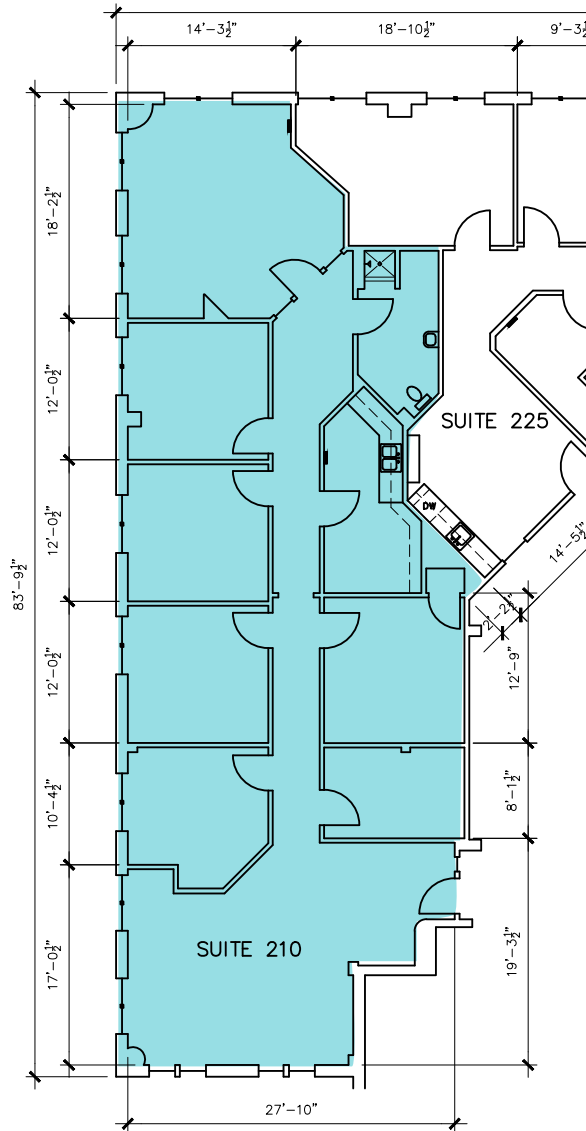
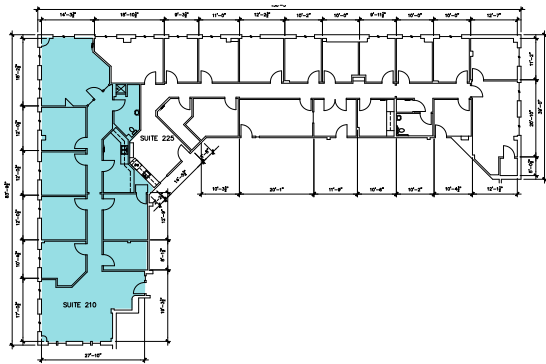
Suite 210

## Suite 210 - 2,450 SF

Price: \$967,750

Price PSF: \$395

- 7 Private Offices
- Kitchen / Break Room
- Private bathroom and shower



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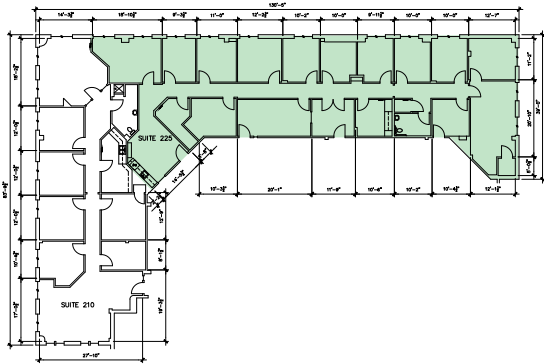
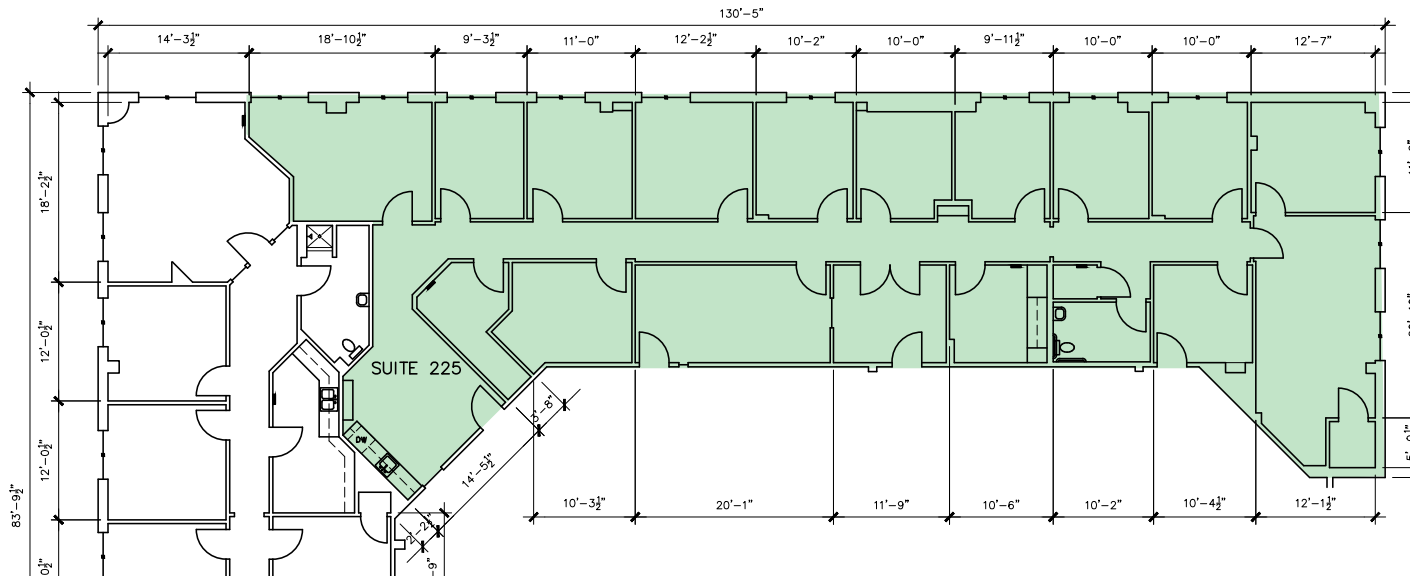
Suite 225

## Suite 225 - 3,850 SF

Price: \$1,520,750

Price PSF: \$395

- 12 Private Offices
- 3 Conference Rooms
- Kitchen / Break Room
- Private Bathroom



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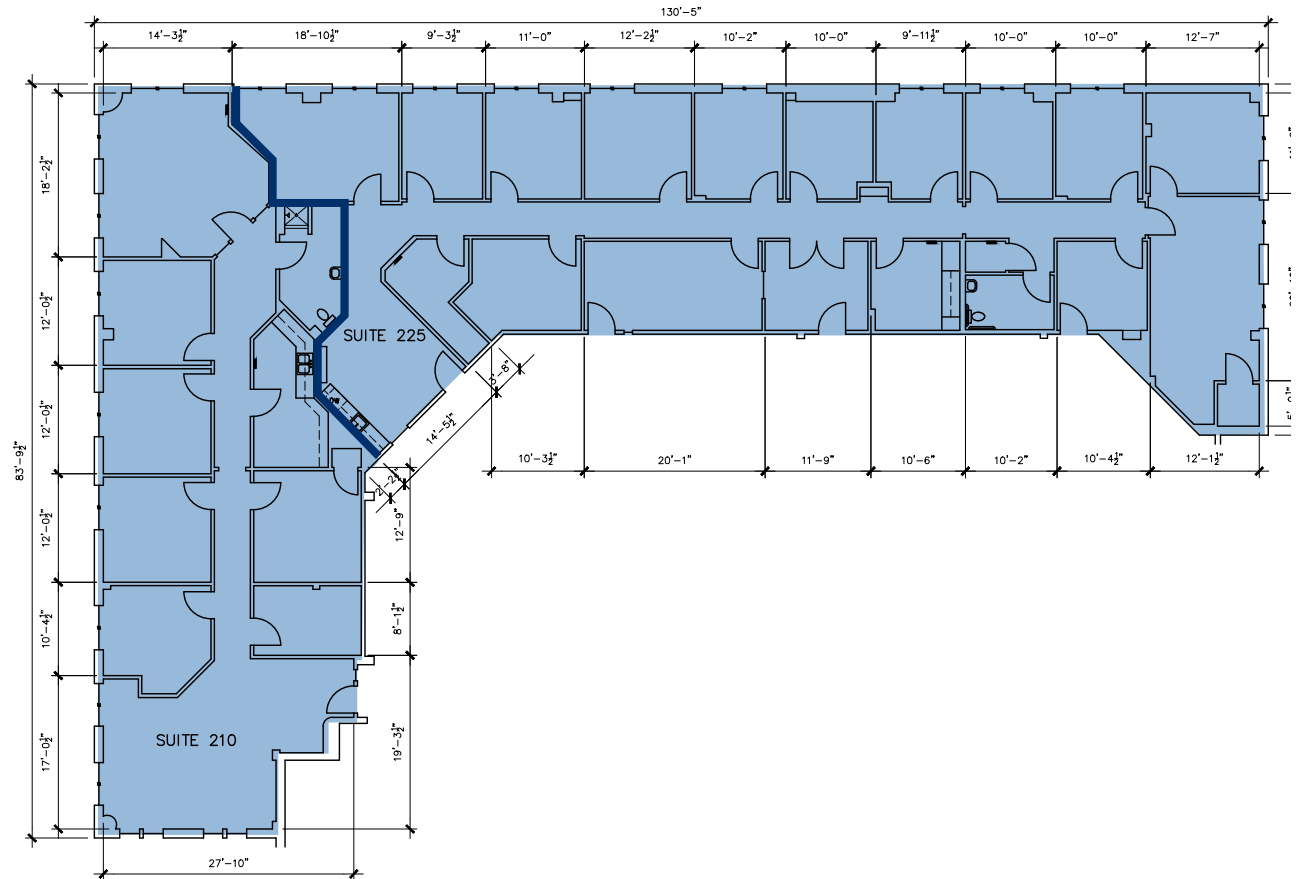
Suite 210+225

## Suite 210+225 - 6,300 SF

Price: \$2,488,500

Price PSF: \$395

- 19 Private Offices
- 3 Conference Rooms
- Kitchen / Break Room
- Private Bathroom and Shower



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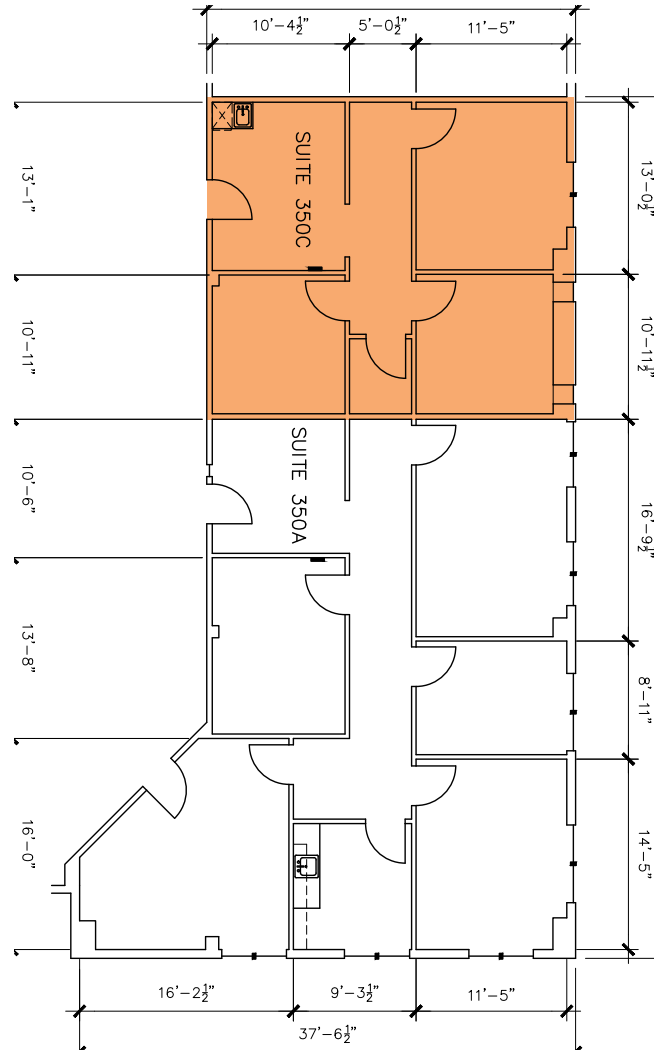
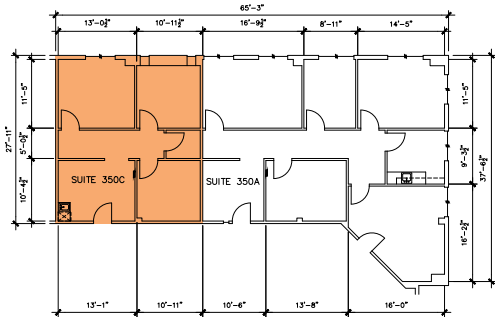
Suite 350A

## Suite 350A - 714 SF

Price: \$282,030

Price PSF: \$395

- 3 Private Offices
- Kitchen / Break Room
- Storage Closet



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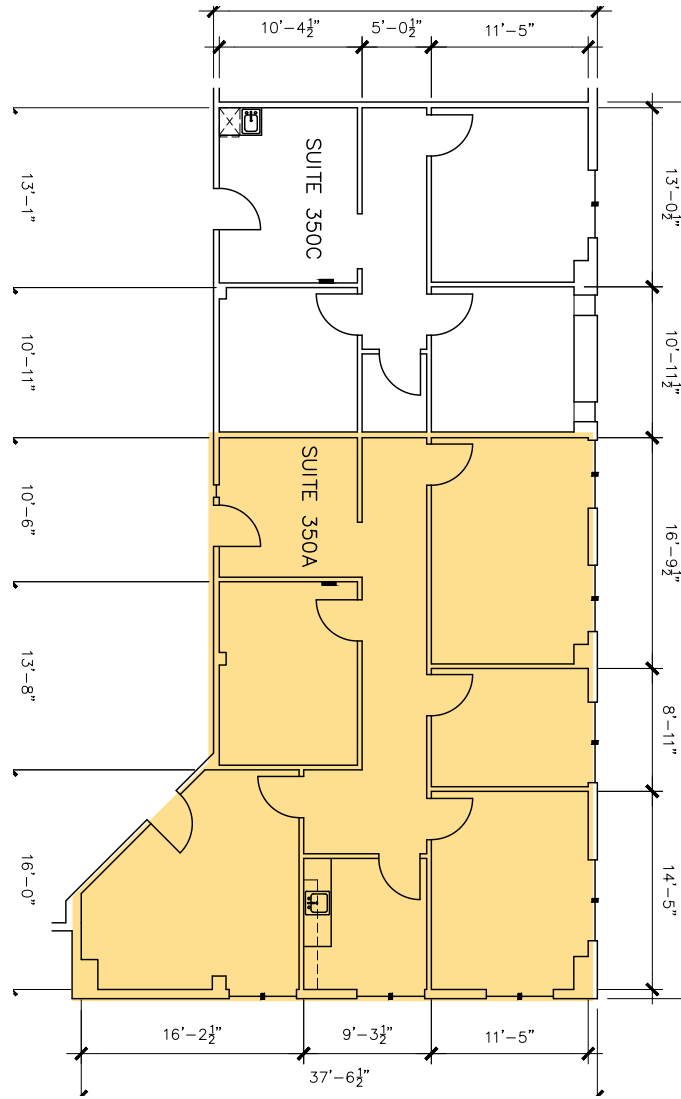
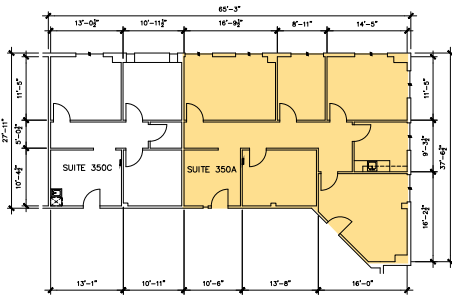
Suite 350C

## Suite 350C - 1,444 SF

Price: \$570,000

Price PSF: \$395

- 5 Private Offices
- Kitchen / Break Room
- Reception



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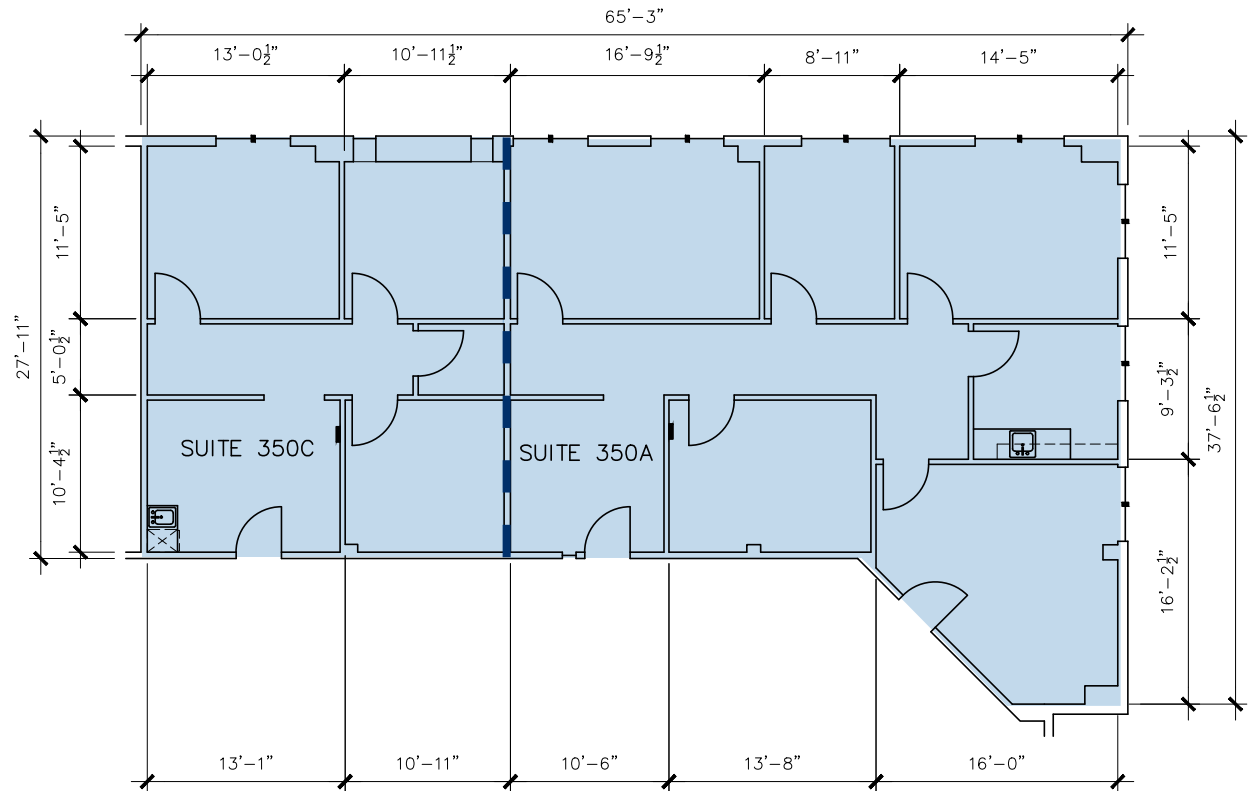
Suite 350 A+C

## Suite 350 A+C - 2,158 SF

Price: \$852,410

Price PSF: \$395

- 8 Private Offices
- 3 Conference Rooms
- Kitchen / Break Room
- Reception
- Storage Closet

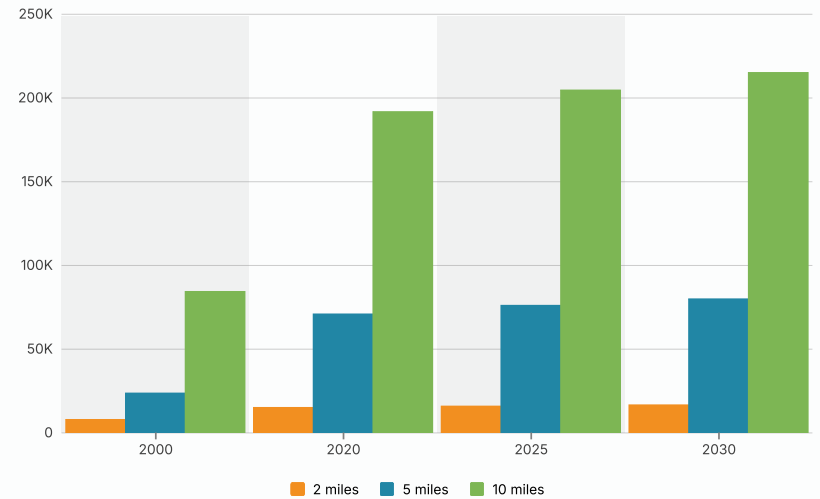


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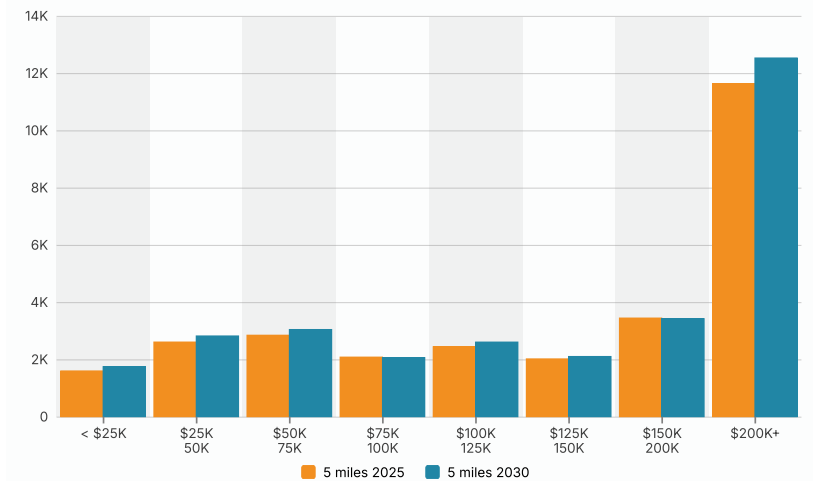
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## Demographics

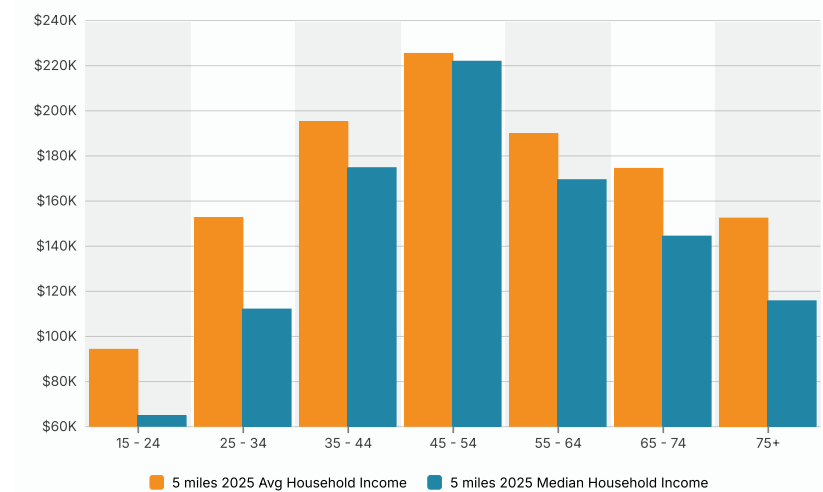
Population



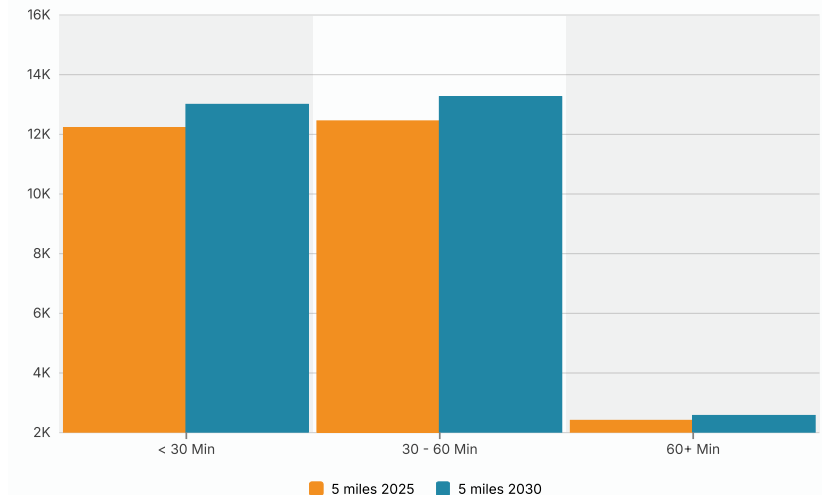
Households By Income



Household Income By Age



Population Travel To Work





## Austin

401 S 1st Street  
Suite 700  
Austin, Texas 78704  
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## Stream Locations:

Atlanta

**Austin**

Carolinas

Chicago

Dallas

Denver

Fort Worth

Greater Los Angeles

Houston

South Florida

Nashville

Northern Virginia

Phoenix

San Antonio

San Diego

Washington, DC

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