



PROPERTY OVERVIEW

This turnkey sublease offers a gross lease structure with one simple monthly payment, covering rent, utilities, and all operating expenses—making it an easy plug-and-play solution for a new user.

The space is shared with an established, long-term attorney's office, creating a professional environment ideal for an attorney or a solo medical user. The layout comfortably supports one to three employees across two private offices.

Located in the highly desirable West Lake Hills neighborhood, the property provides excellent accessibility and is surrounded by strong amenities, including dining, retail, and service options—adding convenience for both staff and clients.

FOR LEASE

Offering Summary

Address	3821 Juniper Trace STE 203
City, State, Zip Code	Austin, TX 78738
Price	\$1,500
Building SF	1,000 sq. ft.
Available SF	275 sq ft.
Rooms	2
Year Built	2002
Building Class	A
Lease Rate	Gross
Type	Office

JARED HUSMANN

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4001 Westown Parkway,
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PROPERTY PHOTOS



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LOCATION MAP



**TO LEARN MORE ON
THIS PROPERTY**

SCAN THE QR CODE



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