

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (Gross)
Building Size:	10,000 SF
Available SF:	1,250 - 10,000 SF
Lot Size:	2 Acres
Year Built:	2003
Zoning:	C-1
Market:	Austin
Submarket:	Northwest

PROPERTY OVERVIEW

Located in the heart of Lakeway, this property offers the ideal blend of professionalism, convenience, and Hill Country charm. Just two blocks off RR 620 and directly across from The Oaks at Lakeway—home to H-E-B, restaurants, retail, and a hotel—this location provides exceptional accessibility for clients and staff alike. Backing to the scenic Bird Preserve, the property enjoys privacy and inspiring Hill Country views while remaining in one of the most active and high-income corridors in the Austin area.

Perfect for a high-end financial advisor, law firm, medical or wellness practice, corporate office, design or architectural firm, real estate brokerage, or boutique professional service. The property is offered on Gross leases with tenants responsible only for their electric—keeping operations simple and predictable while enjoying a premier Lakeway address that makes a lasting impression.

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PROPERTY HIGHLIGHTS

- Prime Lakeway Location – Situated just two blocks off RR 620, across from The Oaks at Lakeway with H-E-B, retail, restaurants, and a hotel.
- Scenic Setting – Backs to the Bird Preserve with beautiful Hill Country views, offering a quiet and inspiring environment for professionals.
- Flexible Space Options – Suites ranging from 1,250 SF to 10,000 SF available.
- Competitive Terms – \$26/SF Gross Lease, with tenant responsible only for electric.
- Ample Parking – Convenient surface parking for staff and clients.
- Ideal for Professional Tenants – Perfect for financial advisors, law firms, medical or wellness offices, corporate headquarters, design or architectural studios, real estate firms, and other professional services.
- High-Visibility Corridor – Located in a high-income, high-traffic area in the heart of Lakeway—one of Austin’s most desirable business communities.



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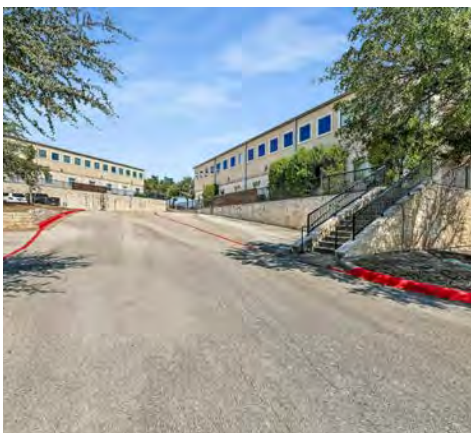
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7 LAKEWAY CENTRE COURT LAKEWAY

ADDITIONAL PHOTOS



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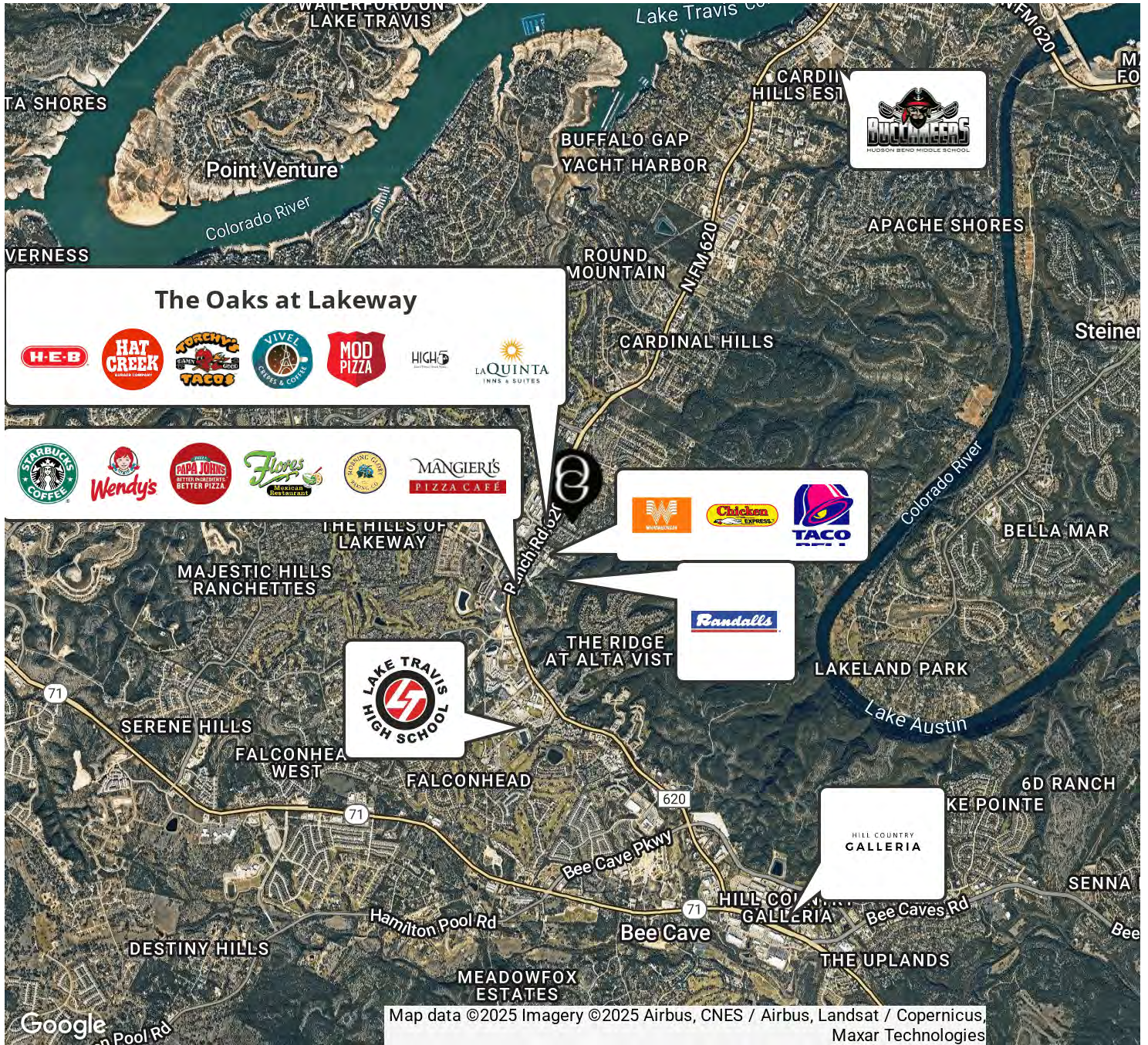
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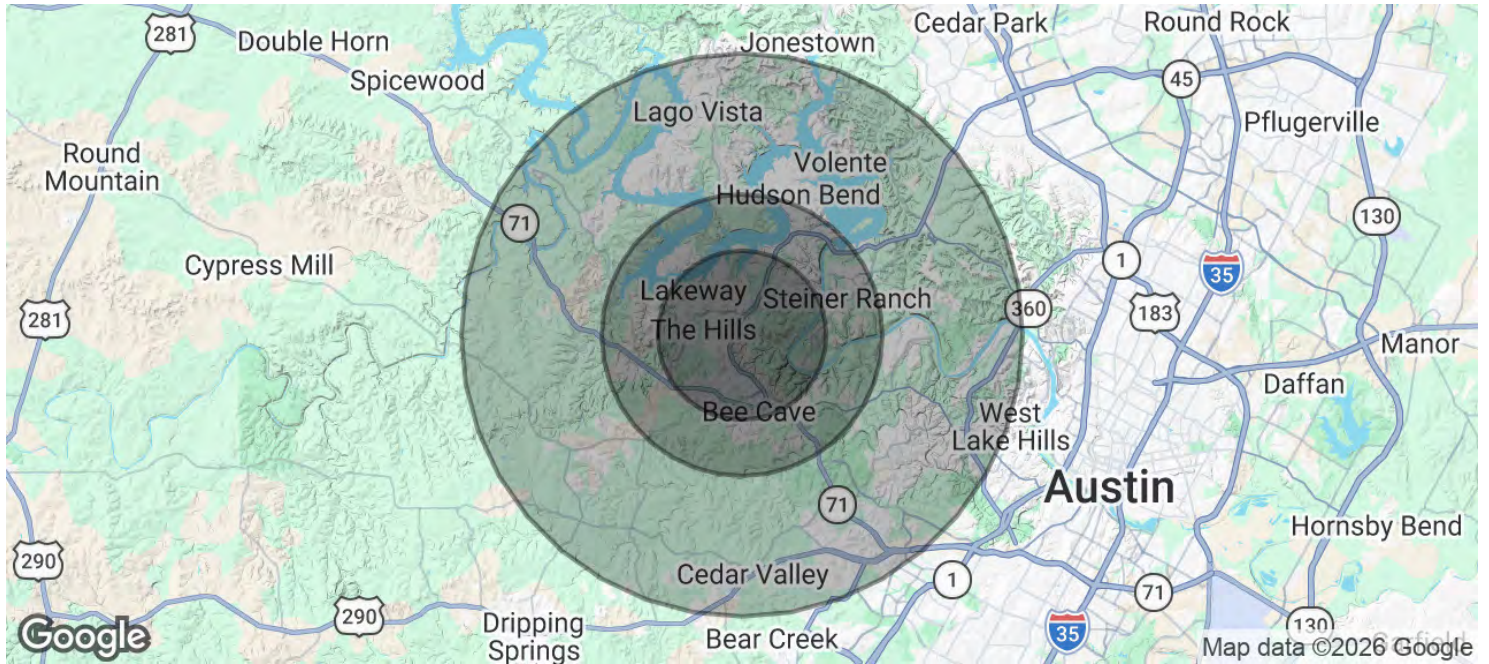


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	36,263	71,646	190,263
Average Age	44	42	42
Average Age (Male)	43	41	41
Average Age (Female)	45	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,264	26,147	71,832
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$207,517	\$226,522	\$215,822
Average House Value	\$889,541	\$930,131	\$971,702

Demographics data derived from AlphaMap

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