



FOR LEASE

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1213/1313 Ranch Road 620 S

1213 & 1313 Ranch Road 620 S, Austin, TX 78734

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 | expcommercial.com

Gayle Berkbigler, CCIM

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OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	18,256 SF
Available SF:	1,773 - 3,049 SF
Lot Size:	1.57 Acres
Year Built:	2002
Zoning:	C-1
Market:	Austin
Submarket:	Southwest

PROPERTY OVERVIEW

Office for lease in the 1213 & 1313 Ranch Road 620 S in Lakeway, very nice finish out, easy access, competitive pricing!

PROPERTY HIGHLIGHTS

- Lakeway Professional offices
- Easy access off of RR620
- Great Visibility and Demographics
- Nice Finish-out
- Plentiful parking
- Lots of windows and natural light

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1213 Suite #100	Available	3,049 SF	NNN	\$16.00 SF/yr	Nice finish-out with plenty of windows and natural light. Perfect for bank or credit union, CPA, attorney, or medical use office. Plenty of parking
1213 Suite #101	Available	2,854 SF	NNN	\$16.00 SF/yr	2nd Generation Title Company - First American Title
1213 Suite #200-Celebration Church	Available	2,556 SF	NNN	\$16.00 SF/yr	Very open office space - currently being used by a church...
1213 Suite #202	Available	1,773 SF	NNN	\$16.00 SF/yr	2nd gen office space, reception area, kitchen, 4 offices, conference room, Very nice office suite on the 2nd floor - recently updated - Nice finish-out with plenty of windows and natural light. Perfect for CPA, Attorney, Real estate office, or medical use office. Plenty of parking
1313 Suite #202	Available	2,482 SF	NNN	\$16.00 SF/yr	2nd generation Medical office, Dermatology office

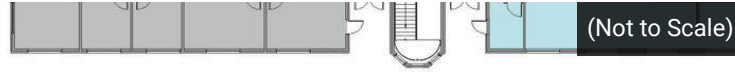
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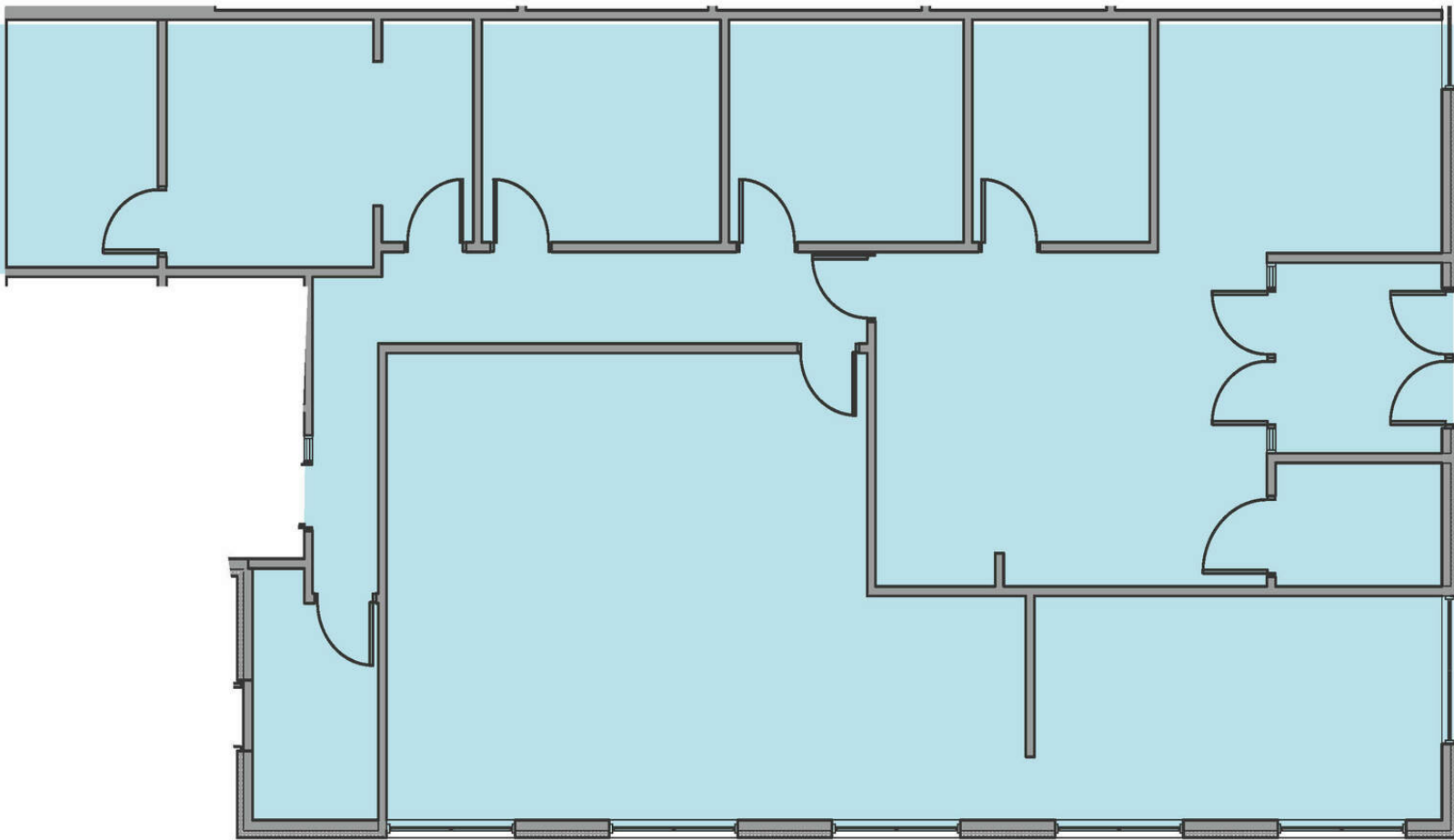
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AVAILABILITY

BUILDING 1213
1ST FLOOR

SUITE 100- 3,049 SF



Floor Plan- 1213 | 1st Floor | Suite 100 | 3049 SF

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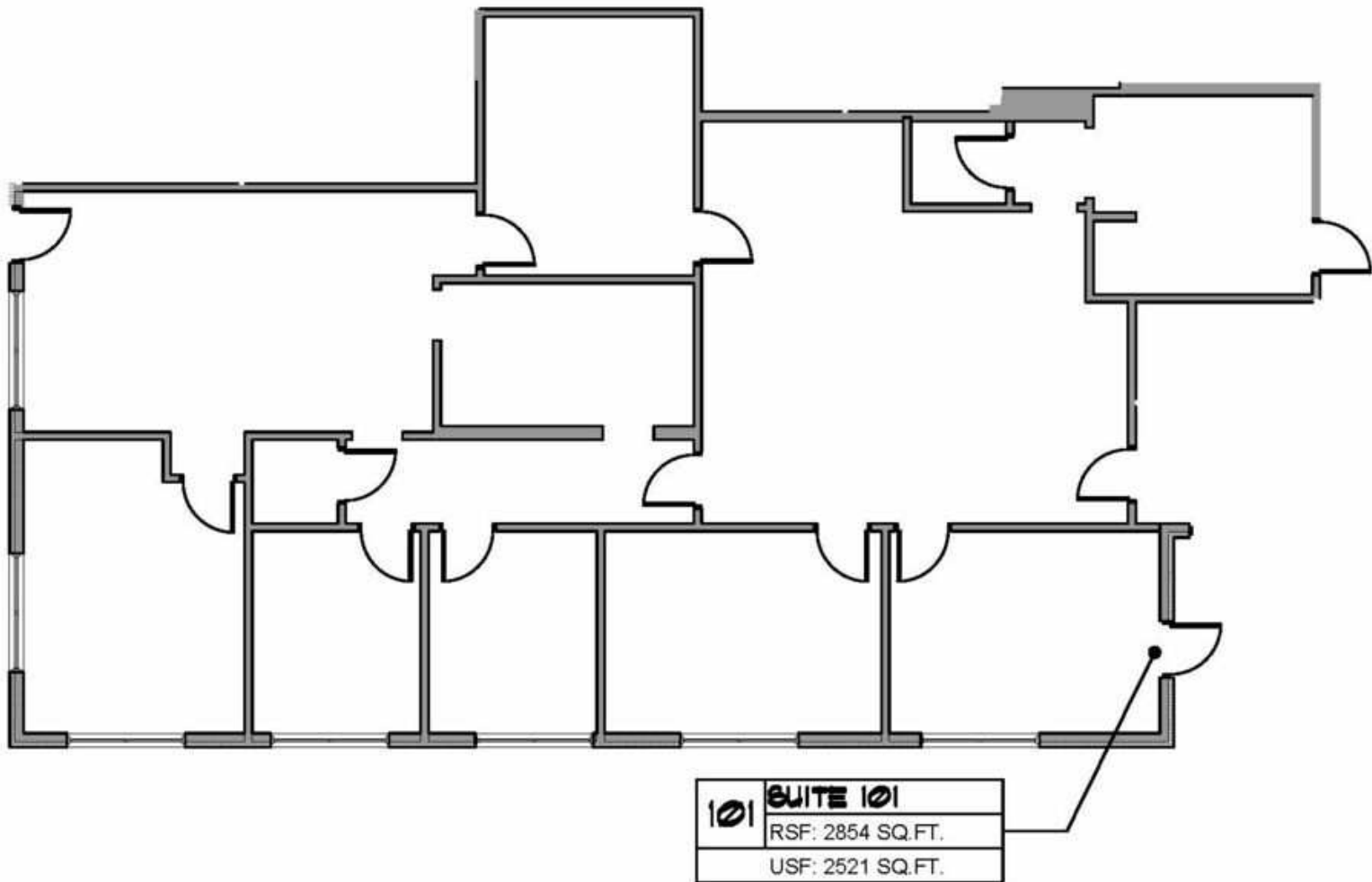
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(Not to Scale)



**** APPROXIMATE DIMENSIONS**

Floor Plan - 1213 | First Floor | Suite 101 | 2,854 SF

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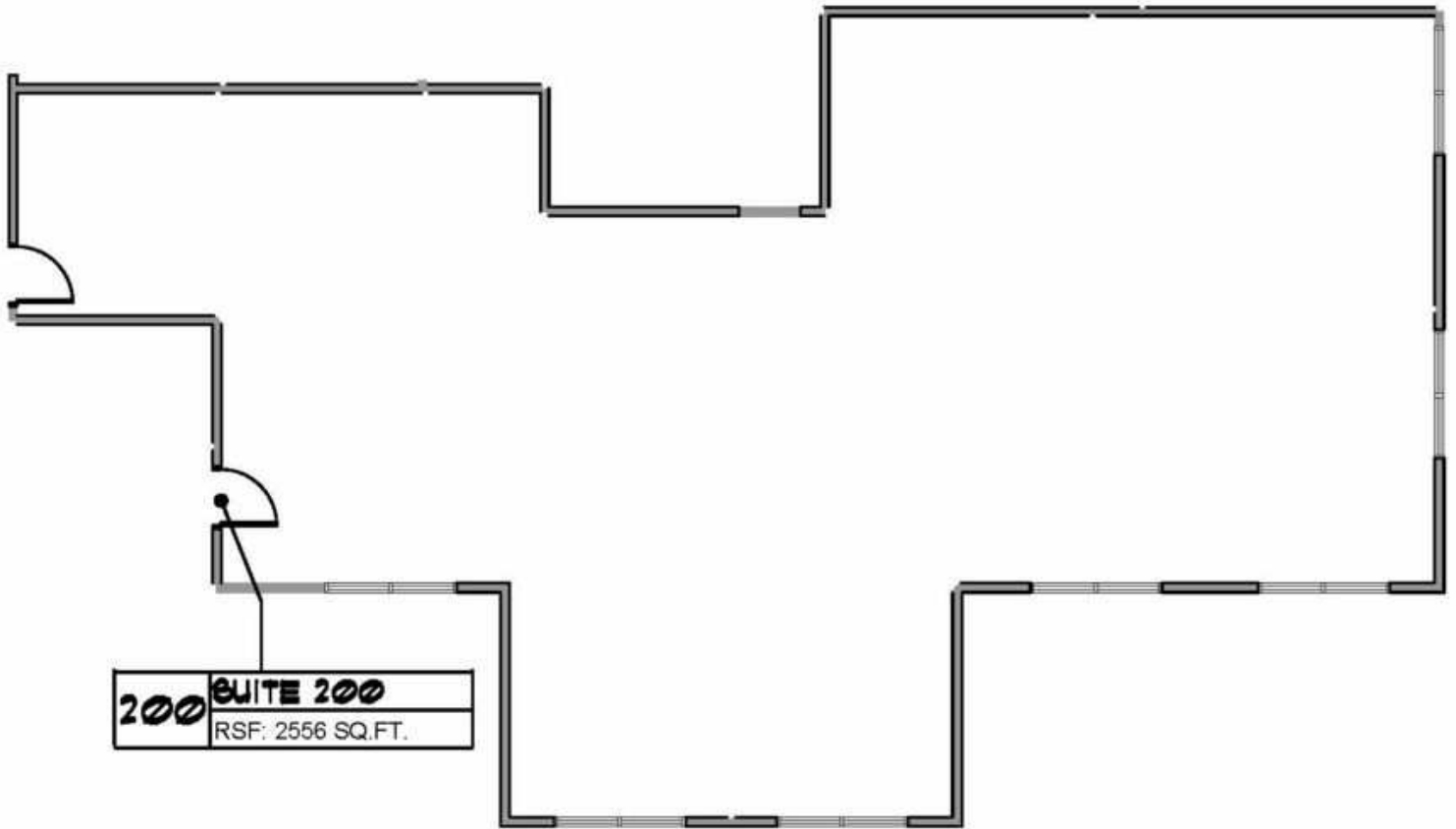
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FOR LEASE | **Floor Plan | 1213 | Second Floor | Suite #200**



Floor Plan - 1213 | Second Floor | Suite 200 | 2,556 SF

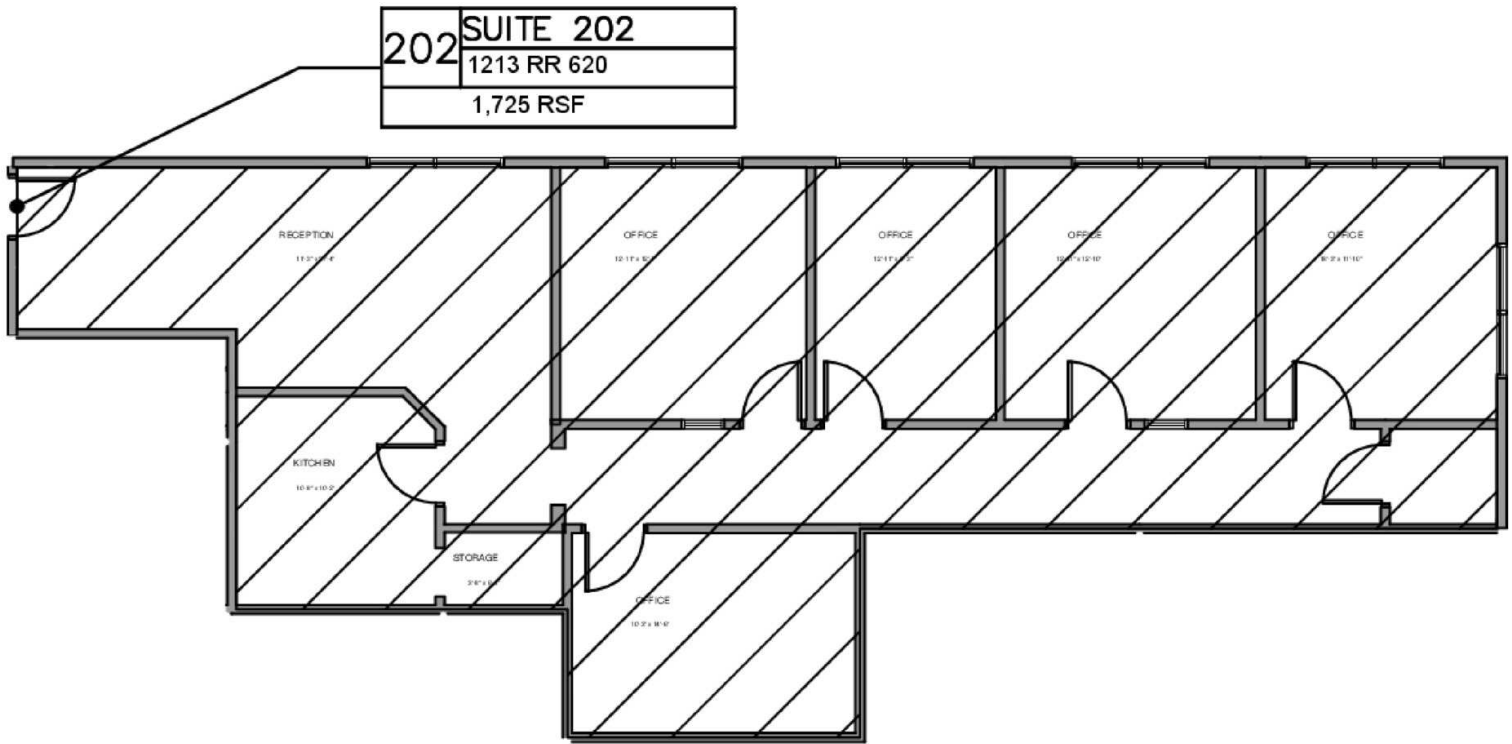
1 1213 SECOND FLOOR

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FOR LEASE | **Floor Plan | 1213 | Second Floor | Suite #202**



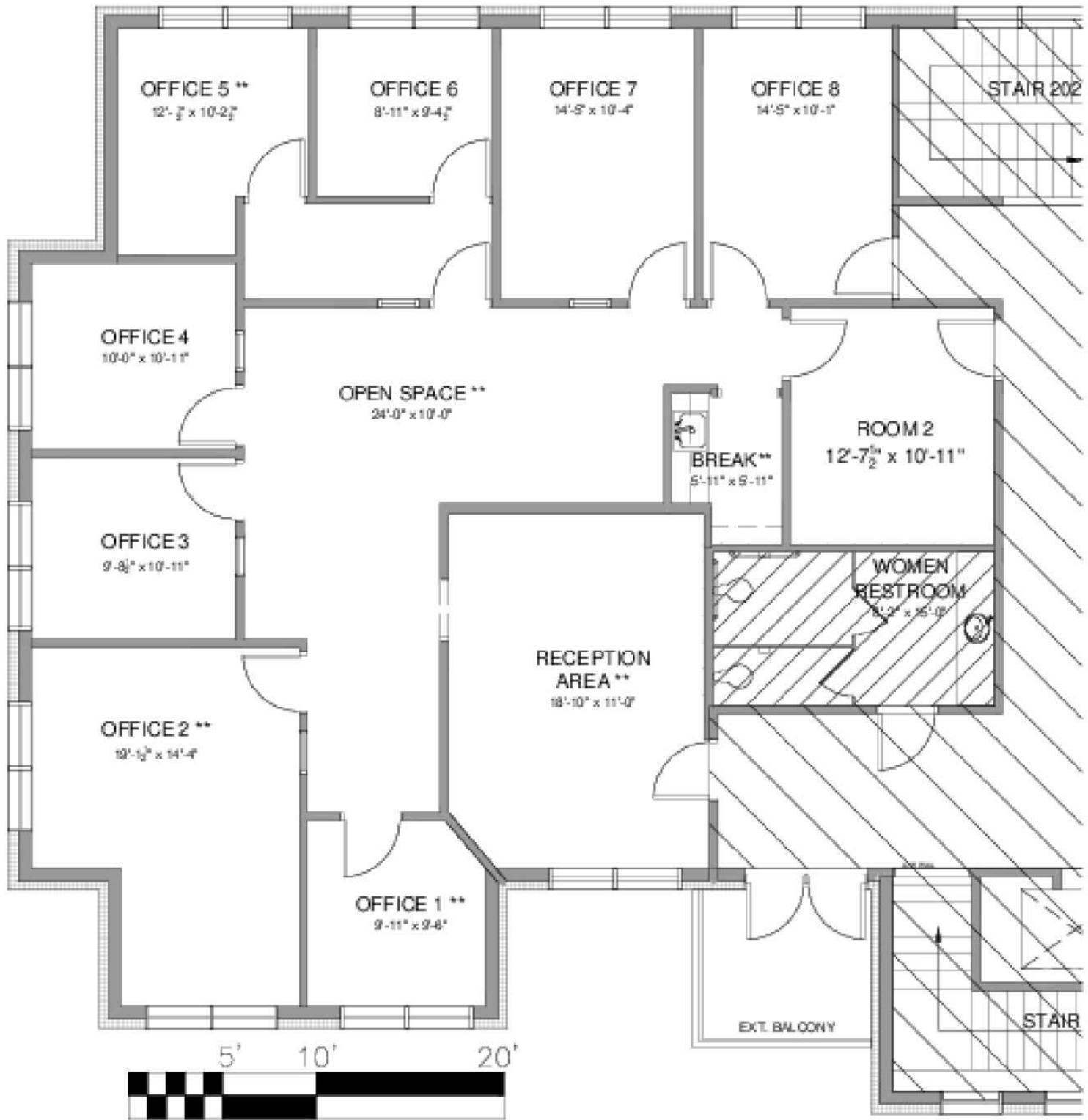
Floor Plan - 1213 | Second Floor | Suite 202 | 1,725 SF

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FOR LEASE | **Floor Plan | 1313 | Second Floor | Suite #202**



Floor Plan - 1313 | Second Floor | Suite 202 | 2,423 SF

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FOR LEASE | 1213 Suite #100 Photos



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FOR LEASE | 1213 Suite #101 Photos



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FOR LEASE | 1213 Suite #200 Photos

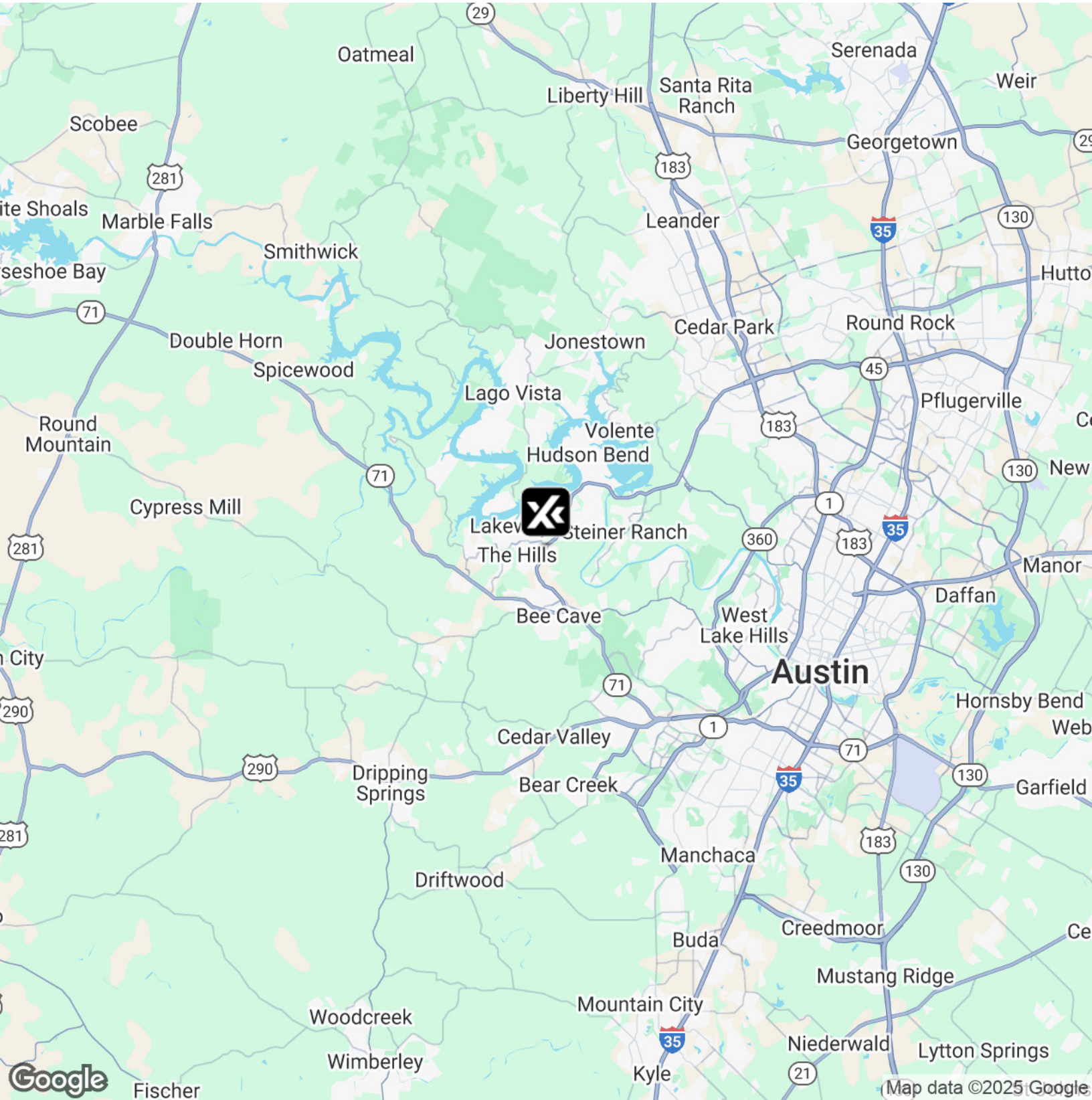


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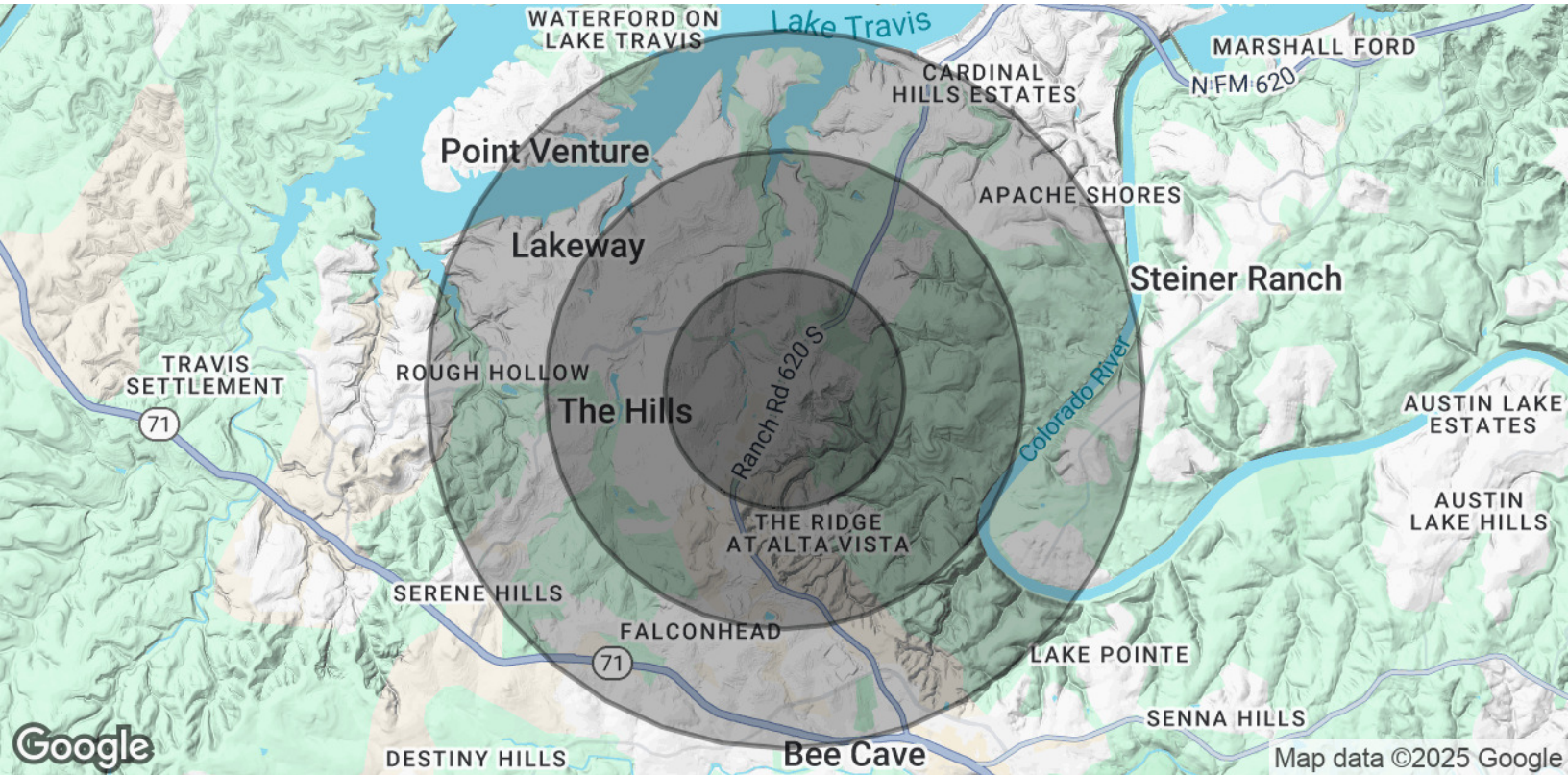
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,831	17,341	37,196
Average Age	49	47	45
Average Age (Male)	47	46	43
Average Age (Female)	50	48	46
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,961	7,173	14,661
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$195,028	\$195,952	\$207,713
Average House Value	\$840,107	\$868,010	\$884,050

Demographics data derived from AlphaMap

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