

# OFFICE SPACE FOR LEASE · 5506 HIGHWAY 290 WEST · AUSTIN, TX 78735

Oak Hill Submarket · Direct Highway Access · Suite 300 · ±1,350 SF



## PROPERTY HIGHLIGHTS

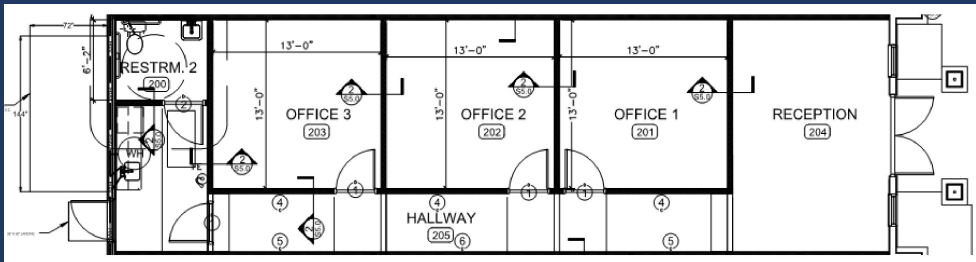
**AVAILABLE SPACE:** ±1,350 SF | Suite 300  
**BUILDING SIZE** ±3,600 SF | 3-Suite Building  
**LEASE RATE:** \$25.00 / SF / YR (NNN)  
**AVAILABILITY:** May 1, 2026  
**PARKING:** 13 Spaces (4:1,000 SF Ratio)  
**LEASE TERM:** Negotiable | Min. 3 Years  
**CEILING HEIGHT:** Soaring Coffered Ceilings  
**INTERNET:** Fiber — High-Speed Available

## PROPERTY DESCRIPTION

Step into a workspace that commands attention. This exquisitely appointed office suite delivers a rare combination of Tuscany-inspired design and prime Austin location — soaring coffered ceilings, rich crown molding throughout, and an atmosphere of permanence that impresses clients from the moment they arrive. Three private executive offices, a gracious reception and conference area, and a private break room — all connected by fiber-optic internet. Perched directly on US Highway 290 West with effortless access and ample surface parking.

## SUITE FEATURES

- Tuscany-Inspired Design
- Soaring Coffered Ceilings
- Crown Molding Throughout
- 3 Executive Private Offices
- Reception & Conference Area
- Private Break Room / Kitchenette
- Fiber Internet Ready
- Direct Highway 290 Access
- 13 On-Site Parking Spaces
- Move-In Ready — No TI Needed
- Exterior Signage Available



**THE RUSSEL MOORE COMPANY**

Licensed Real Estate Broker — Texas

TREC Broker #375272-B

**RUSSEL MOORE**

**512.785.9997**

rmoore@russelmoore.com

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