

**2606 RR 620 North**, is a very unique property situated between Lakeway and Steiner Ranch. The property has served as the corporate headquarters for a commercial Real Estate development company for the last 8 years.

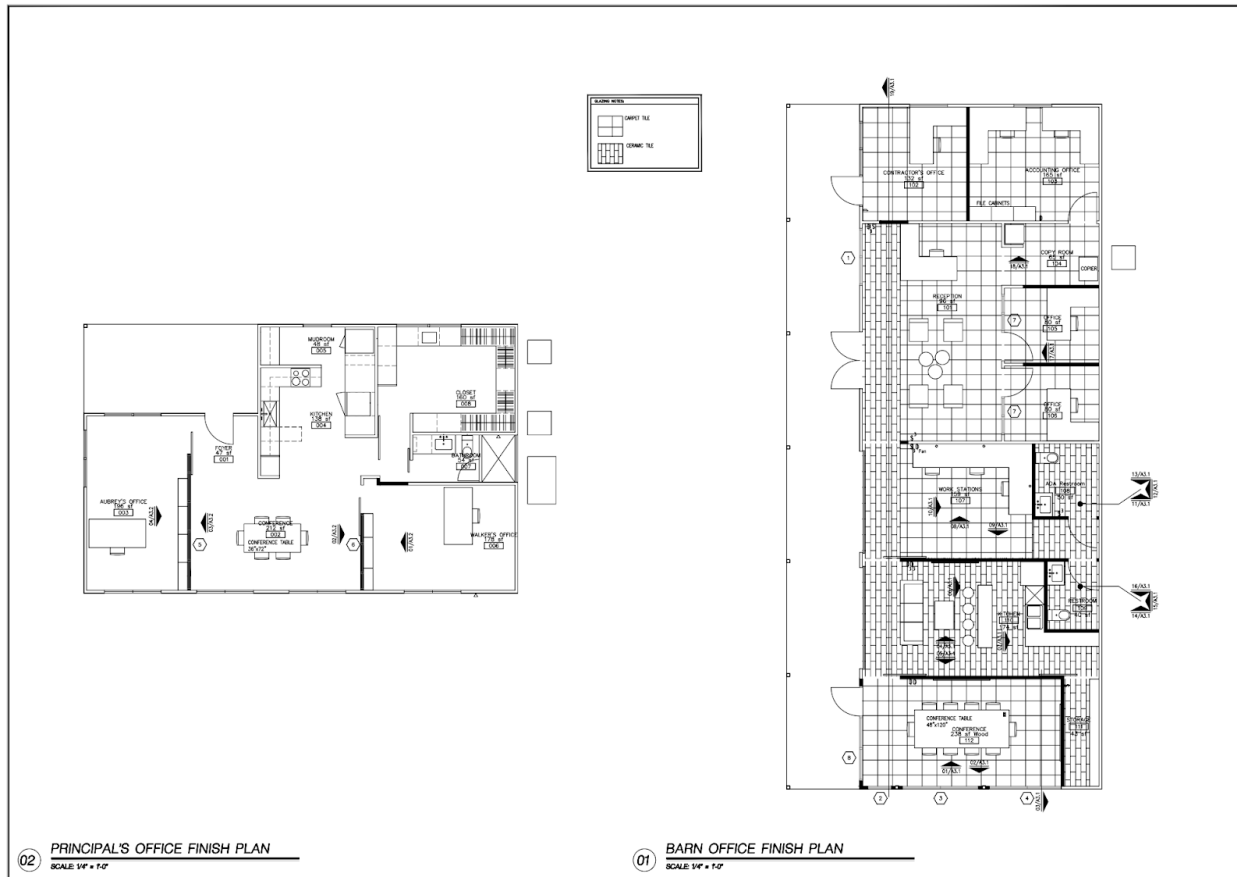
Since the Owners acquired the asset in 2017 they have put a great deal of care, vision, and intentionality into designing and curating the property. Originally a caretaker's property for a 50-acre waterfront estate, the property was reimagined and transformed into a **high-design, luxury commercial office space** that has served as their headquarters and an exceptional venue for client gatherings and private events. It has not only supports day-to-day operations, but has also been an integral part of their brand identity and culture. It's a space that feels inspiring, functional, and deeply considered in every detail.

What makes this property even more rare is its **flexibility**. Located within the city of Austin ETJ in western Travis County, 2606 offers a wide-open canvas for the next owner. Potential thoughts for re-design:

- Continue using it as a boutique owner-occupied office or creative headquarters,
- Convert it into a hyper-unique co-working office space,
- Convert it back into a **residential estate**,
- Reimagine it as a **luxury short-term rental**, or
- Establish a **private event venue or hospitality concept**...

Property Highlights:

- **Size & Layout:** Approximately 2,940 square feet of thoughtfully designed space across two separate buildings. The executive building provides roughly 1,380 sq.ft. while the main building provides another 1,560 sq.ft.
- **Lot:** Situated on a 1-acre gated lot, offering privacy and ample space for various uses.
- **Location:** Prime frontage on RR 620, providing excellent visibility and accessibility.
- **Design & Finishes:** The finishes throughout the property are elevated and bespoke — no corners were cut in the buildout. From the architectural features and millwork to the lighting, layout, and landscaping, every decision was made with a focus on craftsmanship, aesthetics, and functionality.
- **Amenities:** Features an in-ground pool, dog park, extensive landscaping, and ample parking, enhancing its appeal for both residential and commercial applications.



Current use offers:

#### Building 1 - Principal's Office

Foyer

2 private offices

Conference room

Kitchen

Bathroom with shower

Mud Room

Storage / Closet space

#### Building 2 - "Barn" Office

Receptionist Desk

Reception Lounge

Copy room

4 private offices

1 co-working space

Conference room

Kitchen

2 private bathrooms

