

# 1 1213 RANCH ROAD 620 S. LAKEWAY, TEXAS



## PROPERTY DESCRIPTION

Office for lease in the 1213 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

## OFFERING SUMMARY

Lease Rate:	\$20.50 SF/yr (NNN)
Available SF:	1,983 - 3,049 SF
Lot Size:	1.57 Acres
Building Size:	18,256 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,422	6,151	12,767
Total Population	2,992	13,031	27,780
Average HH Income	\$133,820	\$141,652	\$146,228

**GAYLE BERKBIGLER, CCIM**

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# 2 LEASE SPACES AVAILABLE NOW



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,983 - 3,049 SF	Lease Rate:	\$20.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #105	Available	1,983 SF	NNN	\$20.50 SF/yr	Very nice office suite on the 1st floor - recently updated - 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
Suite #100	Available	3,049 SF	NNN	\$20.50 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

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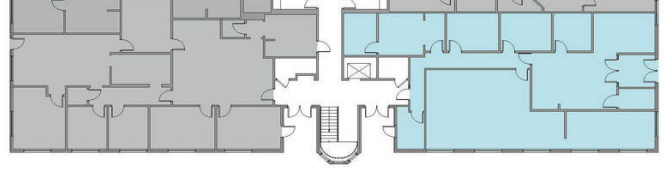
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# 3 SUITE 100 FLOOR PLAN

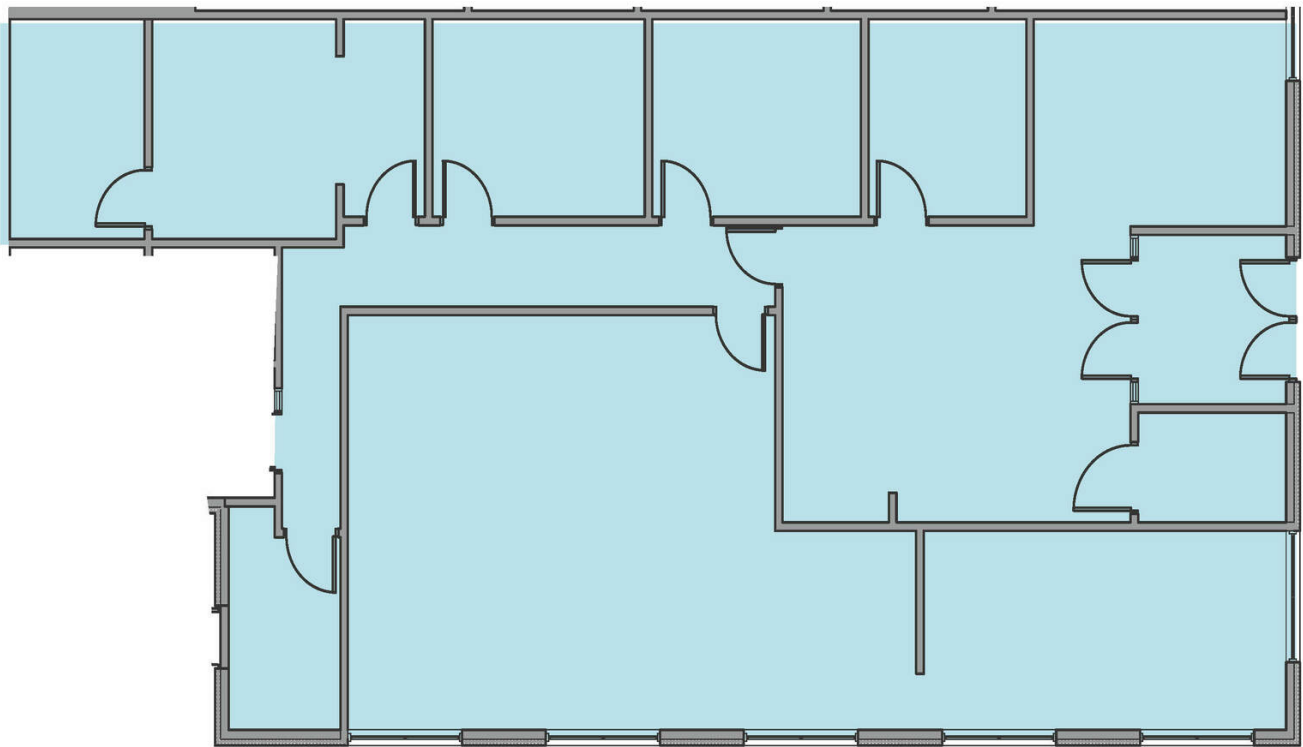
RR 620 SOUTH



## AVAILABILITY

BUILDING 1213  
1ST FLOOR

SUITE 100- 3,049 SF



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# 4 ADDITIONAL PHOTOS SUITE #100



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# 5 ADDITIONAL PHOTOS SUITE #100



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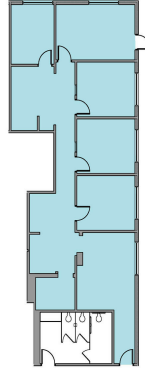


# 6 LEASE SUITE #105



## AVAILABILITY

BUILDING 1213  
1ST FLOOR  
SUITE 105 - 1,983 SF



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Gayle Berkbigler, CCIM  
512-844-4653(golf)

## LEASE INFORMATION

Lease Type:	NNN - \$13.54	Lease Term:	Negotiable
Total Space:	1,983 SF	Lease Rate:	\$20.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #105	Available	1,983 SF	NNN	\$20.50 SF/yr	Very nice office suite on the 1st floor - recently updated - 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

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# 7 SUITE #105 PHOTOS



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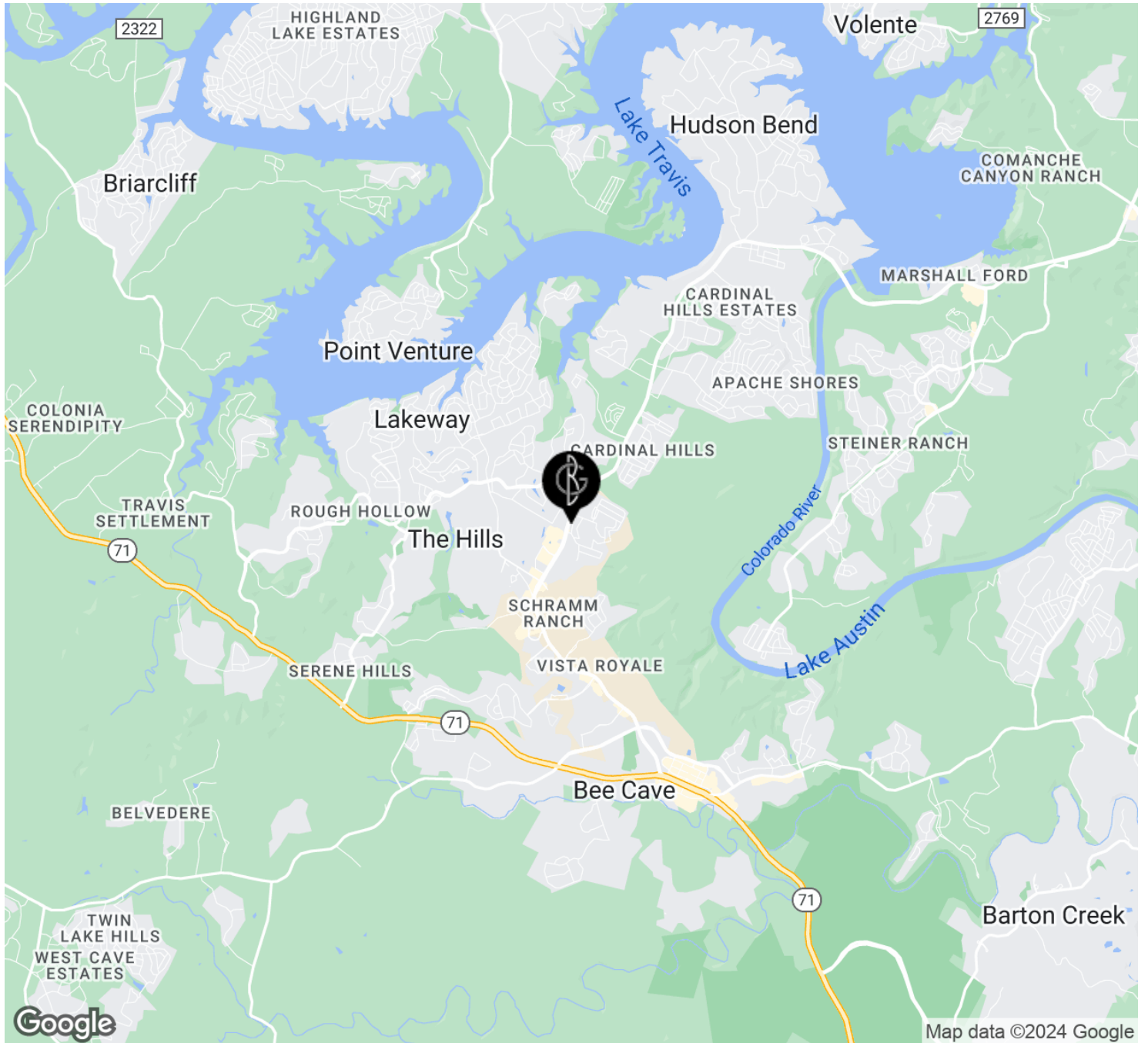
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# 9 LOCATION MAP



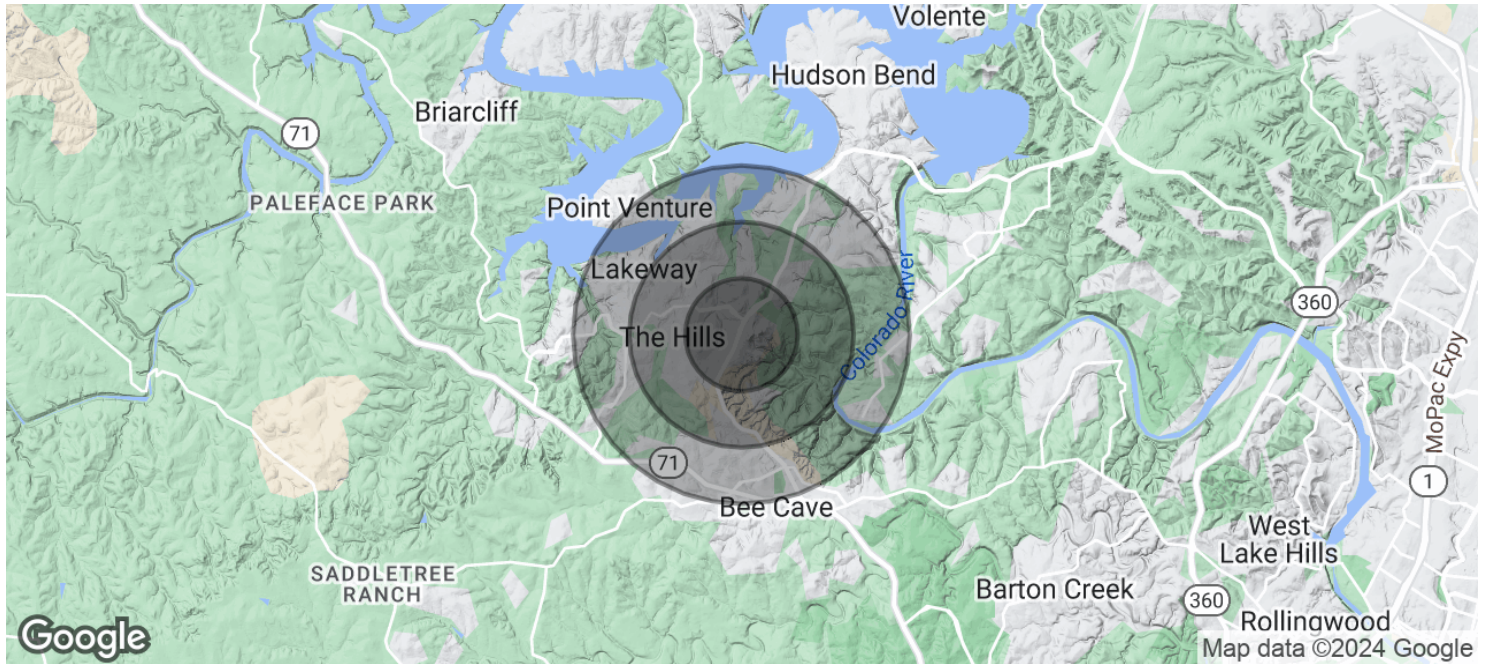
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# 10 DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,992	13,031	27,780
Average Age	51.6	49.5	46.4
Average Age (Male)	54.0	50.1	46.2
Average Age (Female)	50.6	50.0	47.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,422	6,151	12,767
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$133,820	\$141,652	\$146,228
Average House Value	\$459,686	\$496,798	\$524,867

\* Demographic data derived from 2020 ACS - US Census

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