



3595 Ranch Road 620 South

3595 Highway 620 S, Austin, TX 78738



**COLDWELL BANKER
COMMERCIAL
REALTY**

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3595 Ranch Road 620 South

\$21.00 /SF/YR

Former Kelly Moore Paint retail store with 5,000 sq ft of open floor plan. Exposed ceilings and concrete floors would be great as retail or office space. There are 2 offices in back and 2 private restrooms and a utility room. Great location in the Bee Cave/Lakeway high growth area and high visibility from Ranch Road 620. Approximately 30 minutes to downtown Austin. Call now for more details....

- Excellent location in Bee Cave. Less than a mile from SH 71 and the Hill Country Galleria with high volume traffic.

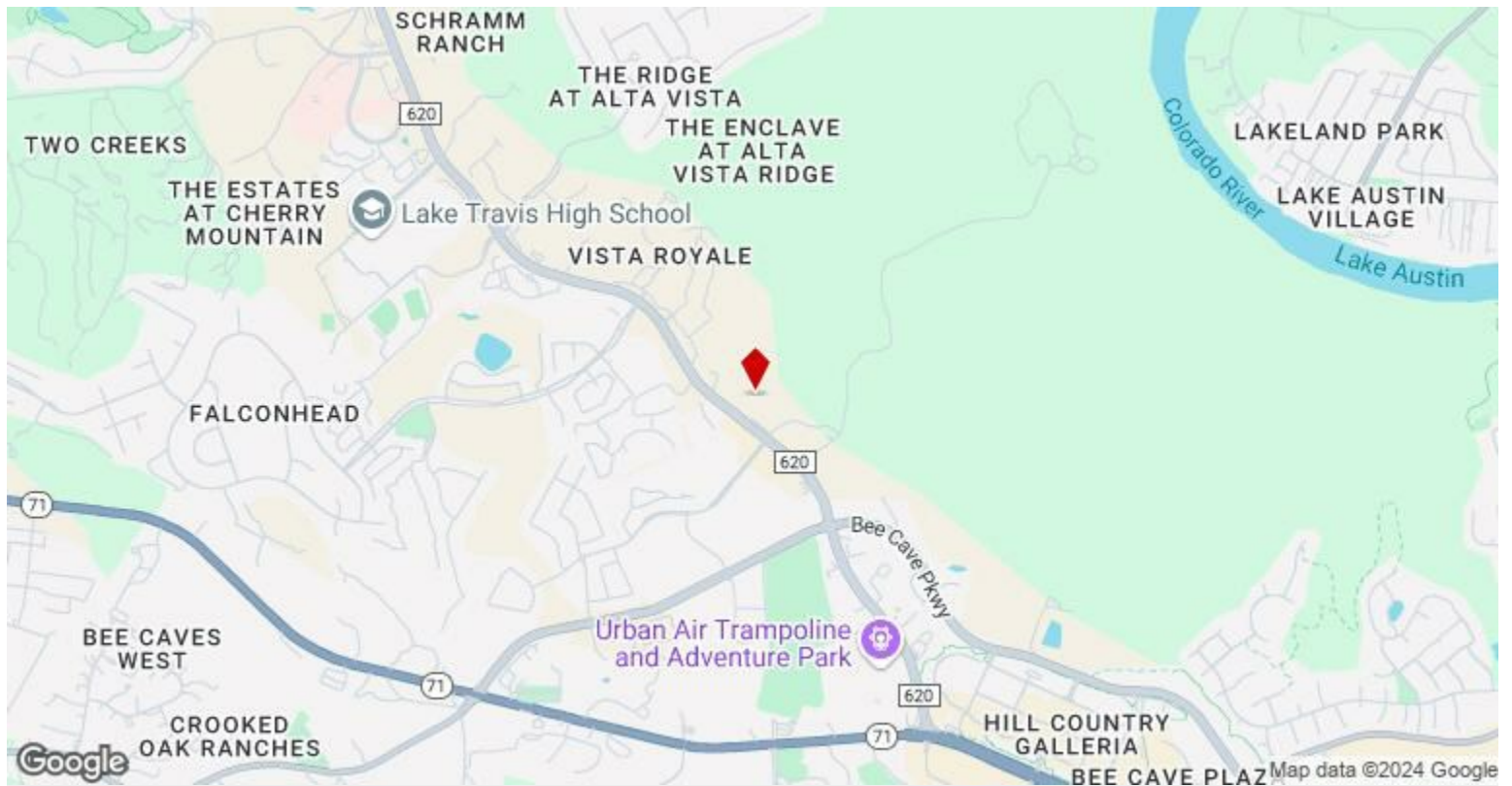


Rental Rate:	\$21.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	17,521 SF
Year Built:	1995
Walk Score ®:	34 (Car-Dependent)
Rental Rate Mo:	\$1.75 /SF/MO

1st Floor Ste 100

Space Available	5,000 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Great location in Bee Cave/Lakeway area on RR 620 less than a mile from Hwy 71. Large open floor plan with 2 private offices, private bathrooms, a utility room and a back outdoor area overlooking Balcones Canyonland Preserve. Across the street from Home Depot, Target and Chick-fil-A. Near Lake Travis High School and Baylor Scott and White Medical Center. Near the Bee Cave City Park and the Back Yard Business and Entertainment Campus.



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