

LAKES AT TECH RIDGE

14400 THE LAKES BLVD.
PFLUGERVILLE, TX 78660, UNITED STATES



PROPERTY OVERVIEW

Location Advantage:

- Situated in the **Tech Ridge corridor**, a rapidly growing area in North Austin
- Excellent access to **I-35 and Tech Ridge Blvd**, placing it near major employers like **Apple's \$1B campus**, Dell, and Samsung
- Close proximity to **The Domain**, shopping centers, and dining options

Market Context:

The area is known for its accessibility and vibrant community amenities.

Availability:

Suite 100 - 12,945 SF

Suite 101 - 5,592 SF

Suite 201 - 5,581 SF



PROPERTY HIGHLIGHTS

- Spacious floorplates flooded with natural light
- Expansive windows with serene green views



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QUICK CONNECTIONS

US-183
4 MIN

**MOPAC
EXPRESSWAY**
10 MIN

THE DOMAIN
13 MIN

CEDAR PARK
19 MIN

ROUND ROCK
11 MIN

LEANDER
16 MIN

DOWNTOWN
25 MIN

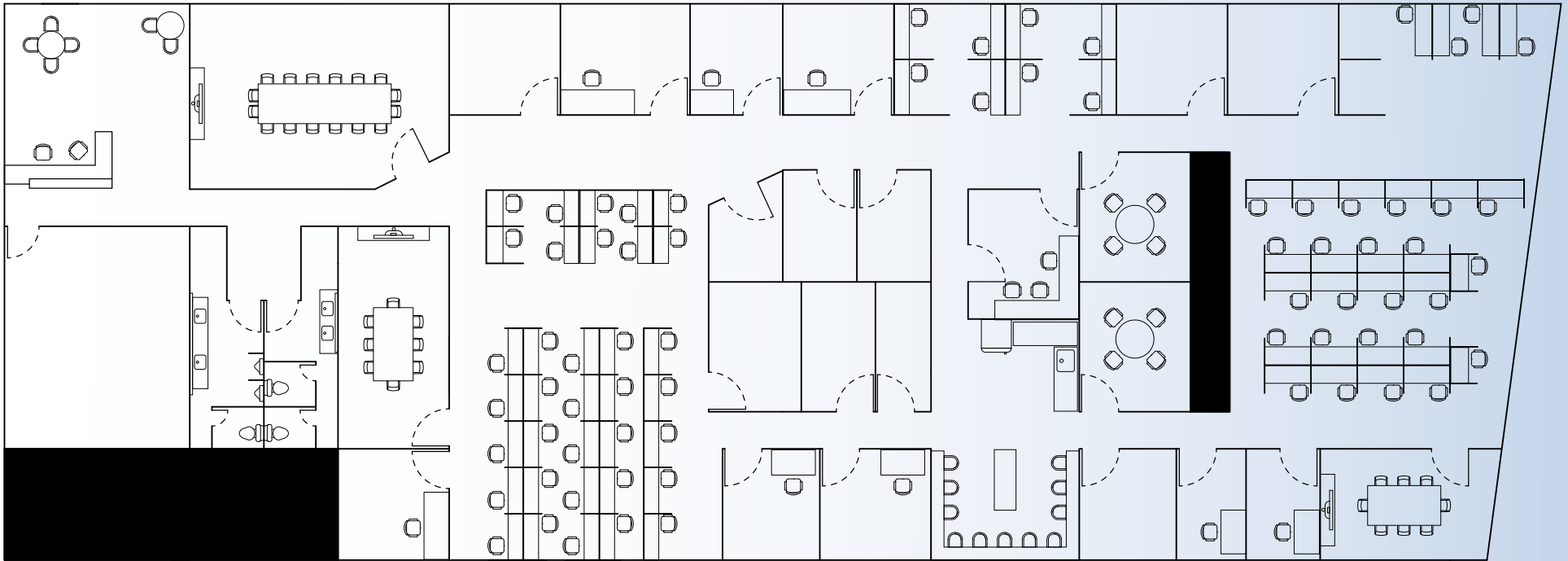
MUELLER
15 MIN

GEORGETOWN
20 MIN

I-35
2 MIN

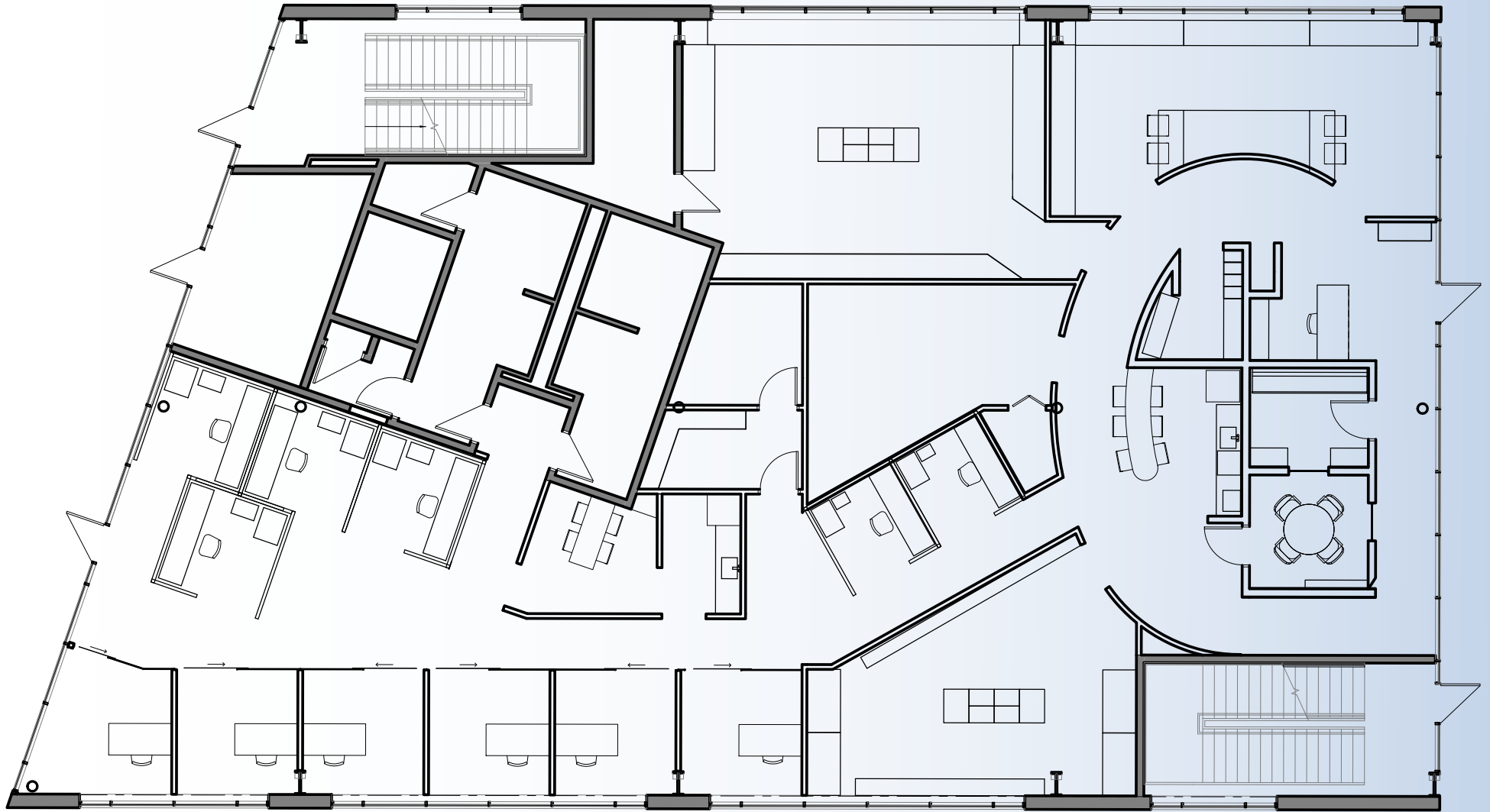
FLOOR PLAN

Suite 100 - 12,945 SF



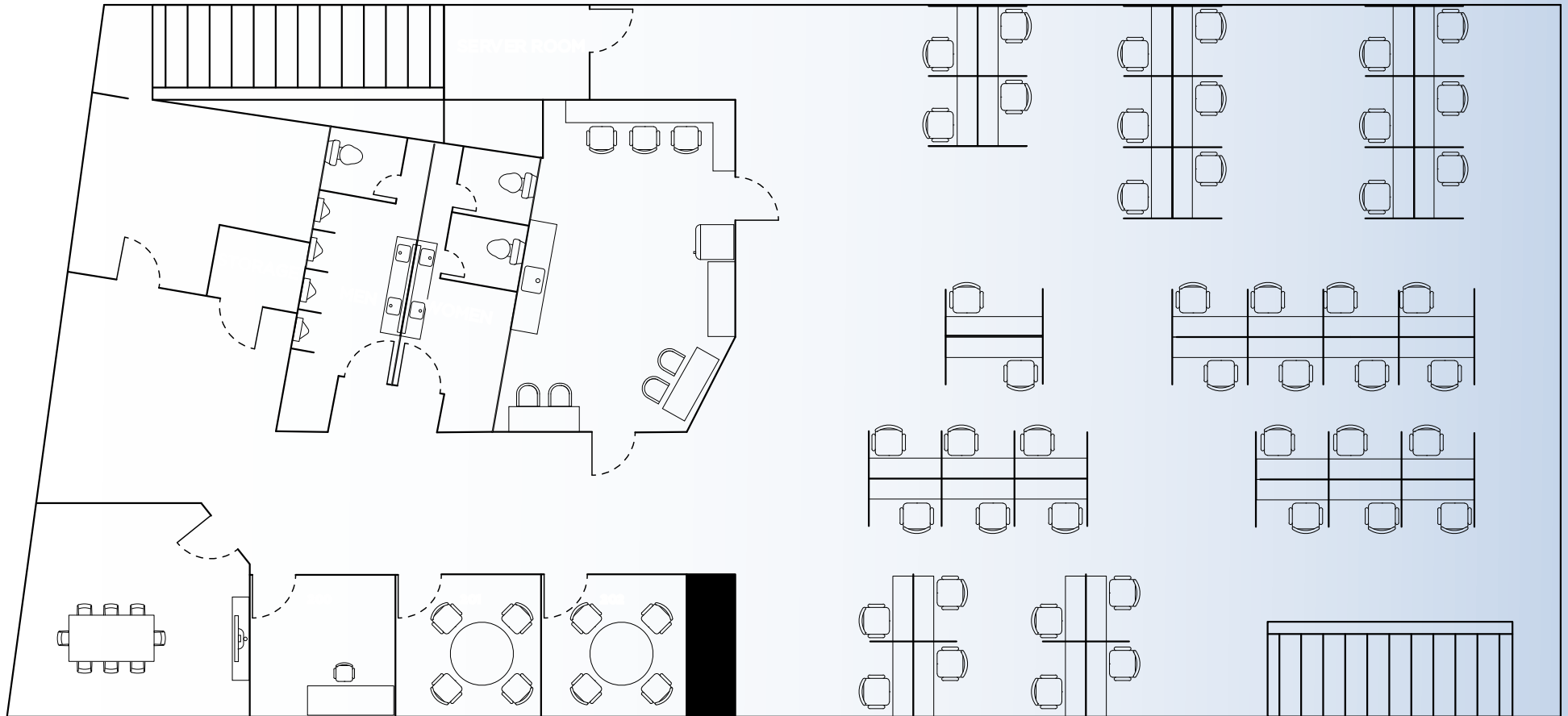
FULL FLOOR PLAN - FLOOR 1

Suite 101 - 5,592 SF



FLOOR PLAN

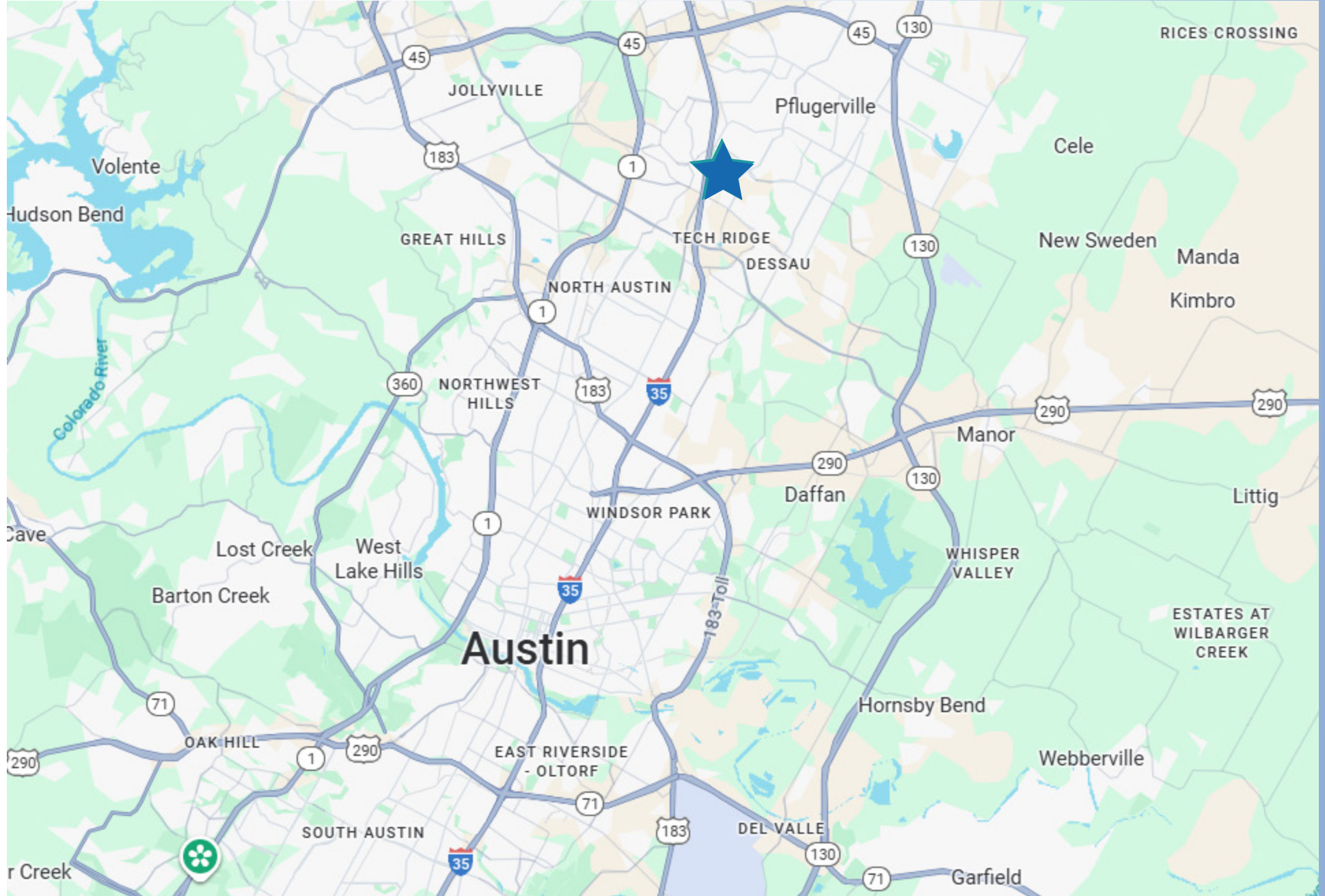
Suite 201 - 5,581 SF



PROPERTY PHOTOS

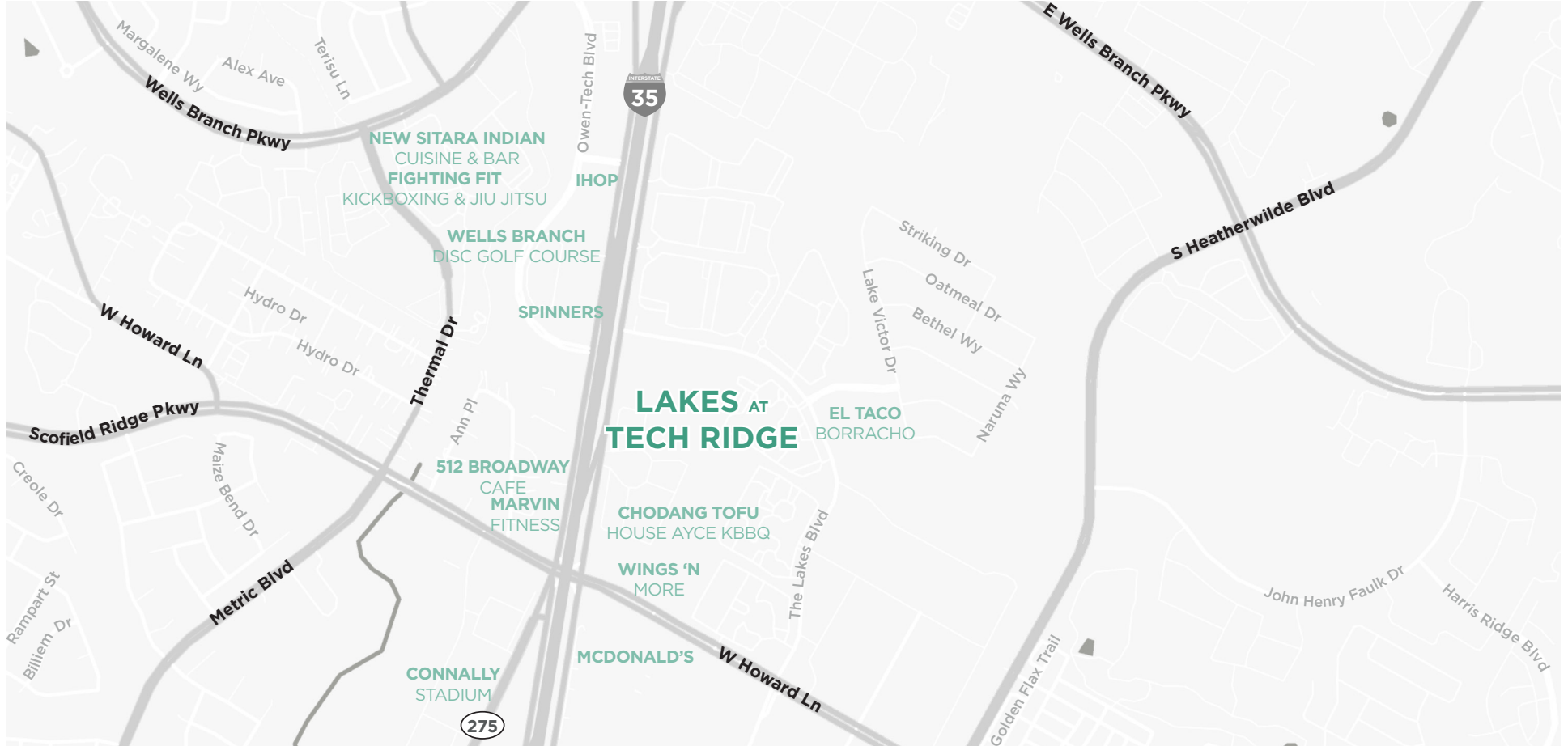


LOCATION MAP



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AMENITIES MAP



SPINNERS

2 miles, 4 minutes driving

IHOP

3 miles, 4 minutes driving

NEW SITARA INDIAN CUISINE & BAR

4 miles, 7 minutes driving

CHODANG TOFU HOUSE AYCE KBBQ

2 miles, 2 minutes driving

WINGS 'N MORE

2 mile, 3 minutes driving

MCDONALD'S

3 miles, 5 minutes driving

EL TACO BORRACHO

2 miles, 1 minutes driving

512 BROADWAY CAFE

3 miles, 4 minutes driving

MARVIN FITNESS

3 miles, 4 minutes driving

FIGHTING FIT KICKBOXING & JIU JITSU

4 miles, 7 minutes driving

CONNALLY STADIUM

4 miles, 4 minutes driving

WELLS BRANCH DISC GOLF COURSE

3 miles, 4 minutes driving





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