



FOR LEASE

# Vineyard Business Center Office

2009 Ranch Road 620, Lakeway, TX 78734

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 | [expcommercial.com](http://expcommercial.com)

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**Gayle Berkbigler, CCIM**

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# FOR LEASE | Vineyard Business Center Office



Lease Rate	<b>\$813.33 - 4,582.63 PER MONTH</b>
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## PROPERTY OVERVIEW

Discover the perfect blend of functionality and style at Vineyard Business Center, conveniently located just north of Lakeway on Ranch Road 620. Our revitalized offices are designed to meet your business needs with fresh paint and new commercial carpet.

## OFFERING SUMMARY

Available SF: 244-1803 SF

Our flexible spaces adapt to your evolving business requirements, offering customizable layouts to support your growth. Modern office spaces provide a productive and comfortable environment with natural lighting and Hill Country views, ideal for both clients and employees.

Enjoy the ease of commuting with our prime location and experience a meticulously upgraded environment that fosters success. Elevate your business at Vineyard Business Center, where innovation meets convenience.

## PROPERTY HIGHLIGHTS

- Modern, versatile office space
- Ample parking for tenants and guests
- Efficient energy-saving features
- Professional property management
- Customizable floor plans
- On-site amenities for convenience

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# FOR LEASE | Vineyard Business Center Office Bldg 1



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	572 - 872 SF	Lease Rate:	\$16-19 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	MONTHLY RENT	DESCRIPTION
Bldg 1- 111	Available	572 SF	NNN	\$1,597 per month	\$19.00 Base Rent + \$14.50NNN Office - includes kitchen, conference room access, and electricity.
Bldg 1- 114	Available	872 SF	NNN	\$2,434 per month	\$19.00 Base Rent + \$14.50NNN Office - includes kitchen, conference room access, and electricity.
Bldg 1- 121	Available	656 SF	NNN	\$1,667 per month	\$16.00 Base Rent + \$14.50NNN Office - includes kitchen, conference room access, and electricity.

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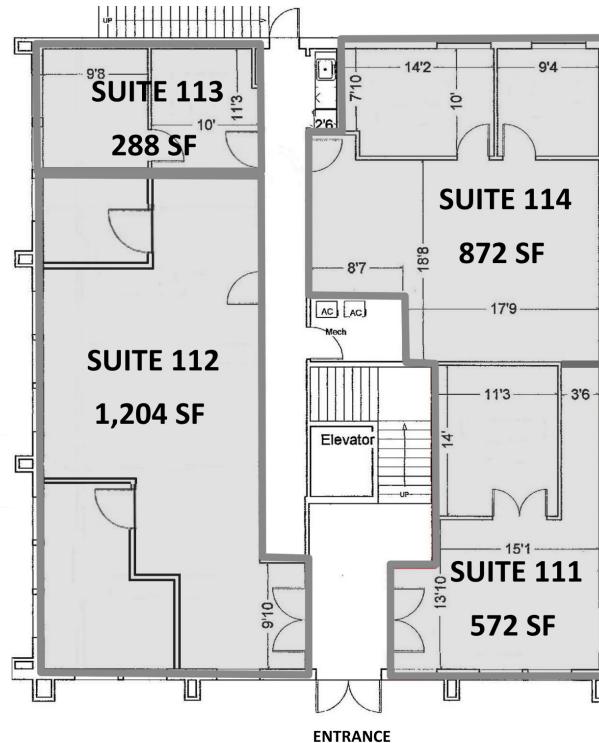
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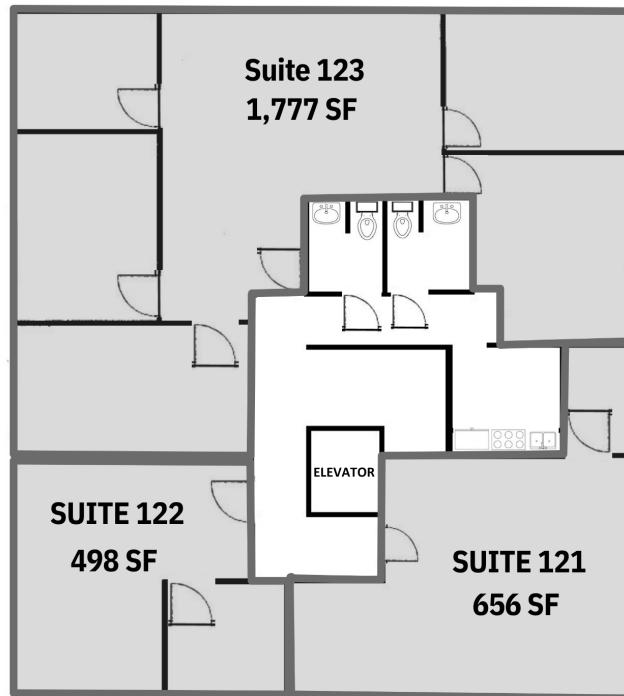


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FOR LEASE | Vineyard Business Center Office Bldg 1



Bldg 1- First Floor- Not to Scale



Bldg 1- Second Floor- Not to Scale

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FOR LEASE | Vineyard Business Center Office Bldg 1



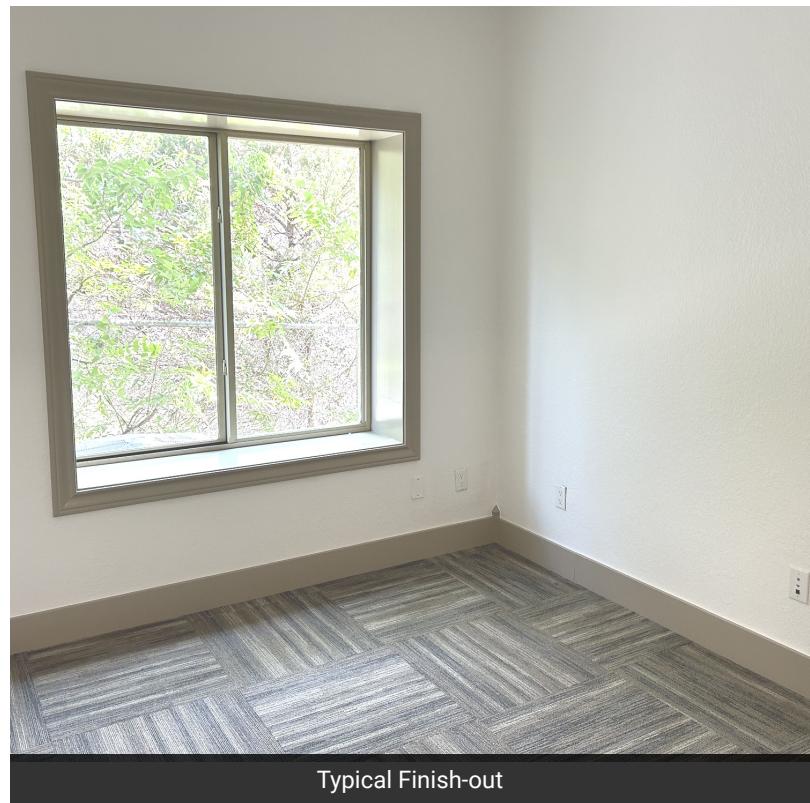
Shared Kitchenette



Shared Conference Room



Typical Finish-out



Typical Finish-out

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# FOR LEASE | Vineyard Business Center Office Bldg 2



## LEASE INFORMATION

Lease Type:	NNN; Gross	Lease Term:	Negotiable
Total Space:	244 - 1,803 SF	Lease Rate:	\$18-40 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	MONTHLY RENT	DESCRIPTION
Bldg 2- 210	Available	661 SF	NNN	\$1,845 per month	\$19.00 Base Rent + \$14.50NNN Office - includes kitchen, conference room access, and electricity. Can be combined with 211/212/214 for an entire first floor.
Bldg 2- 211/212	Available	1,803 SF	NNN	\$4,583 per month	\$16.00 Base Rent + \$14.50NNN Has its own kitchenette in suite. Office - includes kitchen, conference room access, and electricity. Can be split up or can be combined with 210/214 for an entire first floor.
Bldg 2- 214	Available	605 SF	NNN	\$1,538 per month	\$16.00 Base Rent + \$14.50NNN Office - includes kitchen, conference room access, and electricity. Can be combined with 211/212/210 for an entire first floor.
Bldg 2- 226	Available	265 SF	Gross	\$883 per month	\$40 Gross Hill Country Views! Office - includes kitchen, conference room access, and electricity.

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# FOR LEASE | Vineyard Business Center Office Bldg 2



SUITE	TENANT	SIZE (SF)	LEASE TYPE	MONTHLY RENT	DESCRIPTION
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Bldg 2- 227	Available	254 SF	Gross	\$847 per month	\$40 Gross Office - includes kitchen, conference room access, and electricity.
Bldg 2- 229	Available	244 SF	Gross	\$813 per month	\$40 Gross Office - includes kitchen, conference room access, and electricity.

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FOR LEASE | Vineyard Business Center Office Bldg 2



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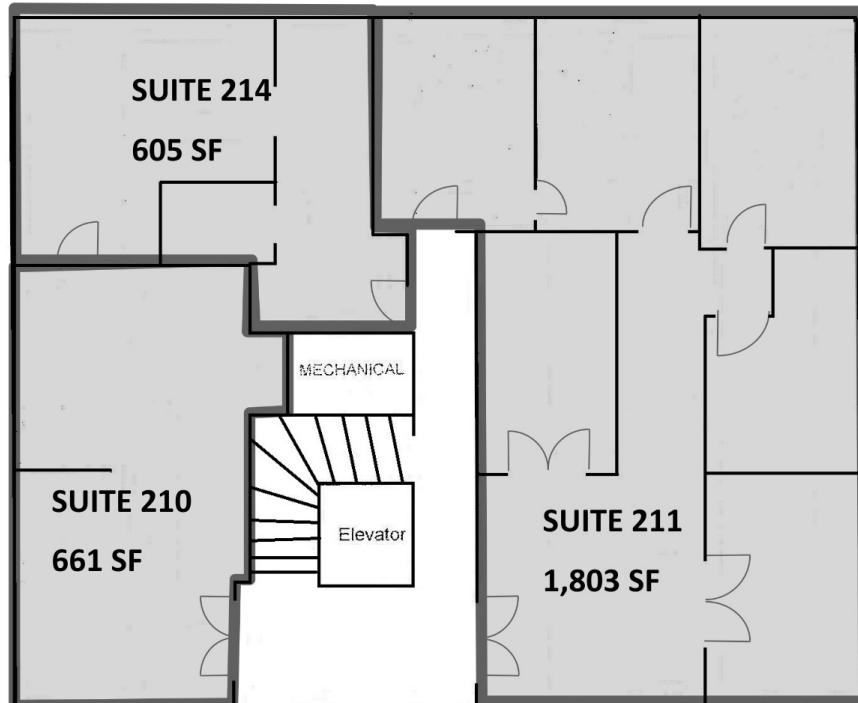
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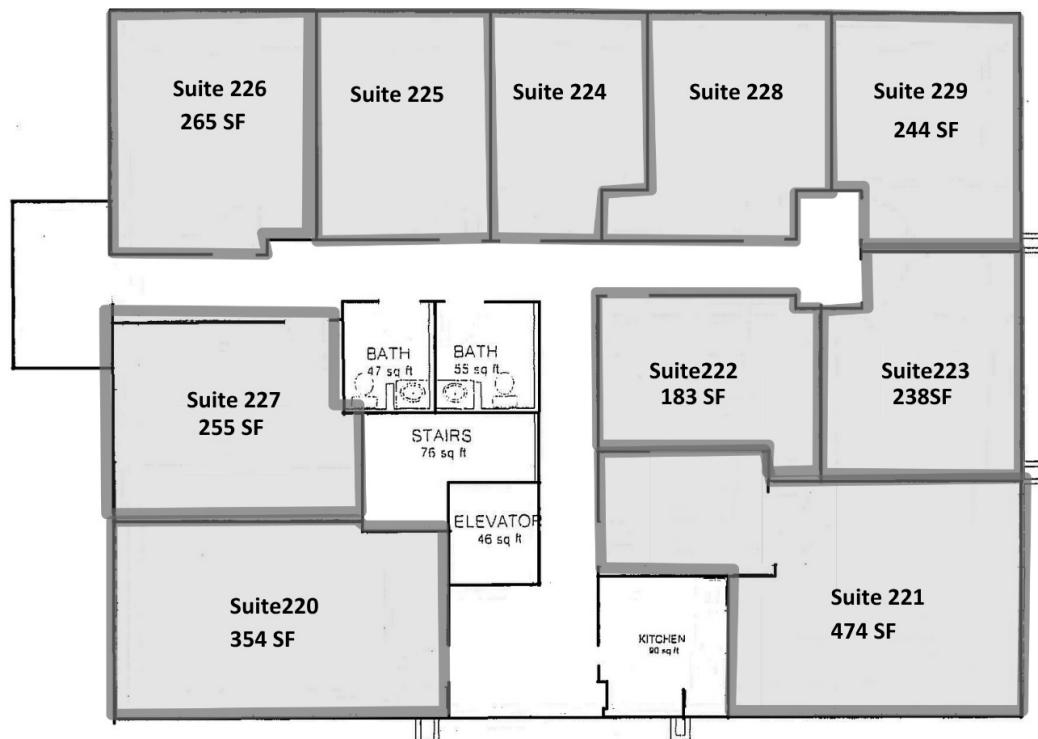
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FOR LEASE | Vineyard Business Center Office | Bldg 2



Bldg 2- First Floor- Not to Scale



Bldg 2- Second Floor- Not to Scale

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FOR LEASE | Vineyard Business Center Office | Spaces Not in Office Building



**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	452 - 1,488 SF	Lease Rate:	\$19 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	MONTHLY RENT	DESCRIPTION
Bldg 1- 130	Available	1,488 SF	NNN	\$4,154 per month	\$19.00 Base Rent + \$14.50 NNN Retail/Office. Great lobby or reception area with an in-suite bathroom, kitchenette, and three private offices.
Bldg 3- 320	Available	452 SF	NNN	\$1,121 per month	\$19.00 Base Rent + \$10.76 NNN Retail/Office Newly painted and new floors. 452 Sqft of office space. Shared restrooms

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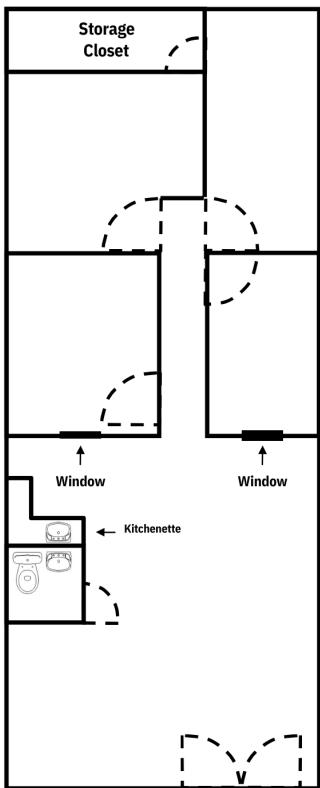
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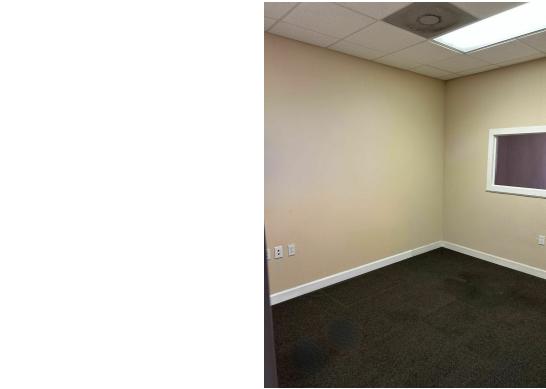
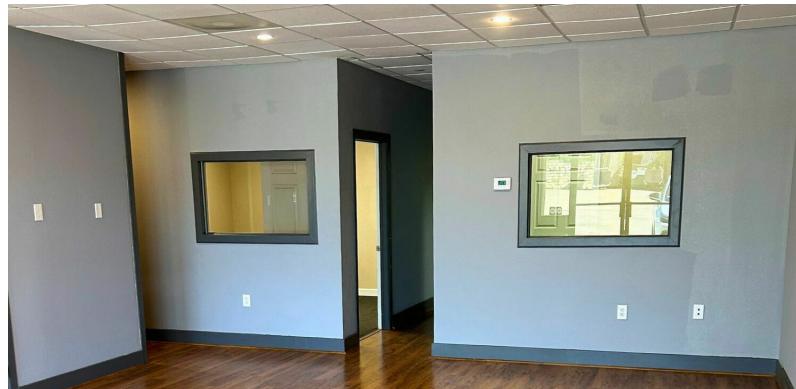


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# Vineyard Business Center Office | Suite 130



**AVAILABILITY**  
Suite 130 1,488 SF



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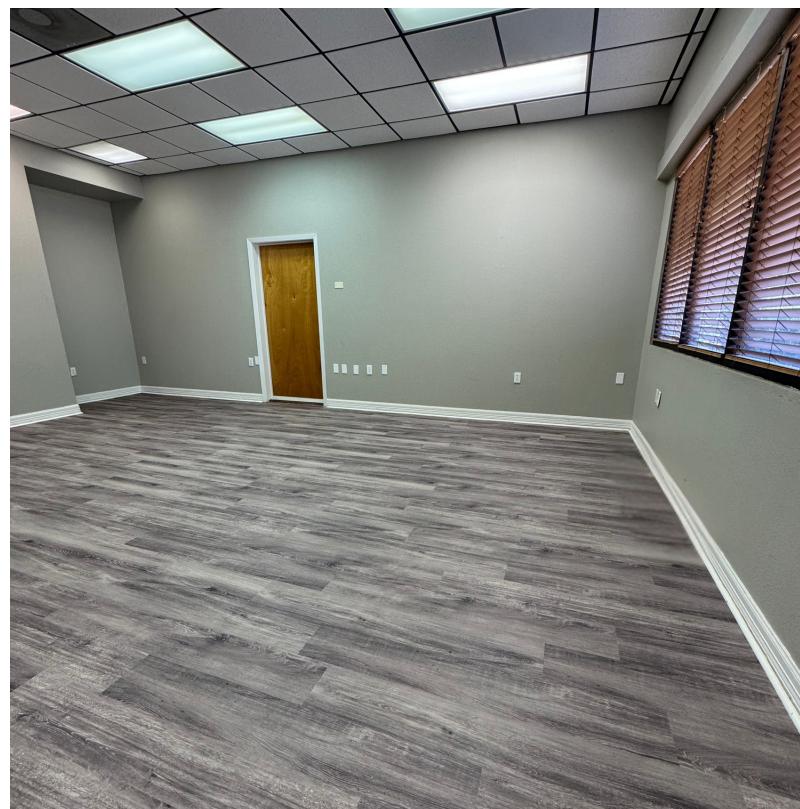
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# Vineyard Business Center Office | Suite 320



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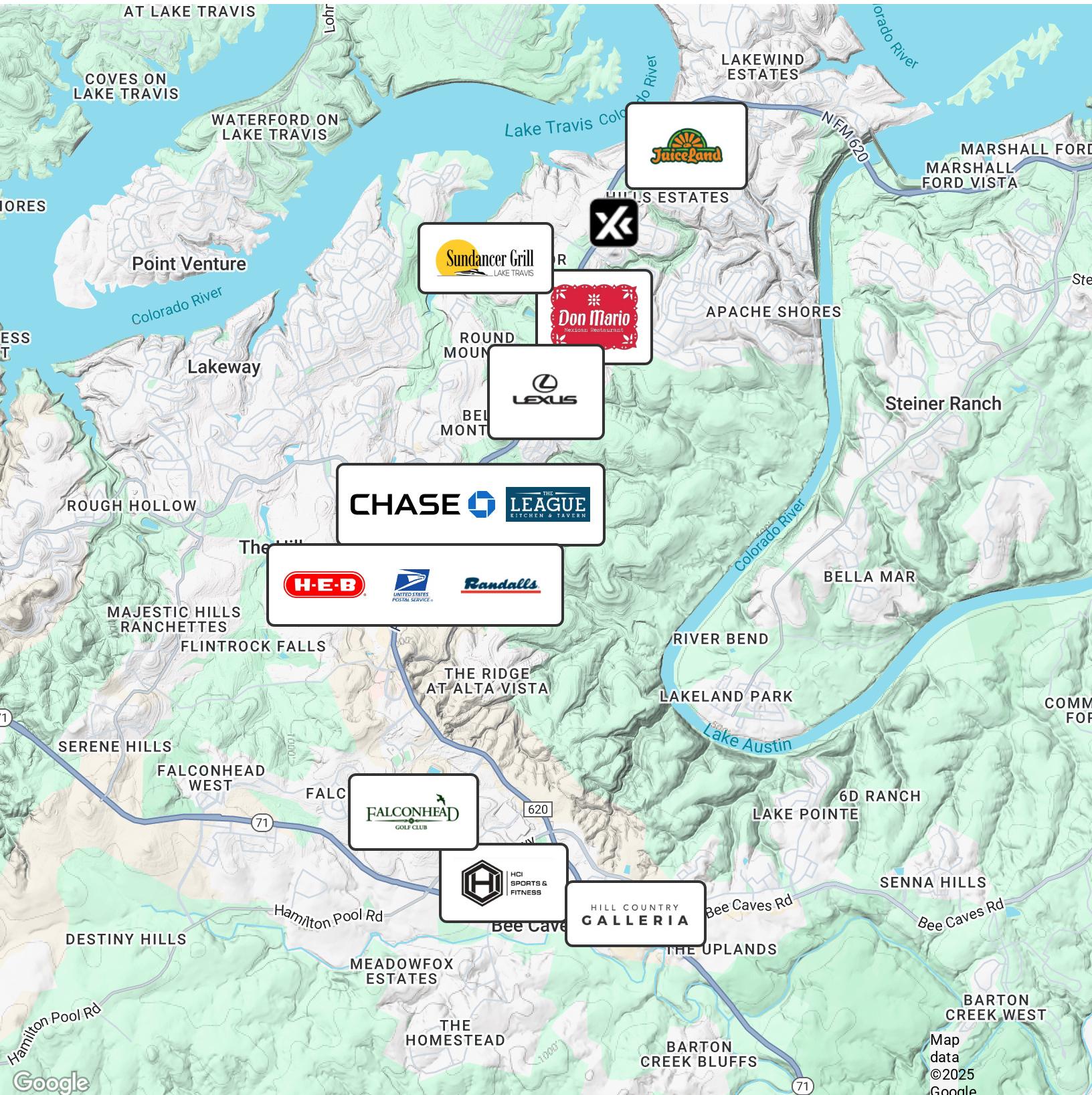
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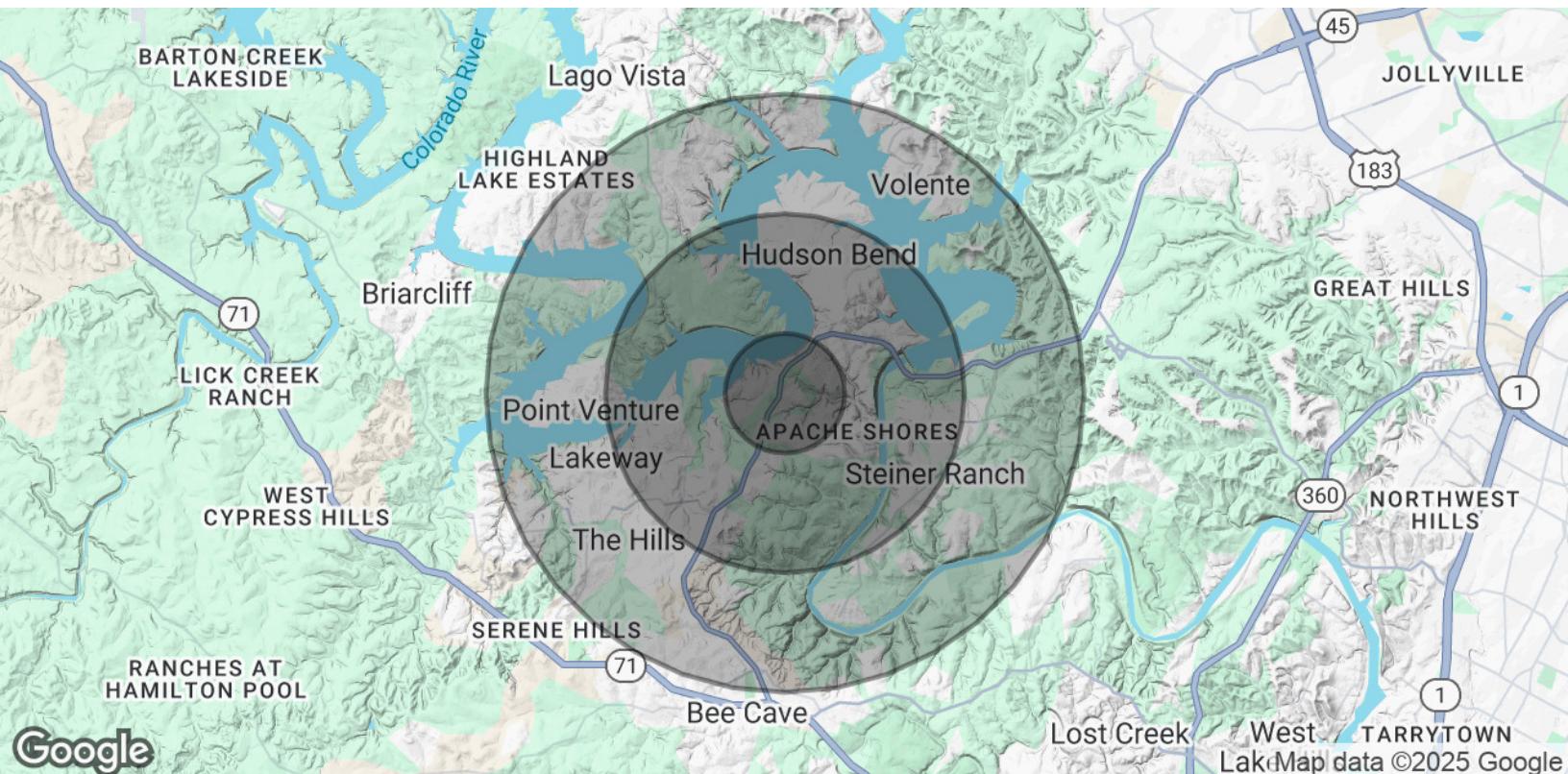
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,179	27,478	63,825
Average Age	41	43	43
Average Age (Male)	40	42	42
Average Age (Female)	41	43	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,690	10,525	24,464
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$188,242	\$214,946	\$217,145
Average House Value	\$1,012,770	\$907,892	\$893,699

Demographics data derived from AlphaMap

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