

FOR SALE /
LEASE



XSpace

4229 North FM 620
Austin, TX 78734



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Property Summary

4229 North FM 620, Austin, TX 78734

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PROPERTY DESCRIPTION

Now available for lease or sale, Suite 309 at XSpace is a premium 450-square-foot commercial lifestyle condo offering unmatched flexibility and utility in a highly sought-after third-floor corner location. With a mezzanine level and upgraded finishes, this unit is ideal for creative entrepreneurs, service professionals, e-commerce operators, and collectors alike. OWNER FINANCING AVAILABLE!

Positioned on XSpace's prime third floor, Suite 309 benefits from a major design upgrade—glass-paneled garage-style doors that flood the space with natural light and add elevated aesthetic appeal, in contrast to the solid metal doors found on lower levels. As a corner unit, it also provides added privacy and unmatched convenience for loading and unloading, making it a top-tier option for businesses needing functionality and visibility.

The space includes in-unit water and drain tap-ins, allowing for expanded use cases such as salons, wellness studios, light medical, or specialty retail—a rare feature in a commercial condo of this size and category.

Located within the state-of-the-art XSpace development at 4229 N FM 620 Hwy, this unit includes climate control, 17.5-foot ceilings, remote-controlled motorized entry, and high-speed internet and lighting. Owners and tenants also have access to an impressive suite of building amenities, including a 3,000 sq ft owner's lounge with panoramic views of Lake Travis, a fully-equipped commercial kitchen, conference room, restrooms with showers, janitorial services, and visitor parking.

The monthly HOA dues are \$171 and include electricity, water, internet, trash service, common area maintenance, and full access to building amenities, delivering exceptional value and ease of ownership.

OFFERING SUMMARY

Sale Price:	\$225,000
Lease Rate:	\$45.33 SF/yr (Gross)
Available SF:	450 SF
Building Size:	68,651 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	212	887
Total Population	167	527	2,231
Average HH Income	\$155,825	\$155,657	\$166,695

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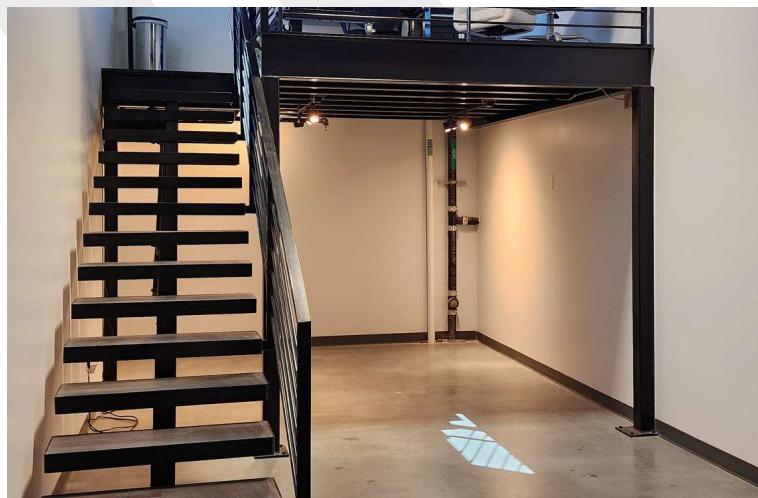
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Complete Highlights

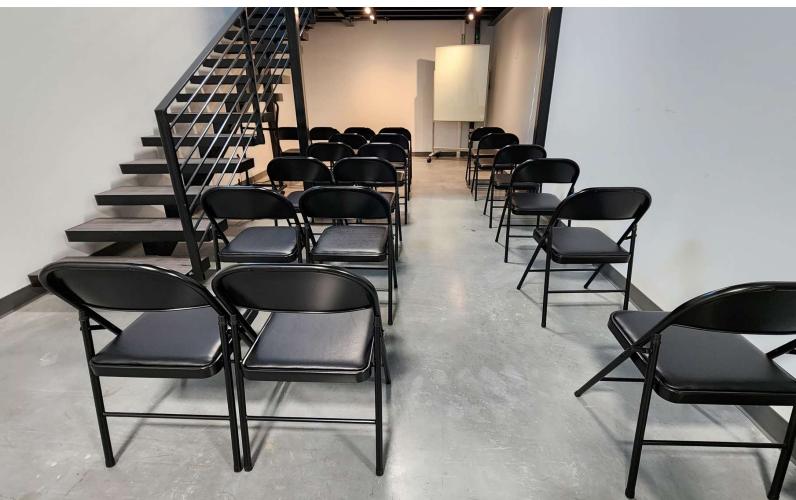
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PROPERTY HIGHLIGHTS

- Suite 309 at XSpace – For Lease or Sale
- 450 sq ft corner unit with mezzanine level for extra functionality
- Located on the upgraded third floor – features glass-paned garage-style doors (vs. metal on lower levels)
- Corner positioning offers added privacy + easy loading/unloading access
- Includes in-unit water & drain tap-ins – ideal for salons, wellness, light medical, or creative services
- Climate-controlled with 17.5 ft ceilings and motorized remote-controlled entry
- Fully wired with high-speed internet, lighting, and telephone service
- Monthly HOA: \$171 – includes electricity, water, internet, trash, and building amenity access
- Access to 3,000 sq ft owners' lounge with Lake Travis views, kitchen, conference room, and showers
- 24/7 secure access, janitorial service, visitor parking, freight + passenger elevators
- Zoned for business or personal use – perfect for professional services, e-commerce, or collectors
- Located at 4229 N FM 620 Hwy, just 30 mins from Downtown Austin, close to Steiner Ranch & Lakeway
- Seller Financing Available!



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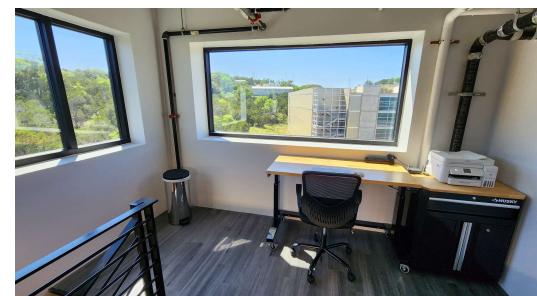
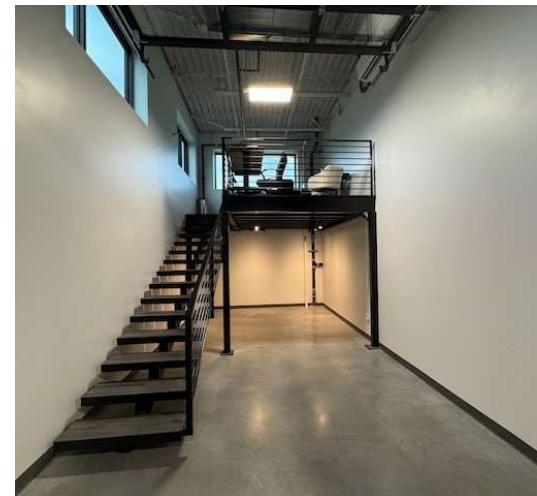
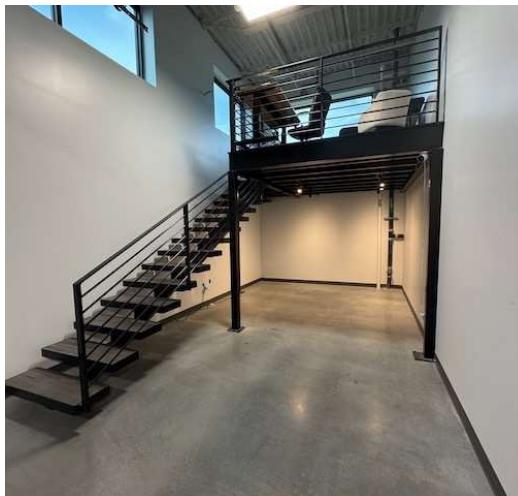
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Additional Photos

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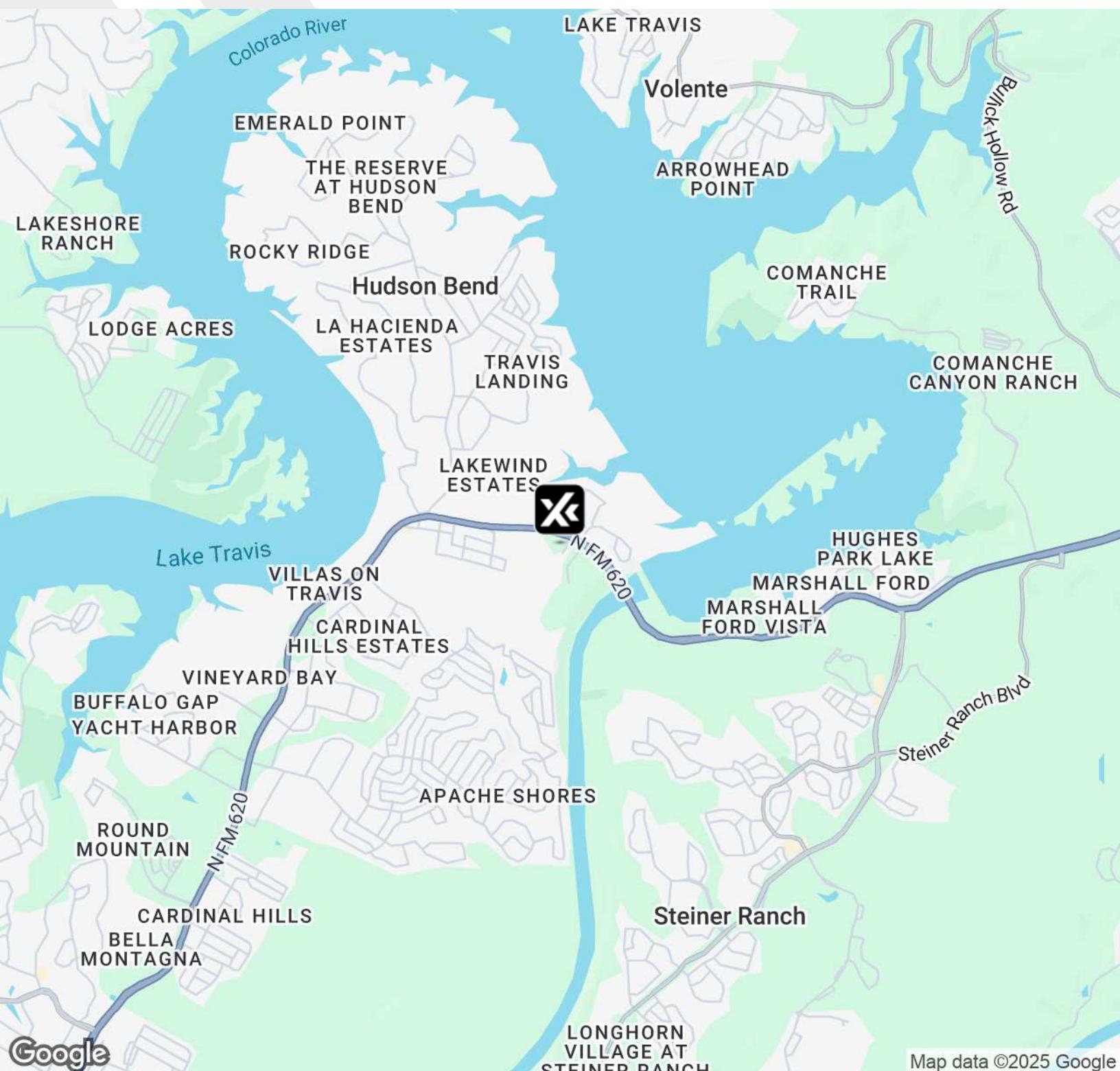
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Location Map

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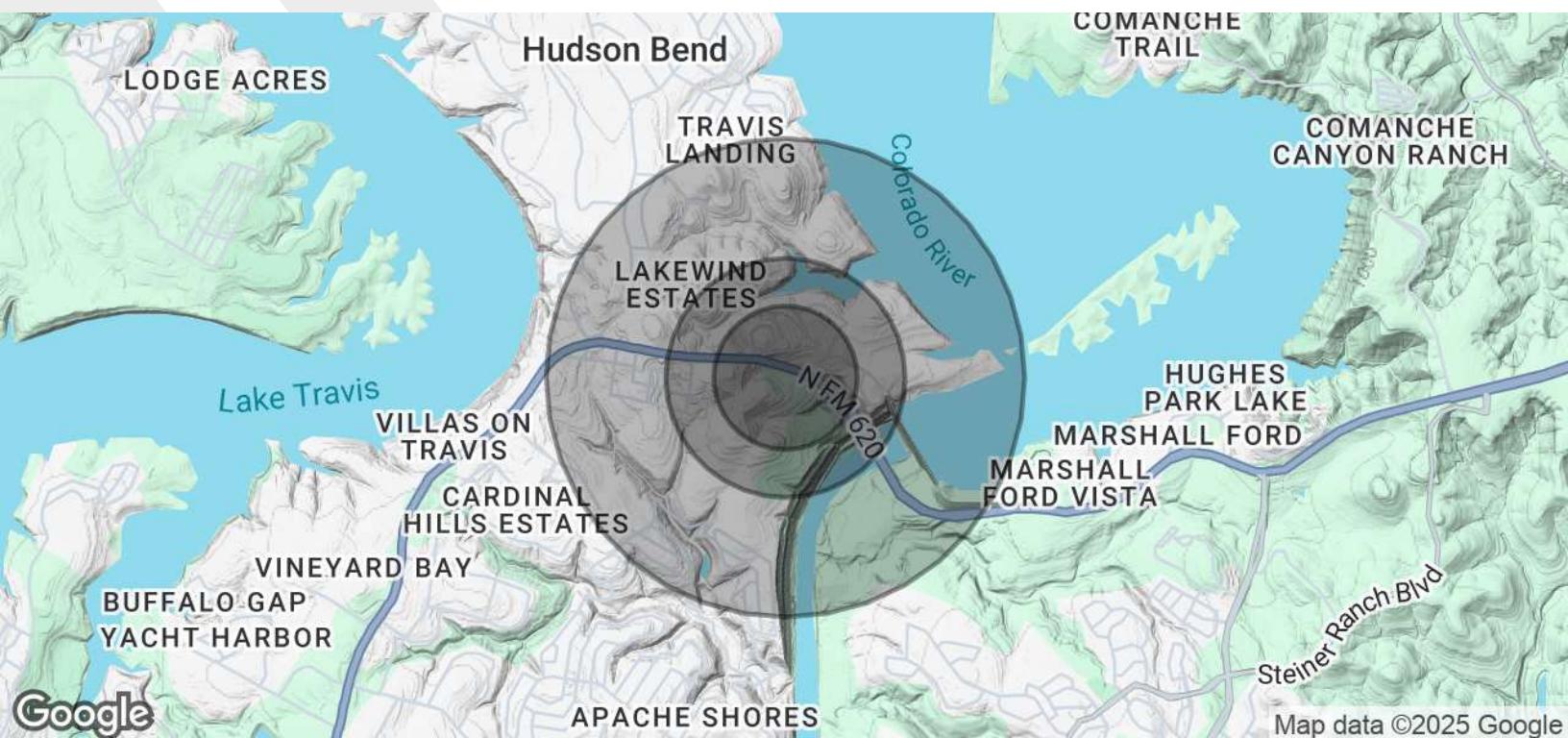


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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	167	527	2,231
Average Age	41	42	41
Average Age (Male)	41	42	41
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	212	887
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$155,825	\$155,657	\$166,695
Average House Value	\$1,057,744	\$1,080,238	\$1,049,800

TRAFFIC COUNTS

/day

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford Bogart	-	-	-
Designated Broker of Firm	License No.	Email	Phone
Clifford Bogart	-	-	-
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
James Moreno	635079	james@lifebydesignrealty.com	512.669.6280
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date