



Building 9 Unit 907

14300 Ronald Reagan Blvd, Leander, TX 78641



Venu Arety

Prime Lane Capital

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(858) 952-3214



Building 9 Unit 907

\$28.00 /SF/YR

Introducing a newly developed project located along US Route 183, a high-traffic corridor just outside of Austin, with over 23,000 vehicles passing daily.1239 square feet, offering flexible office space for a diverse range of tenants. Cedar Park is experiencing rapid growth, with strong household incomes and total annual spending exceeding \$8.3 billion within a 10-mile radius.

The property benefits from broad zoning, supporting a wide mix of retail, restaurant, medical, and service-oriented tenants. The area is further enhanced by a wealth of nearby shopping destinations, including local shops and major retailers such as Walmart Supercenter and Target, ensuring high visibility and foot traffic....

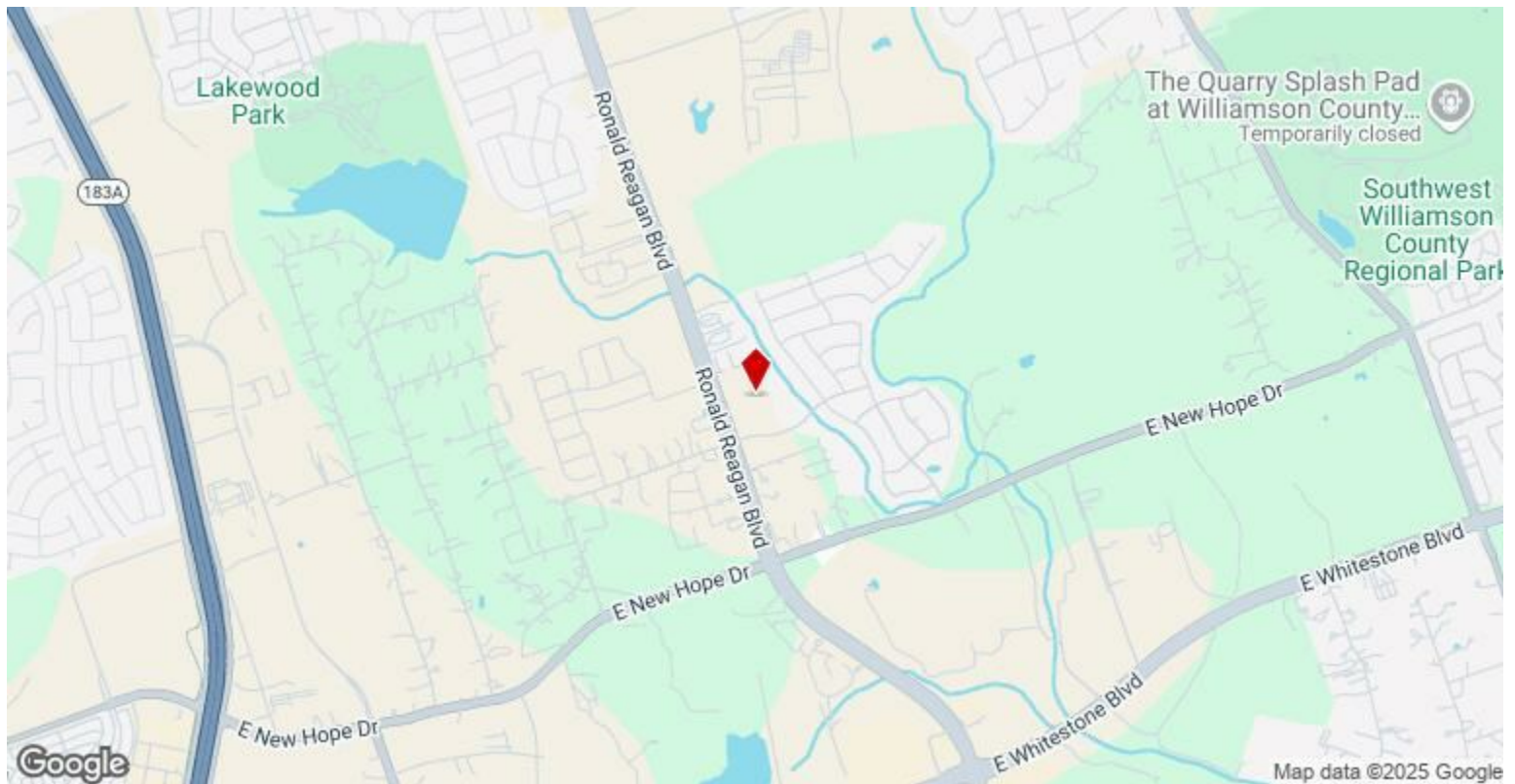


Rental Rate:	\$28.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Gross Leasable Area:	1,239 SF
Year Built:	2024
Walk Score ®:	6 (Car-Dependent)
Taxes:	\$0.67 USD/SF/MO
Operating Expenses:	\$0.17 USD/SF/MO
Rental Rate Mo:	\$2.33 /SF/MO

1st Floor Ste 907

Space Available	1,239 SF
Rental Rate	\$28.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

Tenant improvement allowance up to \$60 PSF. Lease rate does not include utilities, property expenses or building services

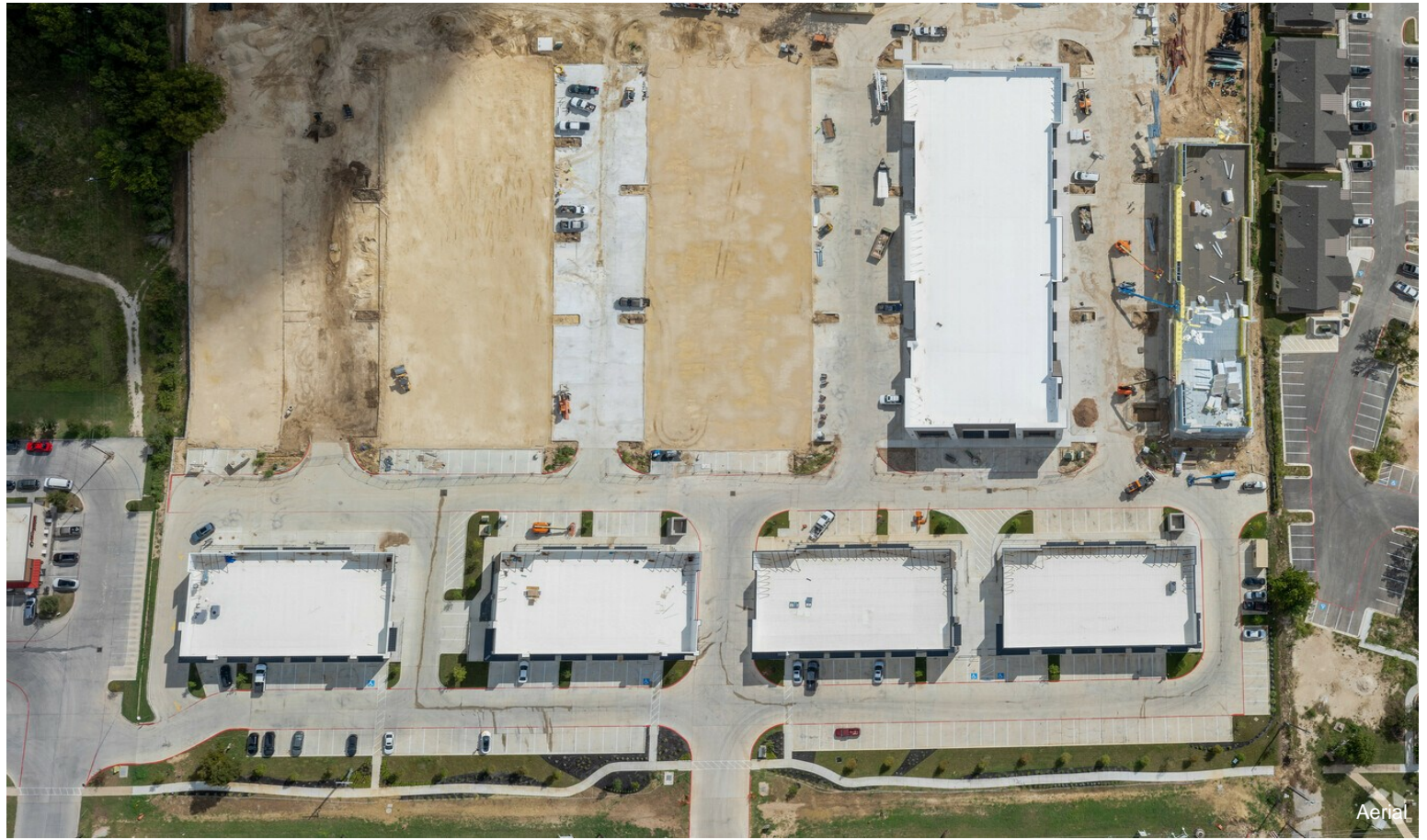


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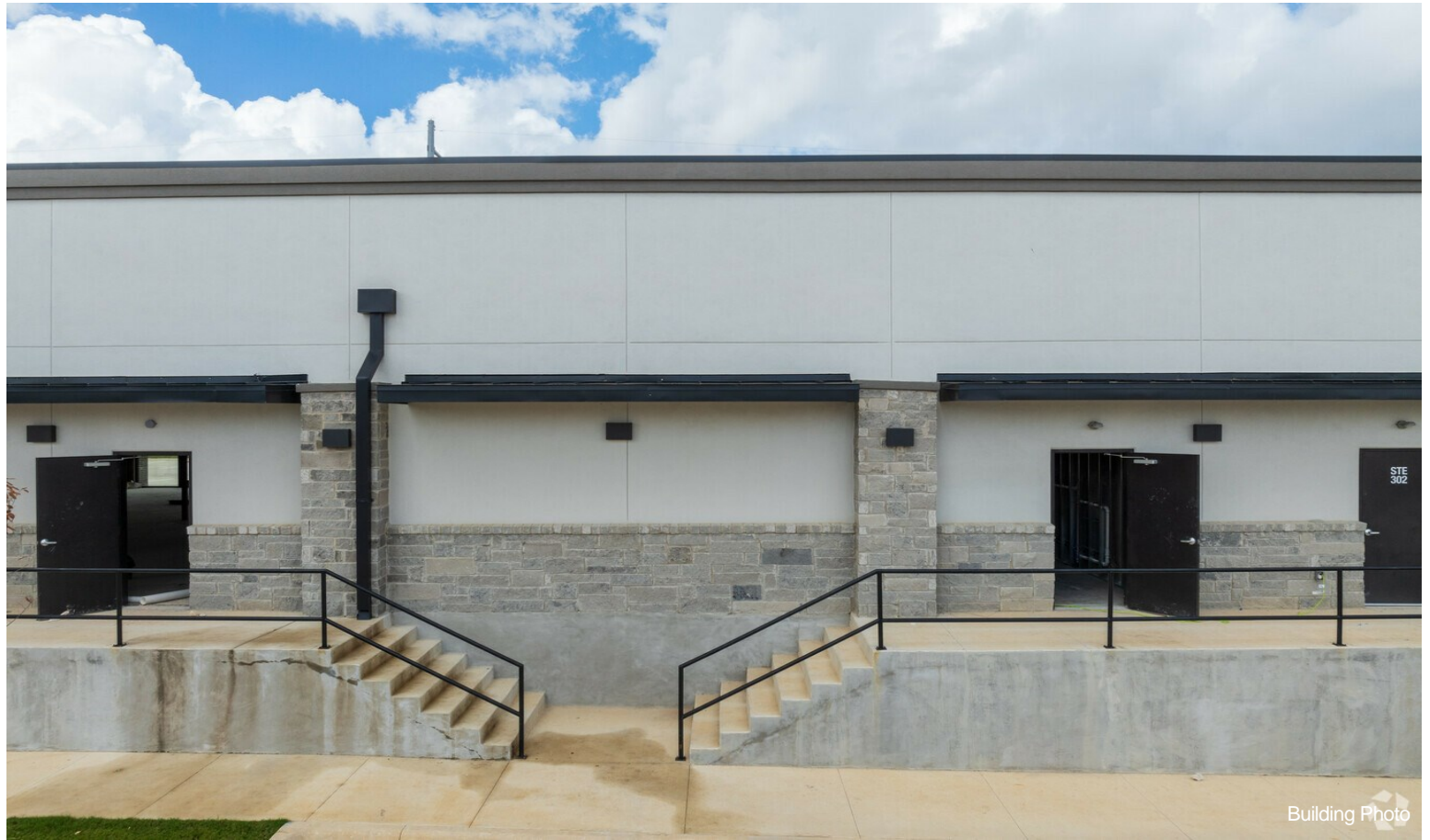
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Property Photos



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