



Bldg 1: Vista Ridge at Steiner Ranch

4300 N Quinlan Park Rd, Austin, TX 78732

**THE LEGACY
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Bldg 1: Vista Ridge at Steiner Ranch

\$24.00 /SF/YR

Shopping center has new owner & under new management. Great opportunity to negotiate lease terms! Perfect location to showcase your business to captive audience. Steiner Ranch has approx. 20,000 residents; 78732 was most affluent zip code in 2022. 2 restaurants draw traffic to retail center. Medical / office space located on 2nd floor. Large suite located on 1st floor perfect for retail / office / medical. Large apartment complex residents & church congregation much drive thru center in order to get to their destination daily....

- Steiner Ranch located in 78732 - most affluent zip code in Austin area
- Steiner Ranch has approx. 20,000 residents
- 2 restaurants drive traffic to retail center



Rental Rate:	\$24.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	20,860 SF
Year Built:	2006
Walk Score ®:	40 (Car-Dependent)
Taxes:	\$1.00 USD/SF/MO
Operating Expenses:	\$13.00 USD/SF/MO
Rental Rate Mo:	\$2.00 /SF/MO

1st Floor Ste 120

Space Available	5,735 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

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2nd Floor Ste 200

Space Available	1,878 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

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2nd Floor Ste 215

Space Available	1,095 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

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2nd Floor Ste 220-225

Space Available	3,010 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

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Property Photos



4300-N-Quinlan-Park-Drone-4



4300-N-Quinlan-Park-Drone-6

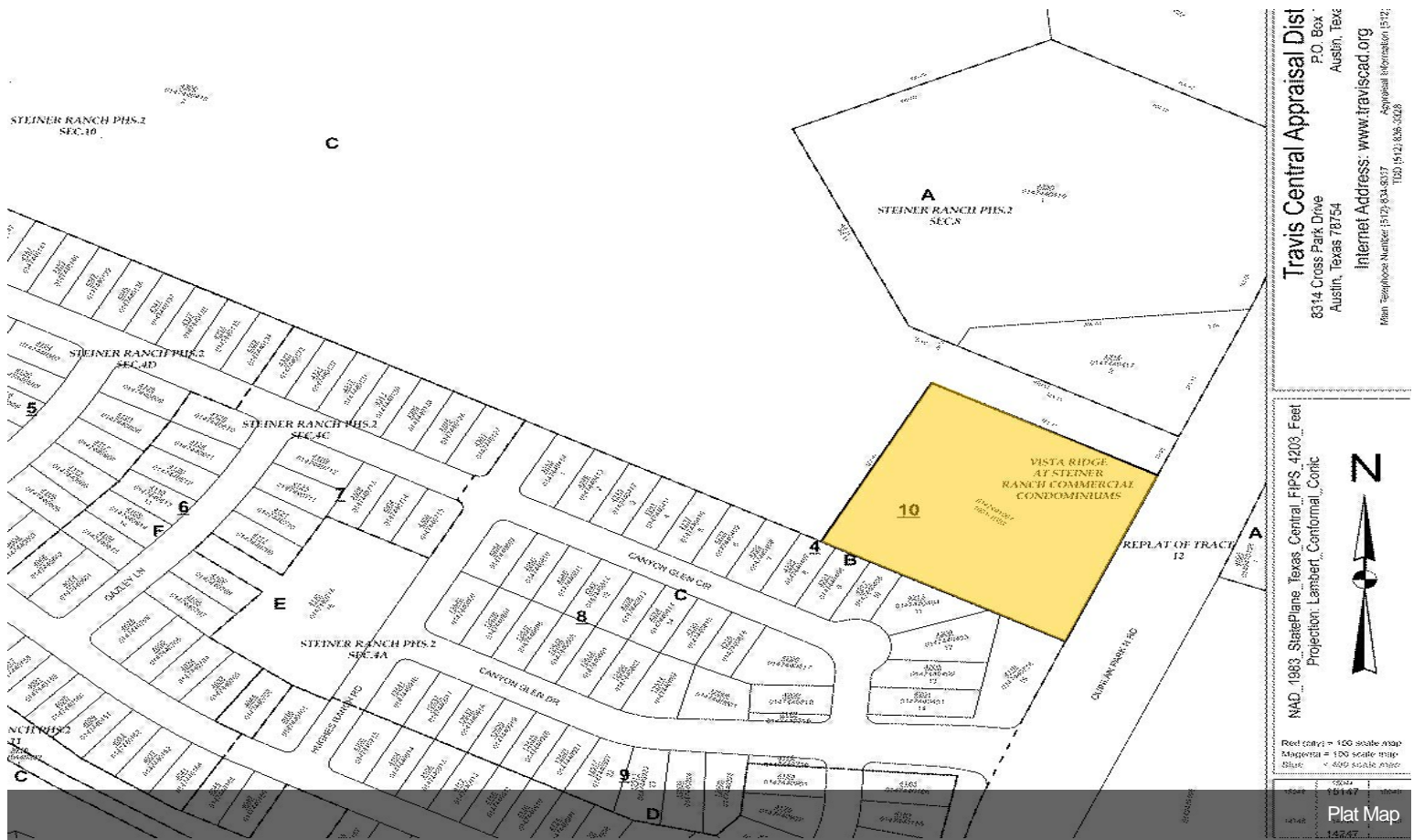
Property Photos



4300-N-Quinlan-Park-Drone-7-8-LargeHighDefinition

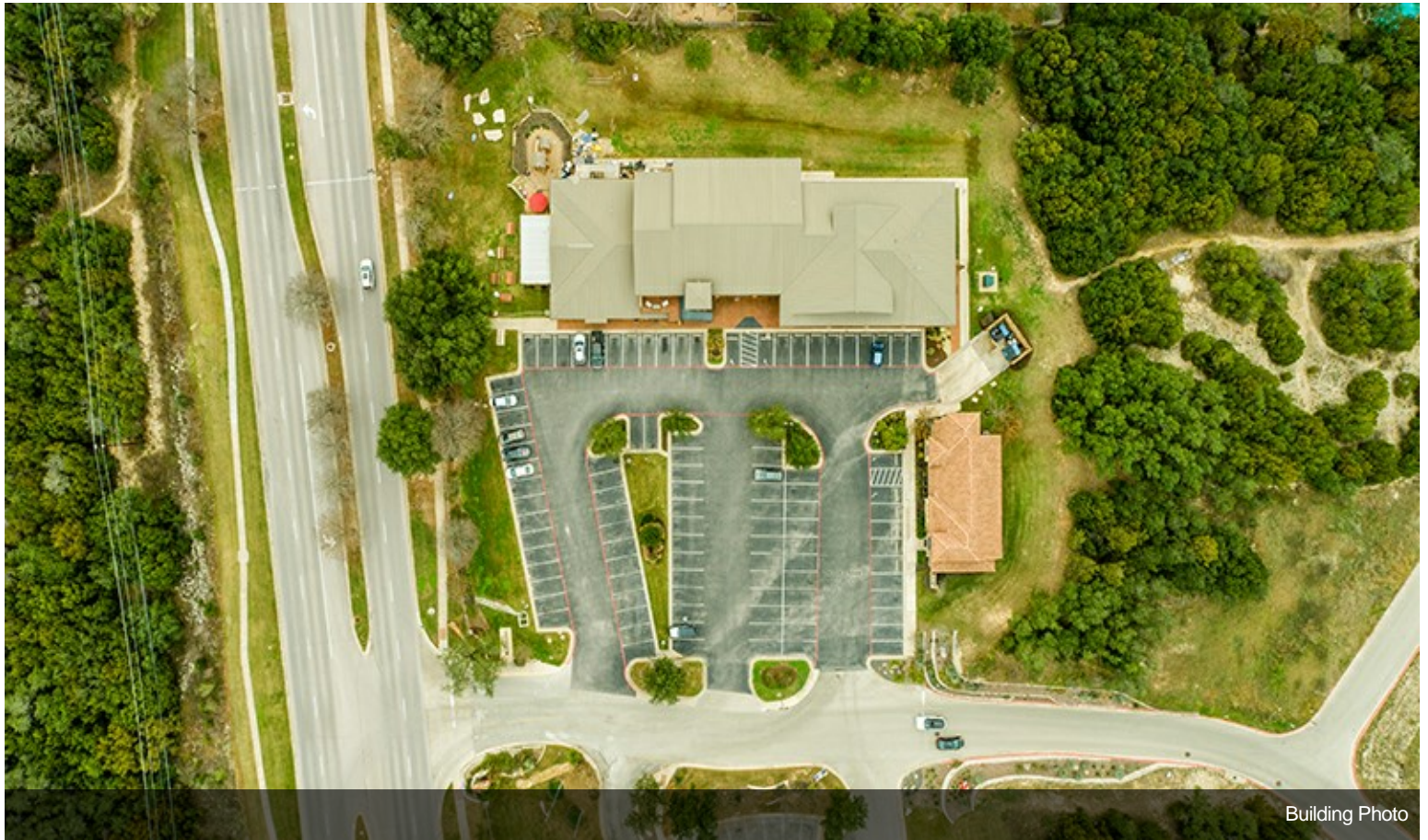


Property Photos



Building Photo

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