



**2,523 SF OFFICE + YARD SPACE**

**Austin, TX 78736**

**FOR LEASE**

**LOCATION:**

8060 Hwy. 290 W., Austin, TX 78736

**PROPERTY TYPE:**

Office

**SIZE:**

+/- 2,523 SF

**FEATURES:**

Zoning: LR-NP-CO

4 Offices

One full bath and One ½ bath

Bullpen area +Kitchen

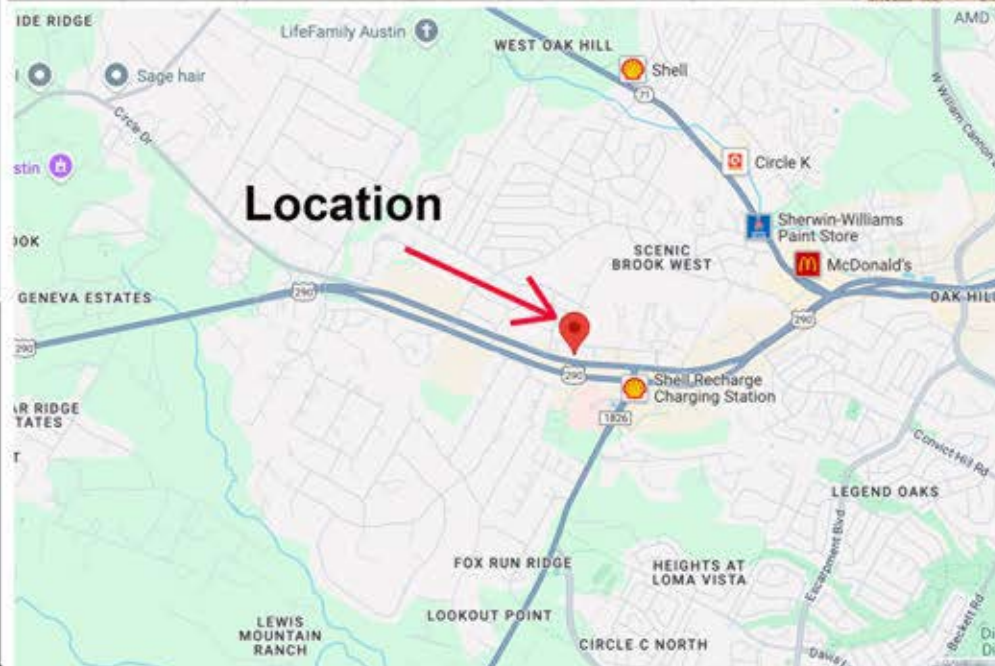
Lounge area with fireplace

Carport

+/- 1 acre lot

**LEASE RATE:**

\$7,000/ month incl.NNNs



**Neil Stokes**

**(512)633-2233**

**specialagentstokes@gmail.com**

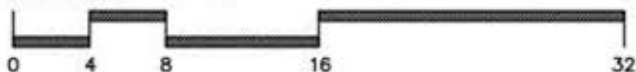
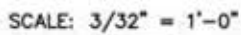
**Broker/Realtor®**

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1. DIMENSIONS ARE TO SHOW ROOM SIZES.  
SQUARE FOOTAGE CALCULATIONS ARE DONE  
TO BOMA STANDARDS.

2. GROSS LEASABLE AREA DOES NOT INCLUDE PORCH SQUARE FOOTAGE.



Drawing for:  
Barefoot Holdco  
Austin, Texas

8060 HWY 209 WEST  
AUSTIN, TEXAS  
GROSS LEASABLE AREA: 2,523 S.F.

THE MEASUREMENTS, FLOOR PLANS,  
AND CALCULATIONS ARE ACCURATE  
USING BOMA MEASUREMENT  
STANDARDS FOR RETAIL BUILDINGS.  
ANSI/BOMA Z65.5 - 2020  
Project No.: 2554.01  
Date: June 17, 2025  
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