

# 2606 RR 620 North

## Gated Boutique Office Campus Between Lakeway and Steiner Ranch

2606 RR 620 North is a unique, design-forward property situated between Lakeway and Steiner Ranch. The property has served as the corporate headquarters for a commercial real estate development company for the past eight years. Since acquiring the asset in 2017, the owners have invested significant care and intentionality into designing and curating the property for daily office operations and hosted client engagement.

Originally developed as a caretaker's property for a 50-acre waterfront estate, the buildings were reimaged and transformed into a high-design, luxury commercial office environment. The campus has supported day-to-day operations while also functioning as an integrated part of the company's brand, culture, and client experience.

### Key Facts

- Total Improvements: Approximately 2,990 SF across two buildings
- Executive Office Building: Approximately 1,148 SF
- Main Office Building: Approximately 1,842 SF
- Site: Gated 1-acre lot
- Frontage: RR 620 frontage with strong visibility and access

### Property Highlights

- Thoughtfully designed, campus-style office environment with elevated interior finishes throughout
- Architectural features, millwork, lighting, and layout executed with a focus on craftsmanship and functionality
- Outdoor amenities include an in-ground pool, dedicated dog run area, tree-covered lawn areas, and ample on-site parking
- Two-building configuration allows for separation between executive offices and collaborative workspace

### Current Layout & Configuration

#### Building 1 – Principal's Office Building

- Foyer
- Two private offices
- Conference room
- Kitchen
- Bathroom with shower
- Mud room

- Storage / closet space

#### Building 2 – Main Office Building

- Receptionist desk
- Reception lounge
- Copy area
- Four private offices
- One co-working space
- Conference room
- Kitchen
- Two private bathrooms