

Office Suite For Lease

13740 Research Boulevard



775 SF AVAILABLE
Suite T-1 • \$25.00/SF/YR + NNN



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Property Details

13740 Research Blvd, Suite T-1, Austin, TX 78750

Property Type	Office
Space Available	Suite T-1: ±775 SF, first floor
Lease Rate	\$25.00/SF/YR + NNN
Est. NNN	\$10.20/SF/YR
Availability	Available now
Lease Term	Negotiable
Layout	Reception area, private offices, kitchenette, restroom
Building	Building T: 3,185 SF, single story
Year Built	1983
Parking	Surface parking on site
Frontage	Research Blvd (US 183 frontage road) at Lake Creek Parkway
County	Williamson



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The Space

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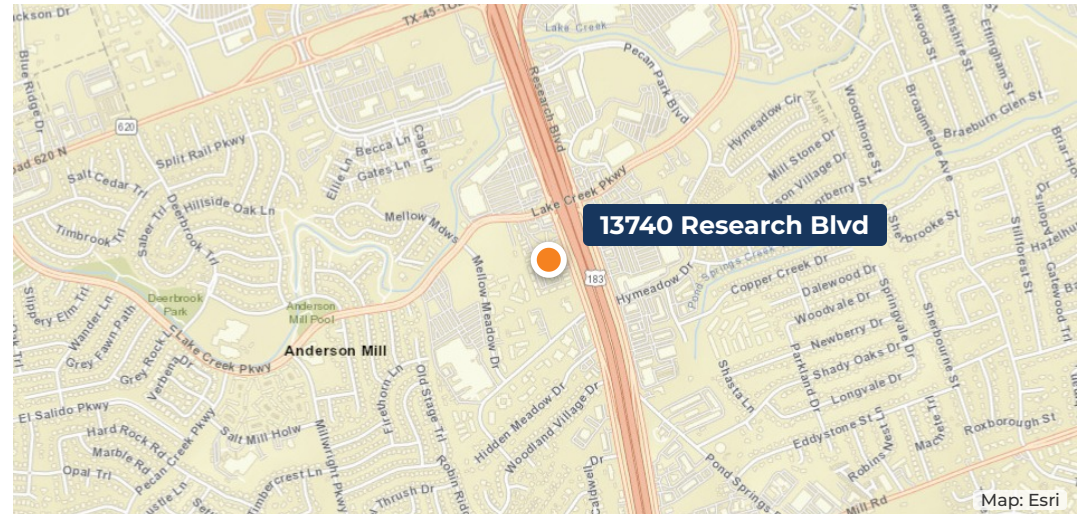
Suite T-1 is a **±775 SF office suite** in Building T, a single-story office condo building at 13740 Research Blvd in Northwest Austin.

The suite has a **reception area, private offices with windows, a kitchenette, and a restroom. Available now.**

Well suited to a professional office or personal-service user.

Located on the **US 183 frontage road at Lake Creek Parkway**, with quick access to RM 620, the SH 45 toll road, and Lakeline Mall. Shopping and restaurants are nearby.

Contact us to request a proposal or schedule a tour.



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