

FOR LEASE

6615 Vaught Ranch Road

AUSTIN, TEXAS 78730



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**CUSHMAN &
WAKEFIELD**



PROPERTY HIGHLIGHTS

TOTAL BUILDING AVAILABLE - 8,536 RSF

Space Available		
Suite 100	872 RSF	
Suite 101	3,204 RSF	LEASED
Suite 102	974 RSF	
Suite 103	1,017 RSF	LEASED
Suite 104	1,730 RSF	
Suite 200	3,362 RSF	LEASED
Suite 201	2,222 RSF	
Suite 202	2,738 RSF	
Net Rental Rate	\$14.00/RSF/YR	
2026 Operating Expenses	\$13.00/RSF/YR	
Tenant Improvement Allowance	Negotiable	
Parking	Free surface & covered parking (4:1,000)	

FEATURES

- Excellent Business Address – Strategically located off FM 2222
- Offers quick & easy access to Loop 360 & FM 620
- Scenic Two Building Office Campus – Situated in the Texas Hill Country, this campus provides abundant green space and hilltop views
- First Class Amenities & On-Site Management
 - Outdoor seating & recreational amenities
 - Direct Access to Bull Creek Greenbelt & Trail System
 - Solar Panels (which lowers operating expenses)
 - EV Charging stations
 - Fitness Room with shower

LOCATION MAP

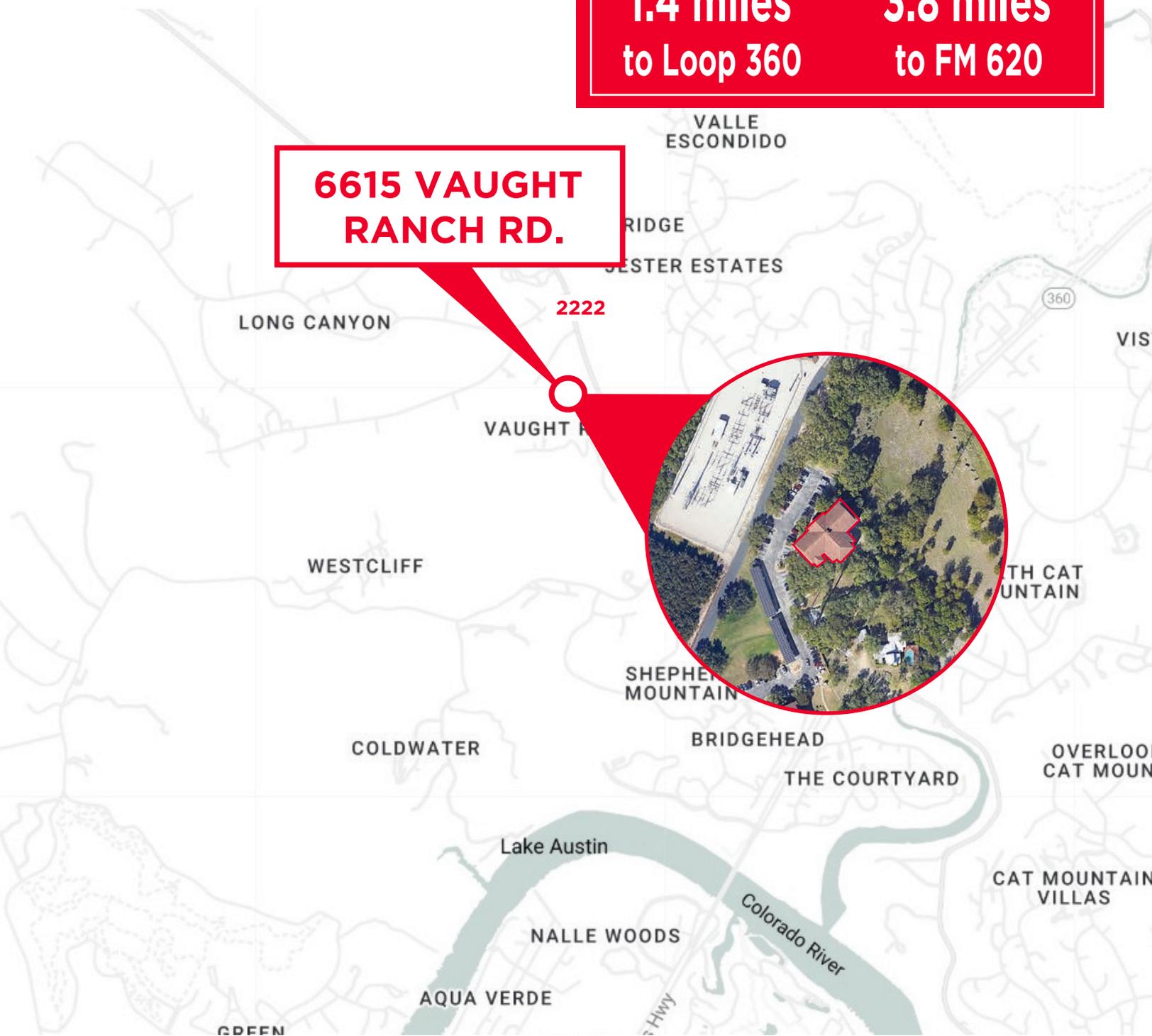
LOCATION HIGHLIGHTS

1.4 miles
to Loop 360

3.8 miles
to FM 620

**6615 VAUGHT
RANCH RD.**

2222



AMENITY MAP

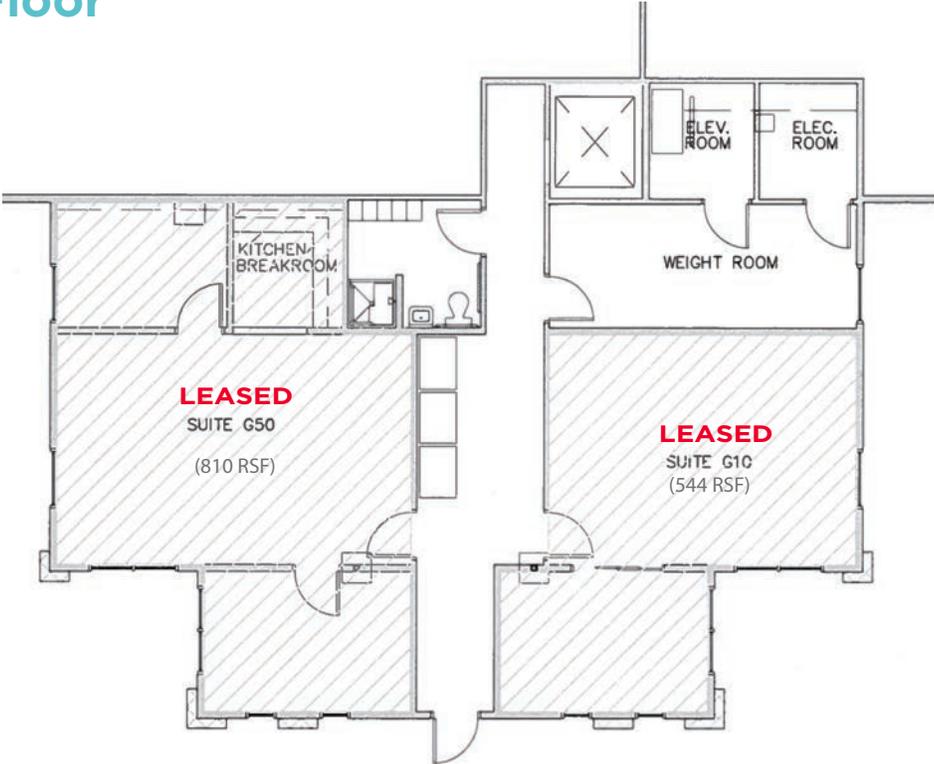


NEARBY AMENITIES

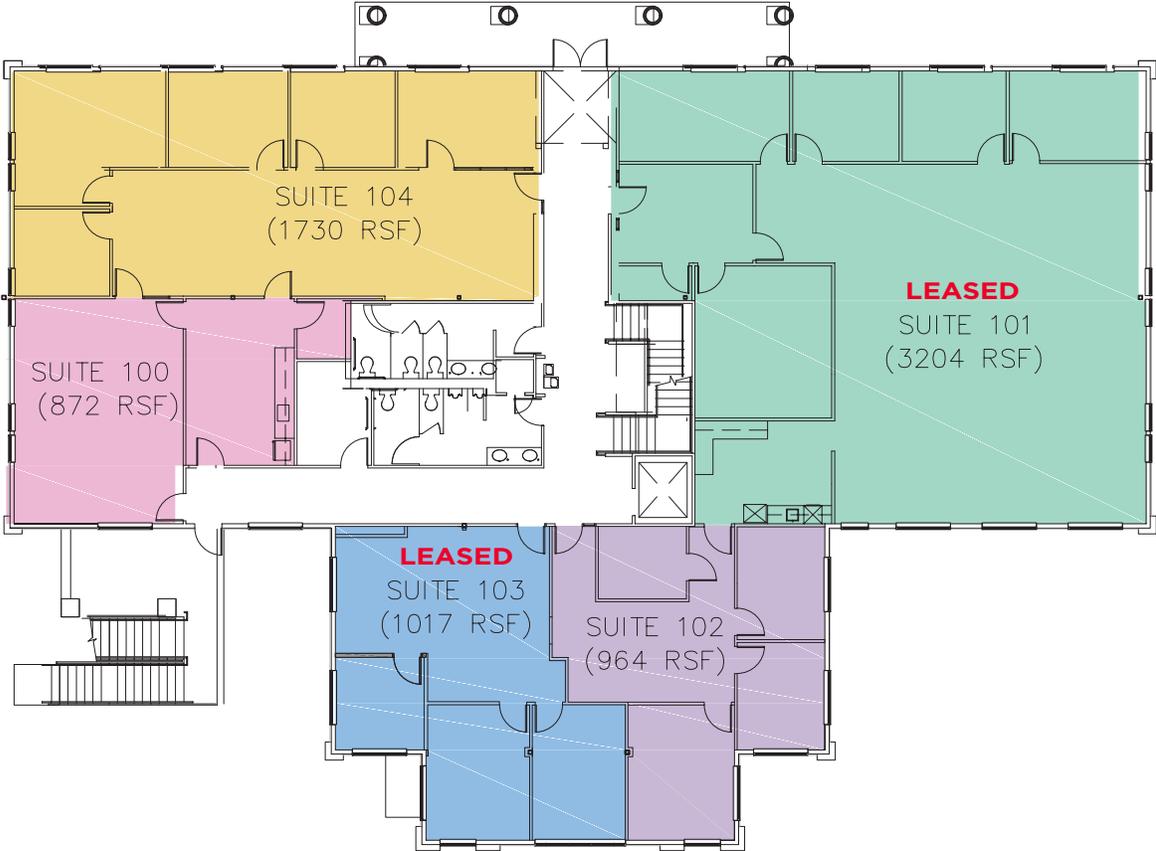


FLOOR PLANS

Ground Floor



First Floor

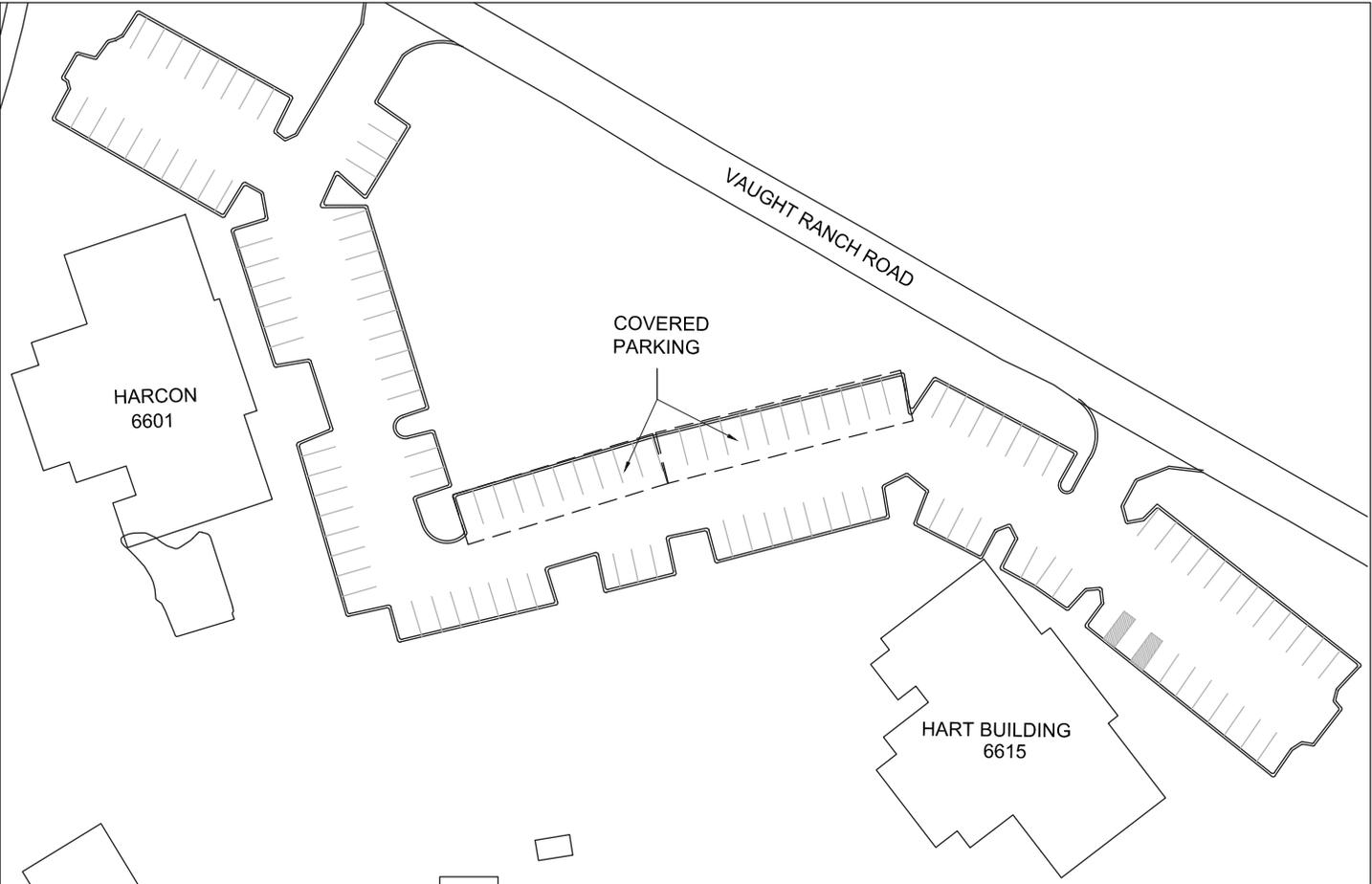


FLOOR PLANS

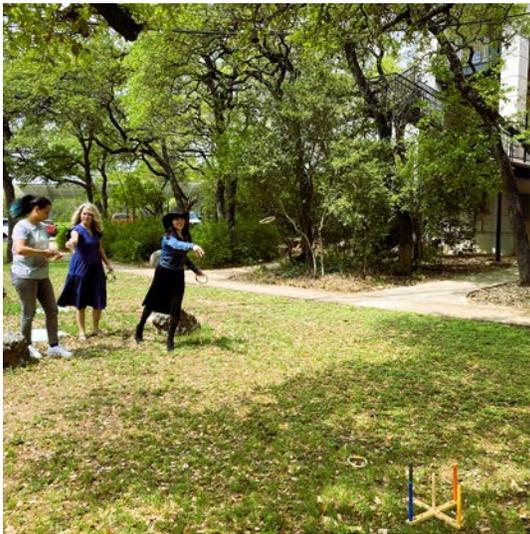
Second Floor



SITE PLAN



PHOTOS



CONTACT INFORMATION:

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