



PROPERTY FOR LEASE

10613 N FM 620, AUSTIN, TX 78726

DESCRIPTION

A two story education/multi purpose complex is now available, consisting of 12,350 +/- SF of office and classroom space. The property is located in the desirable N FM 620 area in north Austin, TX.

PROPERTY FEATURES

- Contact Broker for Pricing
- 100 +/- parking spaces onsite
- Building includes:
 - 12 classrooms
 - Lobby/Check in area
 - Multiple office spaces
 - Small kitchen
 - Elevator



FOR MORE INFORMATION, PLEASE CONTACT:

STUART ASHMUN | 512.565.1850

Broker Associate

stuart.ashmun@foundrycommercial.com

Licensed Real Estate Broker

CHRIS BURY | 949.939.6238

Broker, Partner

chris.bury@foundrycommercial.com

Licensed Real Estate Broker

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Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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12,350 SF ± AVAILABLE

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PHOTOS



CHECK-IN AREA



CLASSROOM



MEETING ROOM



MEETING ROOM



EXTERIOR

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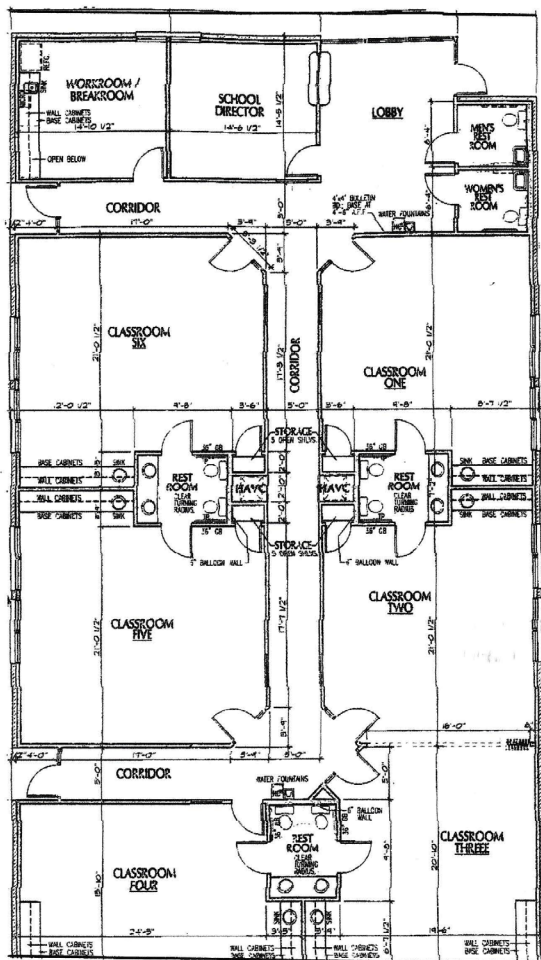
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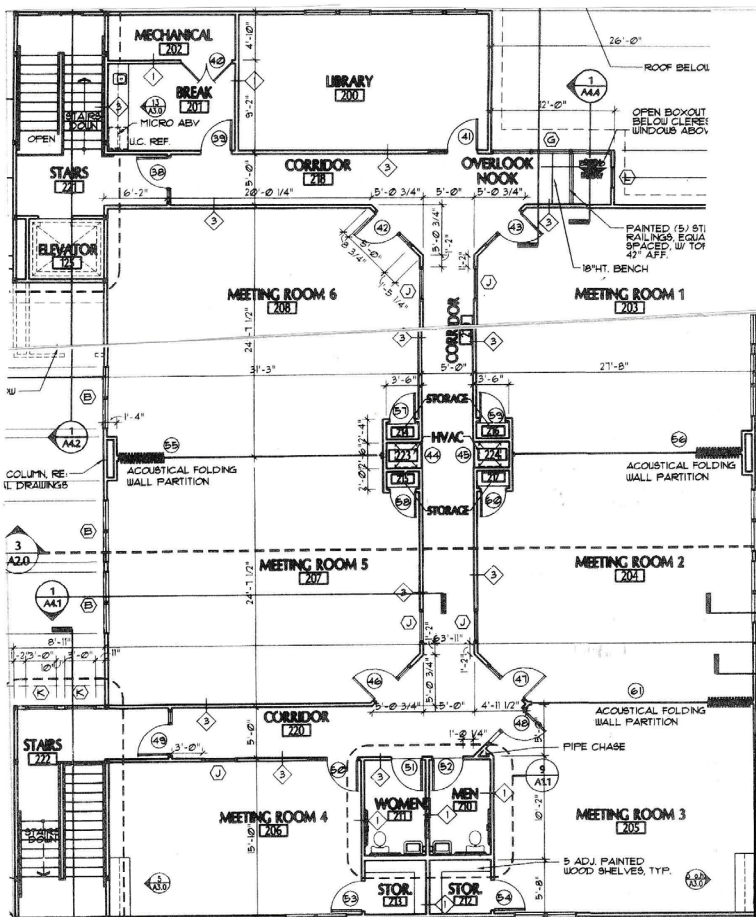
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FLOOR PLANS

1st Floor



2nd Floor



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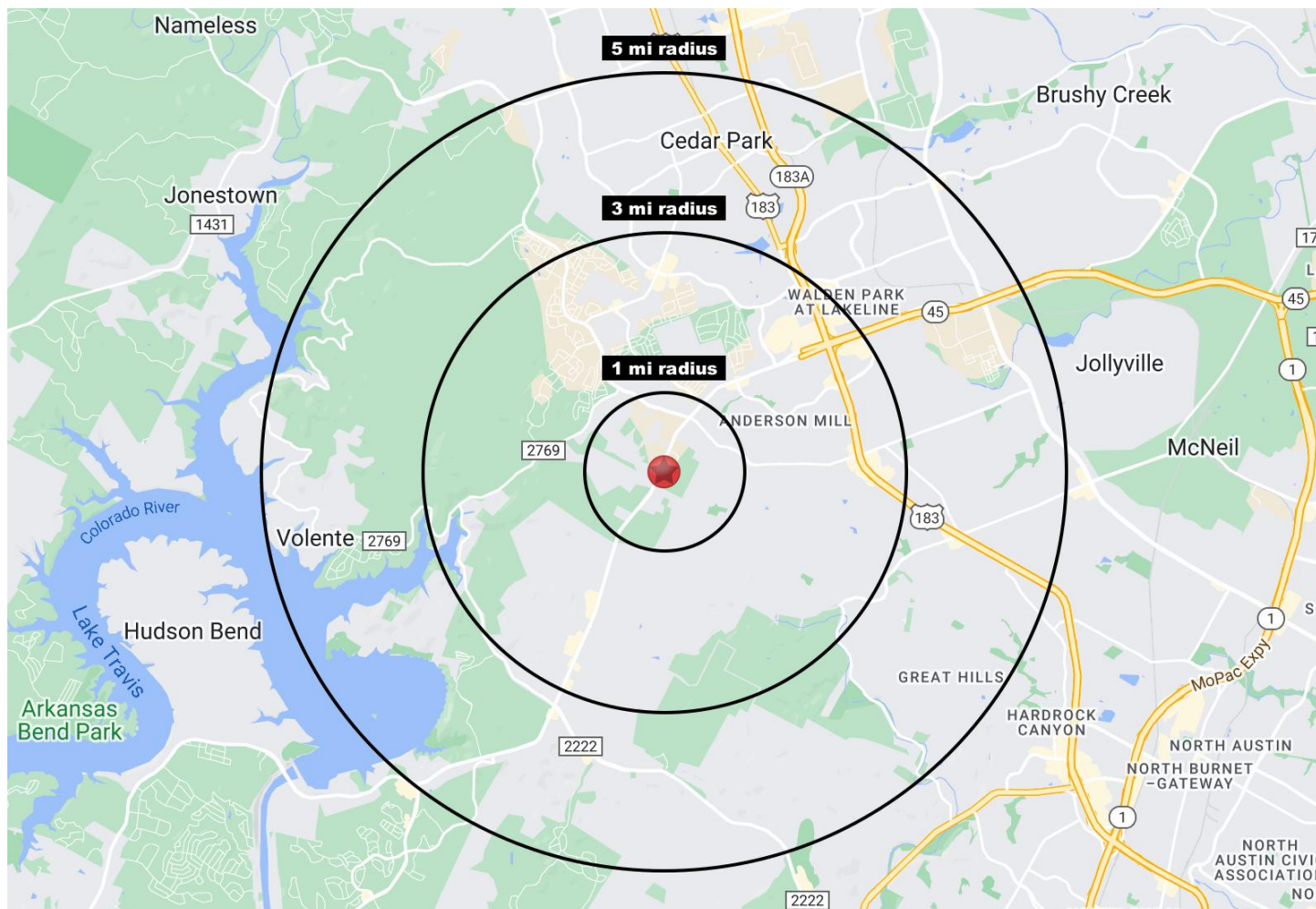
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DEMOGRAPHICS



1 MILE RADIUS



7,102

ESTIMATED POPULATION 2021



8,071 (+2.7%)

PROJECTED POPULATION 2026



\$421,886

MEDIAN HOME VALUE 2021



\$134,381

AVG HOUSEHOLD INCOME

3 MILE RADIUS



69,050

ESTIMATED POPULATION 2021



81,076 (+3.5%)

PROJECTED POPULATION 2026



\$384,950

MEDIAN HOME VALUE 2021



\$124,827

AVG HOUSEHOLD INCOME

5 MILE RADIUS



164,160

ESTIMATED POPULATION 2021



194,592 (+3.7%)

PROJECTED POPULATION 2026



\$383,674

MEDIAN HOME VALUE 2021



\$122,227

AVG HOUSEHOLD INCOME

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