



# 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  
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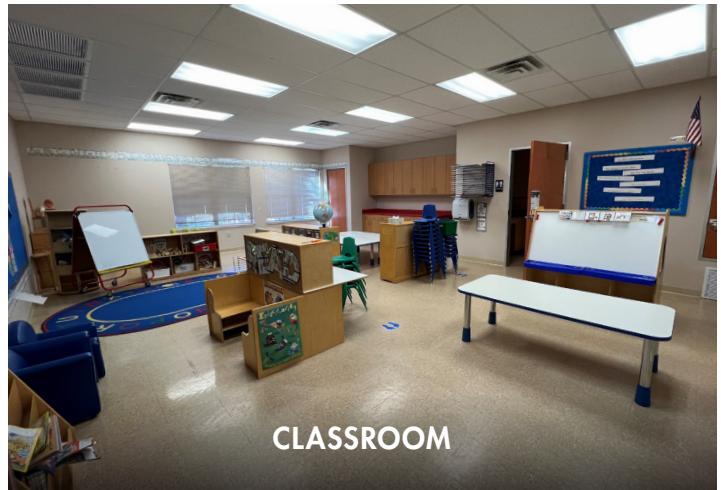
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12,350 SF ± AVAILABLE

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## PHOTOS



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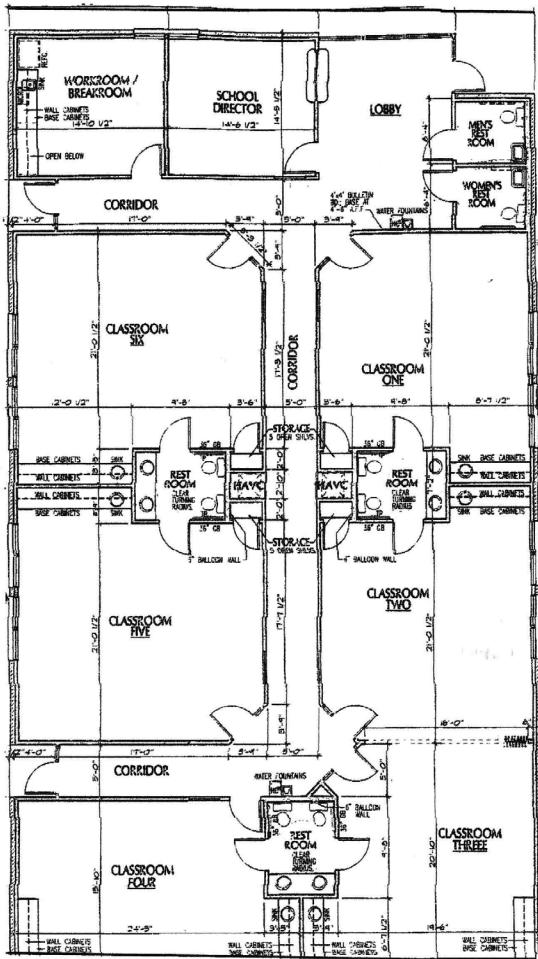
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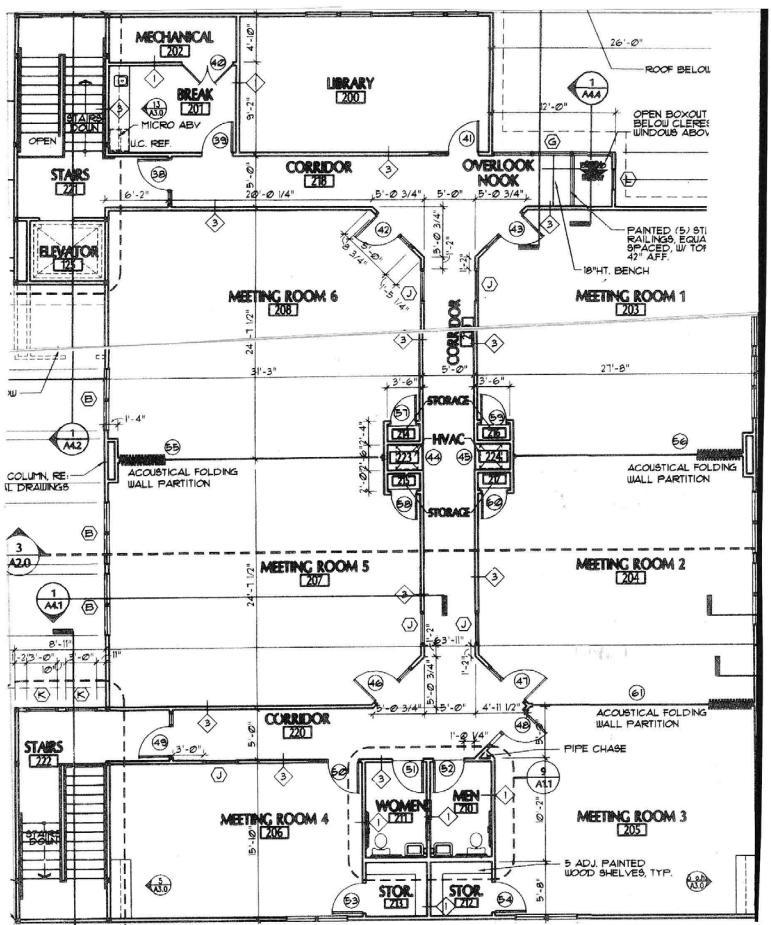
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## FLOOR PLANS

1st Floor



2nd Floor



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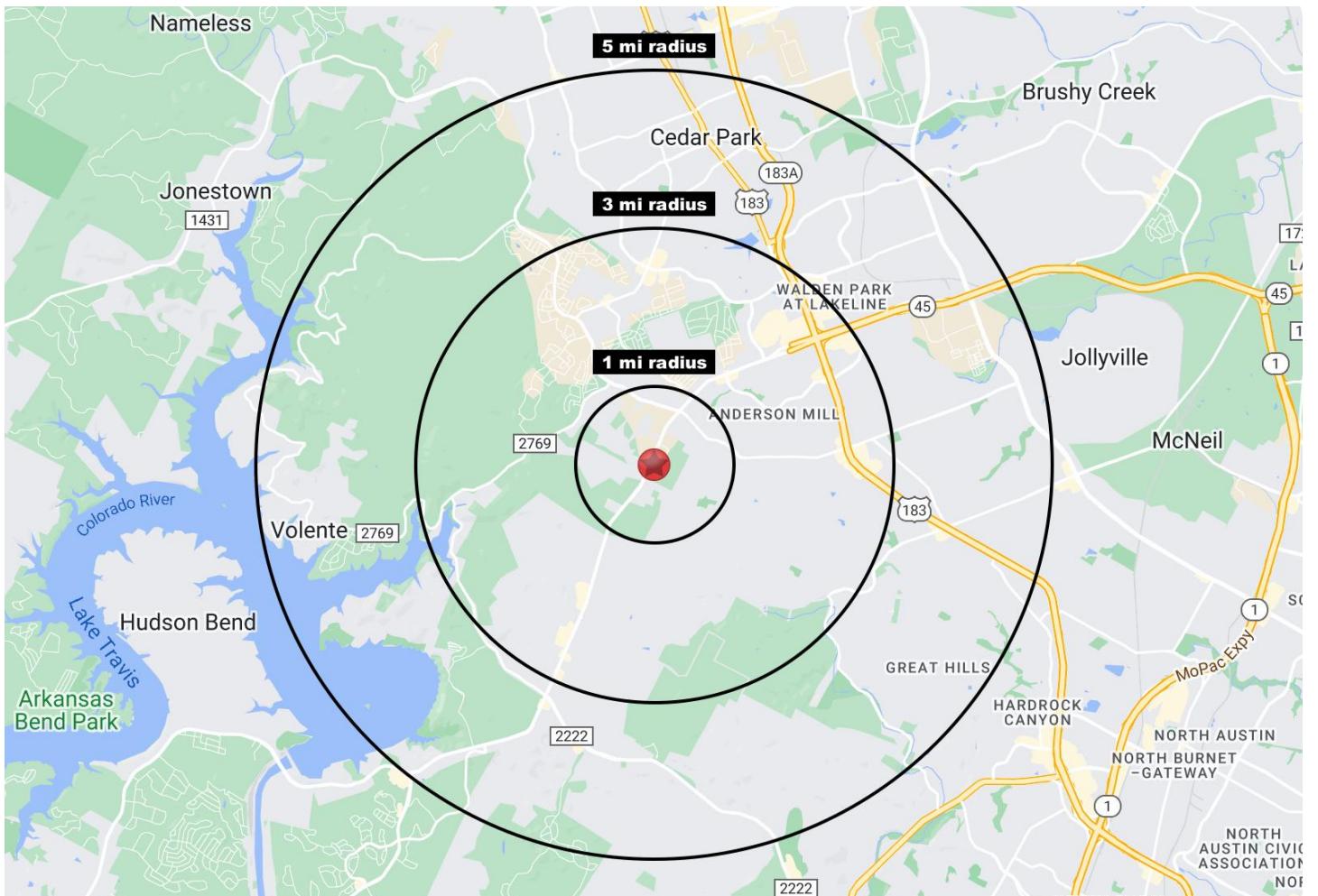
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## DEMOGRAPHICS



1 MILE RADIUS \_\_\_\_\_

**80,000**  
ESTIMATED POPULATION 2021

**8,071 (+2.7%)**  
PROJECTED POPULATION 2026

**\$421,886**  
MEDIAN HOME VALUE 2021

**\$134,381**  
AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>69,050</b> ESTIMATED POPULATION 2021
	<b>81,076 (+3.5%)</b> PROJECTED POPULATION 2026
	<b>\$384,950</b> MEDIAN HOME VALUE 2021

### 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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