

CORNERSTONES OFFICE CONDO FOR LEASE OR PURCHASE

11824 Jollyville Rd., Suite 103 | Austin, TX 78759



FOR LEASE | \$4,300/MONTH

FLEXIBLE OWNERSHIP OPTIONS
Lease-to-Purchase | Owner Financing Available

NO NNN - SIMPLE, PREDICTABLE MONTHLY OCCUPANCY COST

A well-appointed 1,651 SF second-floor office condo in Building 1 with Jollyville Road frontage. The efficient professional layout includes four large private offices, a conference room, reception area, break room, and two private in-suite restrooms. Stairs are conveniently located close to the suite.

SPACE FEATURES

- 1,651 square feet
- 4 large private offices
- Conference room
- Reception area
- Break room
- Two private in-suite restrooms
- 24/7 HVAC
- Monument sign panel + directory slat
- Second floor - Building 1
- Jollyville Road frontage

NO NNN - SIMPLE, PREDICTABLE MONTHLY OCCUPANCY COST

Tenant pays only electricity, internet/phone, and janitorial if desired or needed.

PROFESSIONAL OFFICE • JOLLYVILLE RD. FRONTAGE • AVAILABLE NOW

PROFESSIONAL SPACE ♦ FLEXIBLE PATH TO OWNERSHIP



MORE THAN A LEASE OPPORTUNITY

The owner is open to lease-to-purchase arrangements and may also consider owner financing. This provides a distinctive opportunity for a business that wants to establish its office here now while exploring a future path to ownership.

LOCATION ADVANTAGE

Northwest Austin with convenient access to Jollyville Road, U.S. 183, Mopac Expressway and Loop 360. The Arboretum and The Domain are nearby.

LEASE HIGHLIGHTS

\$4,300/month gross
No NNN charges
Available now
24/7 HVAC

SIGNAGE & ACCESS

Monument sign panel
Directory slat
Building 1 frontage
Stairs close to suite

HORIZON REALTY COMMERCIAL

Angie Jones, Broker Associate

Horizon Realty
4901 Spicewood Springs Rd. Suite 200 | Austin, TX 78759
Direct: 512-619-7181 • Office: 512-342-1800
angiejonescre@gmail.com