



## 2905 Blue Ridge Dr

2905 Blue Ridge Dr, Cedar Park, TX 78613



**Hema Raja**

Samspra Properties

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(512) 963-4822

# 2905 Blue Ridge Dr

\$23.00 /SF/YR

Incredible Opportunity in Shenandoah. No Zoning- ETJ Property!

Come see your next office, business, school or Live-work space.

This property has two separate buildings - A and B  
Building A - Front Building is available for lease.  
In the middle of the city, you are just minutes to Lakeline Mall, 620/183, Lake Travis and restaurants, dining, and schools.

\* Bldg B is currently occupied by an Arts & Cultural Enrichment school....

- Close to Major Hwy: 183 N and 620
- Easy Commute
- No Zoning Restrictions



Rental Rate:	\$23.00 /SF/YR
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	C
Rentable Building Area:	1,344 SF
Year Built:	1989
Walk Score ®:	67 (Somewhat Walkable)
Rental Rate Mo:	\$1.92 /SF/MO

## 1st Floor Ste Building A

Space Available	1,344 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Space Type	New
Space Use	Office
Lease Term	Negotiable

Incredible Opportunity in Shenandoah. No Zoning- ETJ Property! Come see your next office, business, school or Live-work space. This property has two separate buildings - A and B Building A - Front Building is available for lease. Upon entering you will be greeted with a wood burn. Gorgeous kitchen has all new stainless-steel appliances and white top and bottom cabinets. Private Office - 3 Conference Room - 1 Entry reception/ Hall - 1 Full Kitchen - 1 (Appliances include dishwasher, Cook Top & Oven, Disposal Grinder) Full bathroom with Shower - 2 Separate Utility Room with Washer & Dryer Conveniently located for commuting or traveling from Lakeline Station Park & Ride. In the middle of the city, you are just minutes to Lakeline Mall, 620/183, Lake Travis and restaurants, dining, and schools.\* Bldg B is currently occupied by an Arts & Cultural Enrichment school.

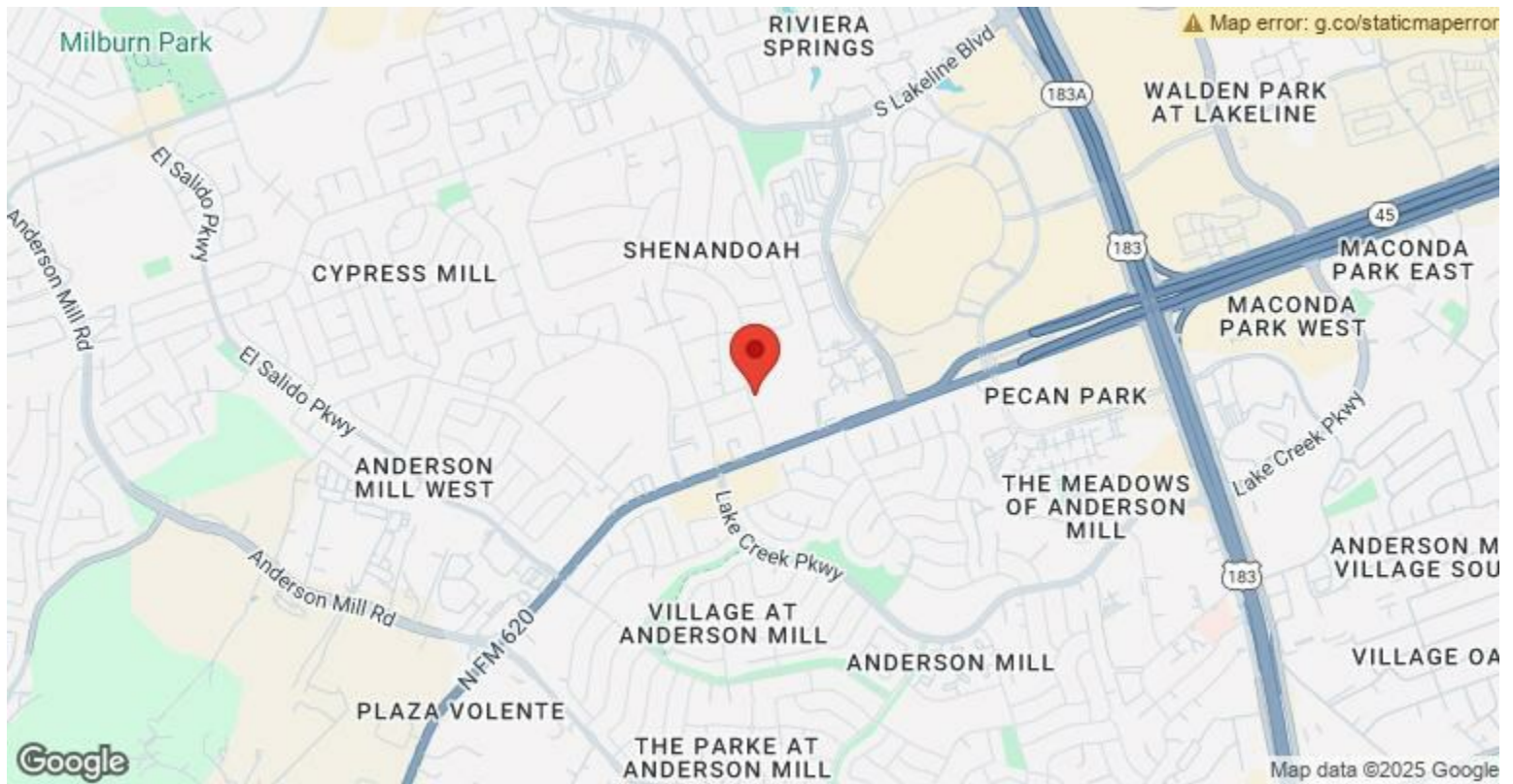
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Samspra Academy	-	





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# Property Photos



2095 Hallway



2905 Reception Hall



# Property Photos



IMG\_5586



2905 BR appliance

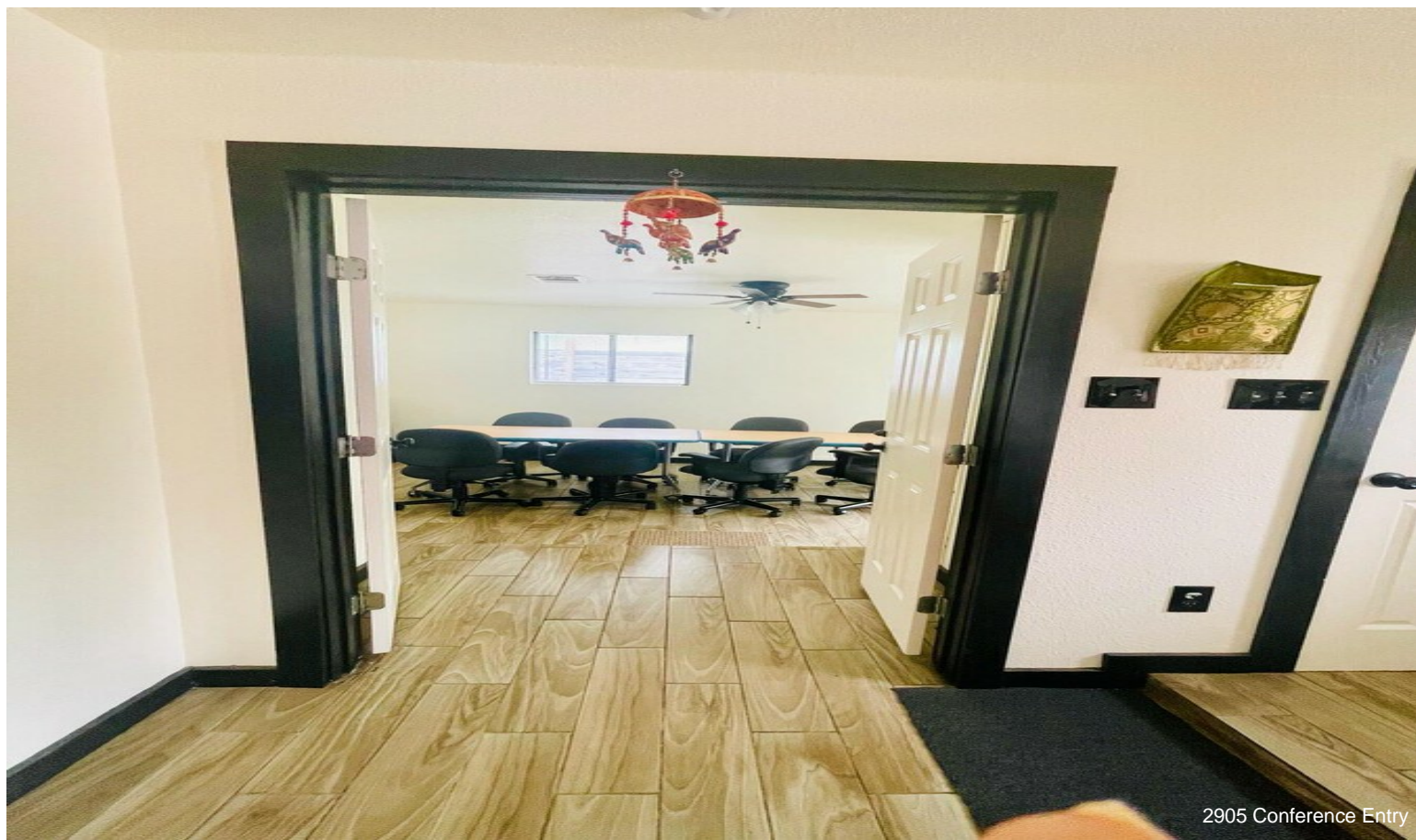


# Property Photos

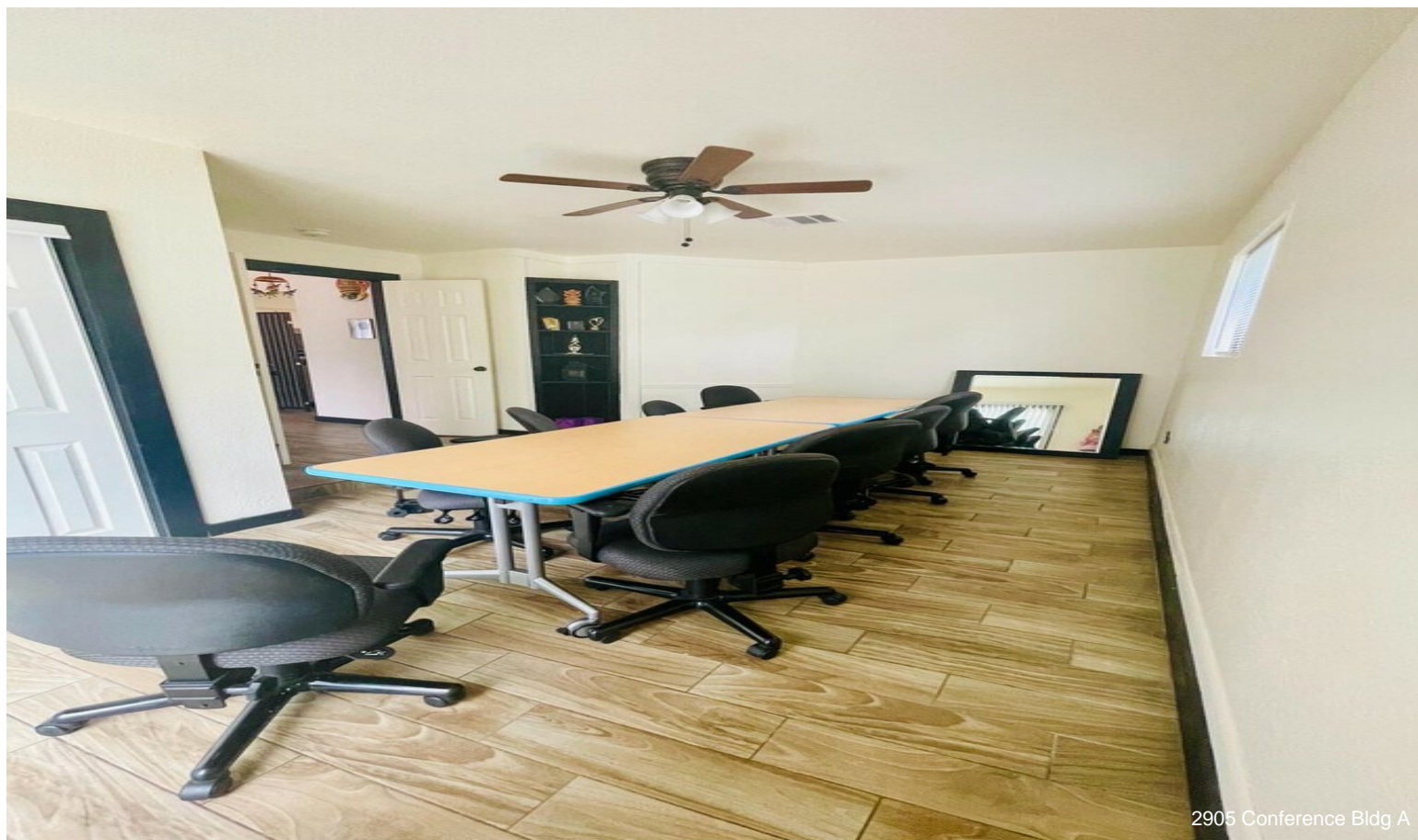




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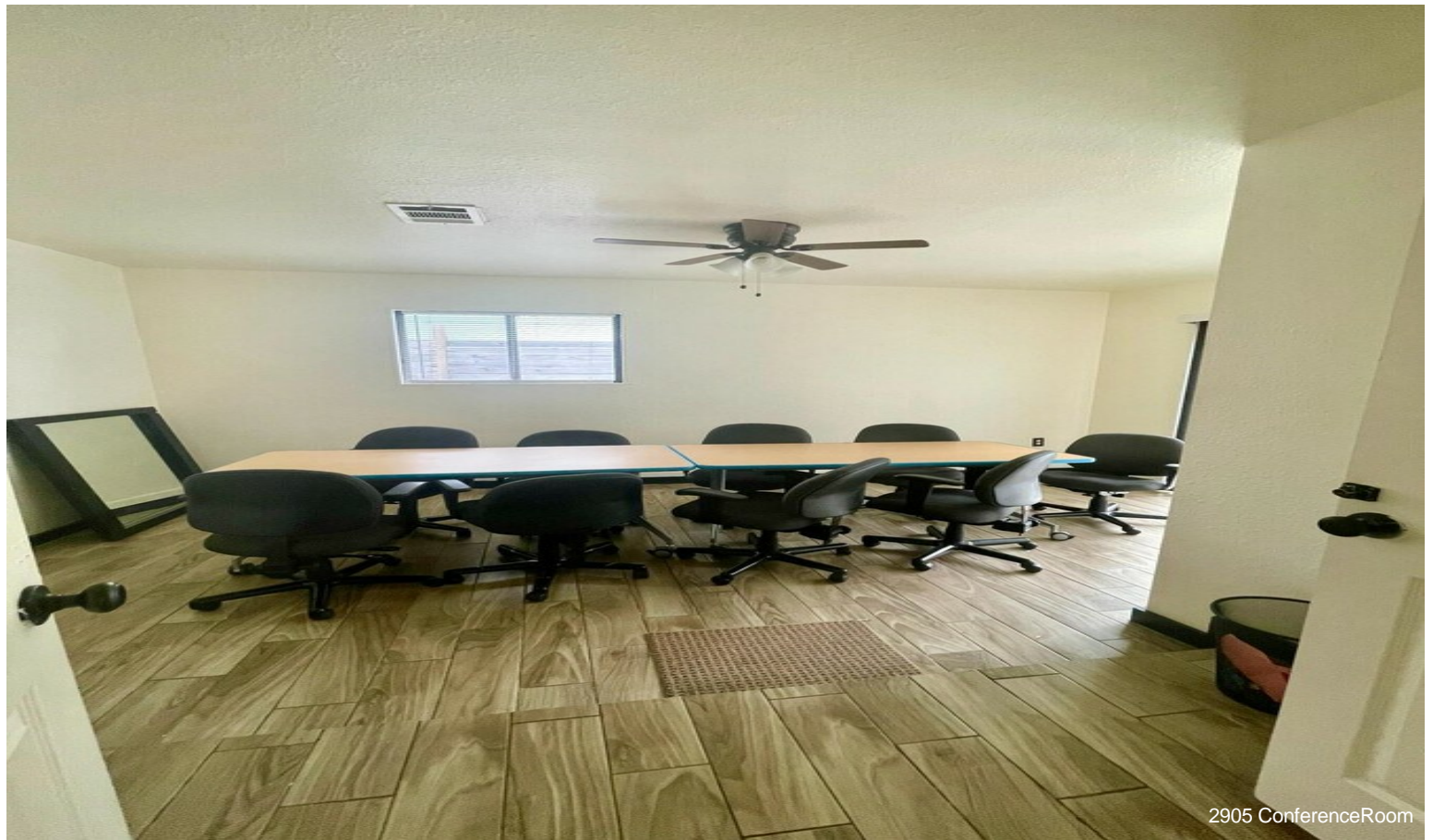
2905 Conference Entry



2905 Conference Bldg A



# Property Photos



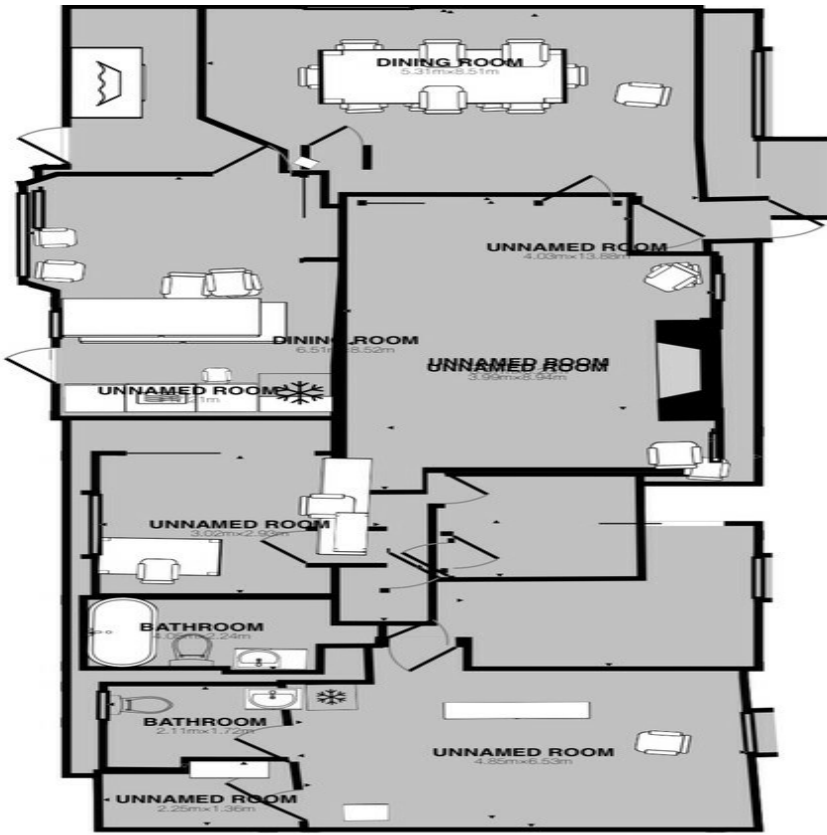
2905 ConferenceRoom



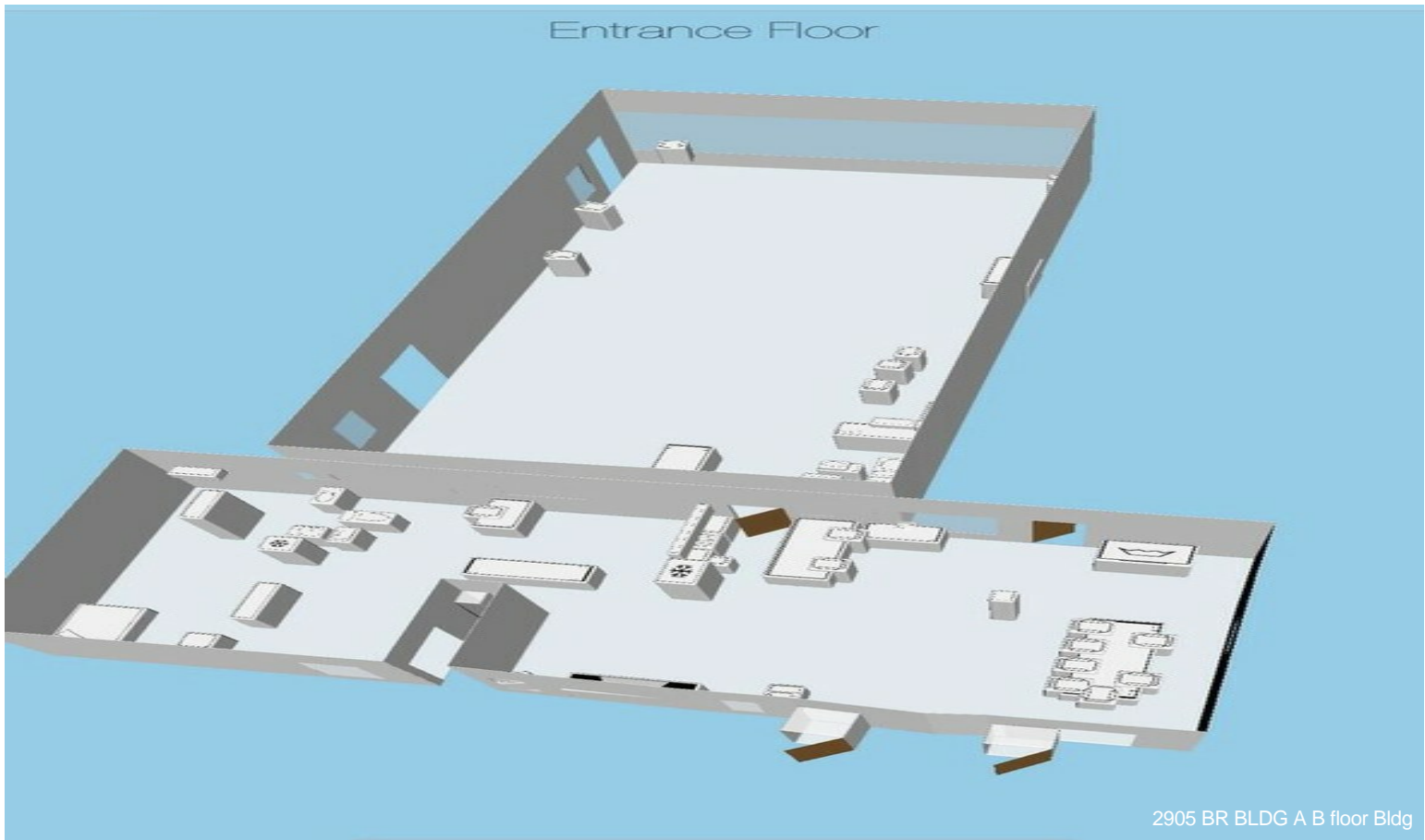
2905 Conference Room



# Property Photos



**ENTRANCE FLOOR**  
**APPROX FLOOR AREA 291.3m<sup>2</sup>**



# Property Photos



2905 front view