

FOR LEASE

6615 Vaught Ranch Road

AUSTIN, TEXAS 78730

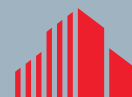


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**CUSHMAN &
WAKEFIELD**



PROPERTY HIGHLIGHTS

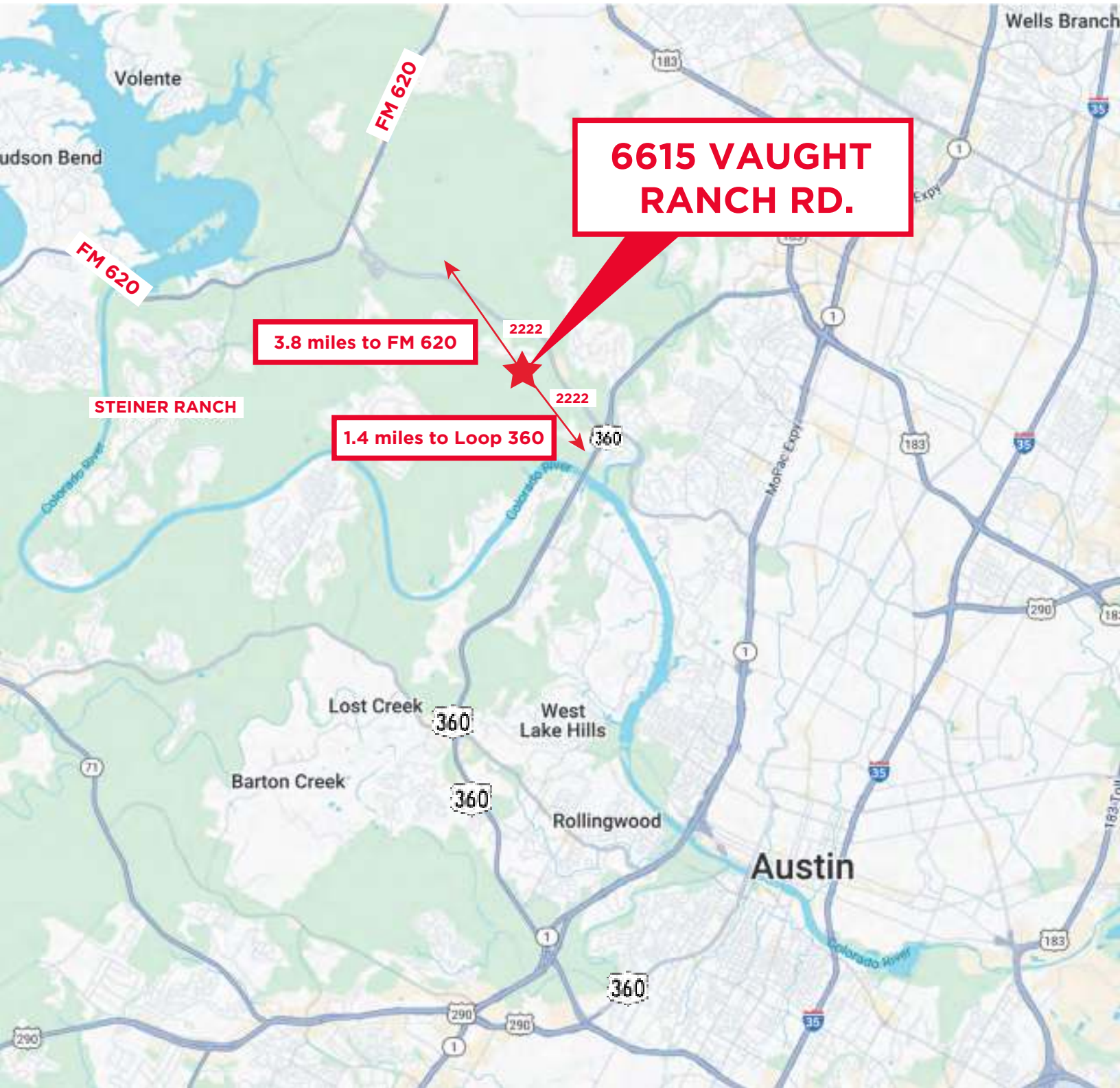
TOTAL BUILDING AVAILABLE - 17,574 RSF

Space Available	
Suite G10	544 RSF
Suite G50	810 RSF
Suite 100	872 RSF
Suite 101	3,204 RSF
Suite 102	974 RSF
Suite 103	1,017 RSF
Suite 104	1,730 RSF
Suite 200	8,423 RSF
Net Rental Rate	\$17.00/RSF/YR
2025 Operating Expenses	\$10.00/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



AMENITY MAP



NEARBY AMENITIES

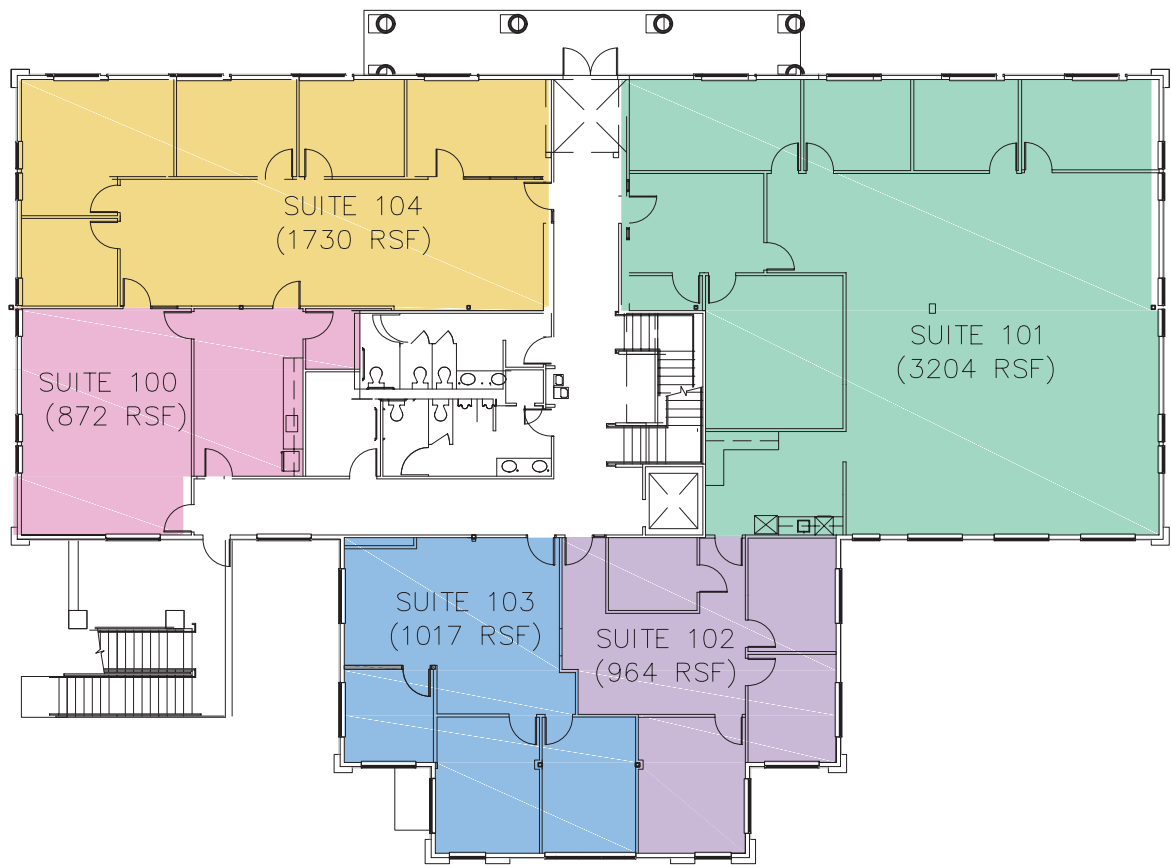


FLOOR PLANS

Ground Floor



First Floor



FLOOR PLANS

Second Floor

Suite 200 - 8,423 RSF



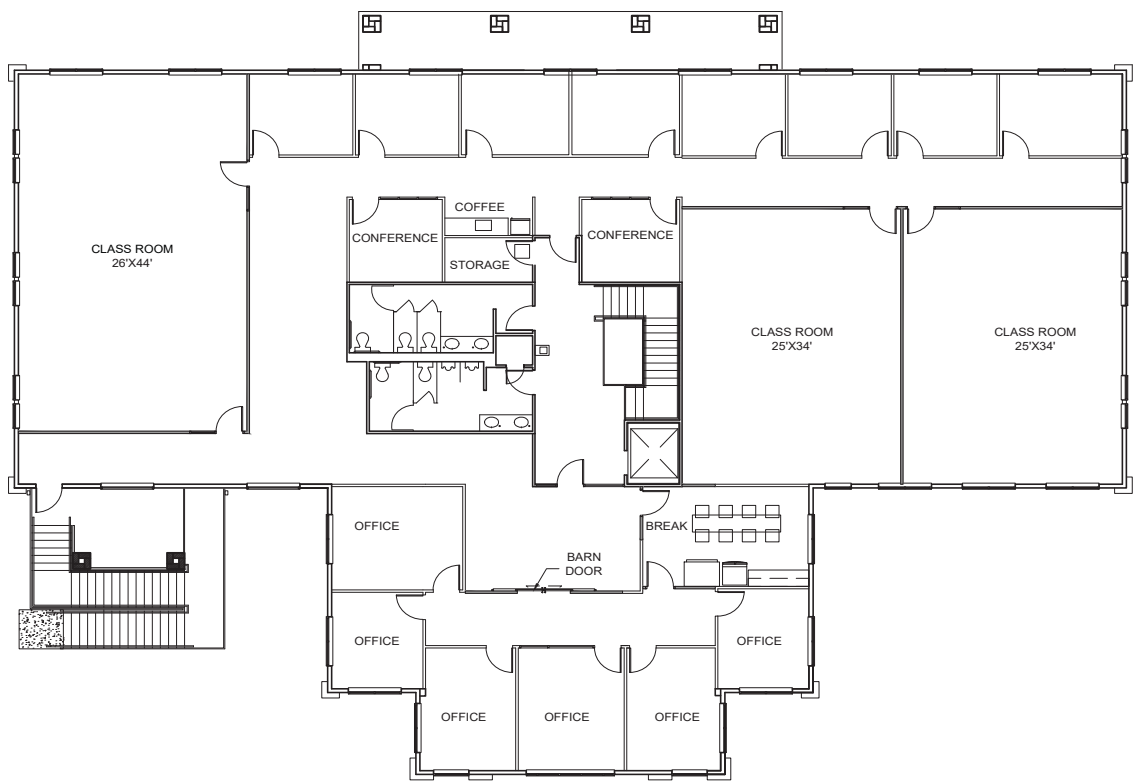
PHOTOS



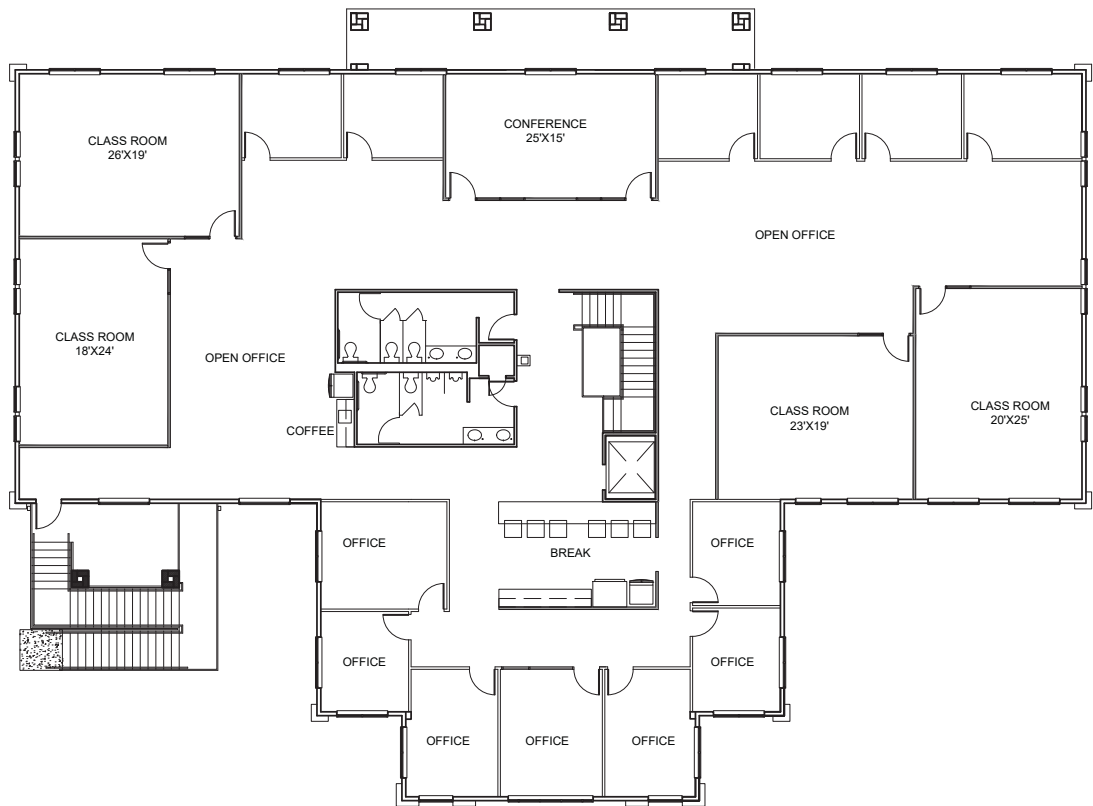
FLOOR PLANS

Second Floor – Conceptual Plans

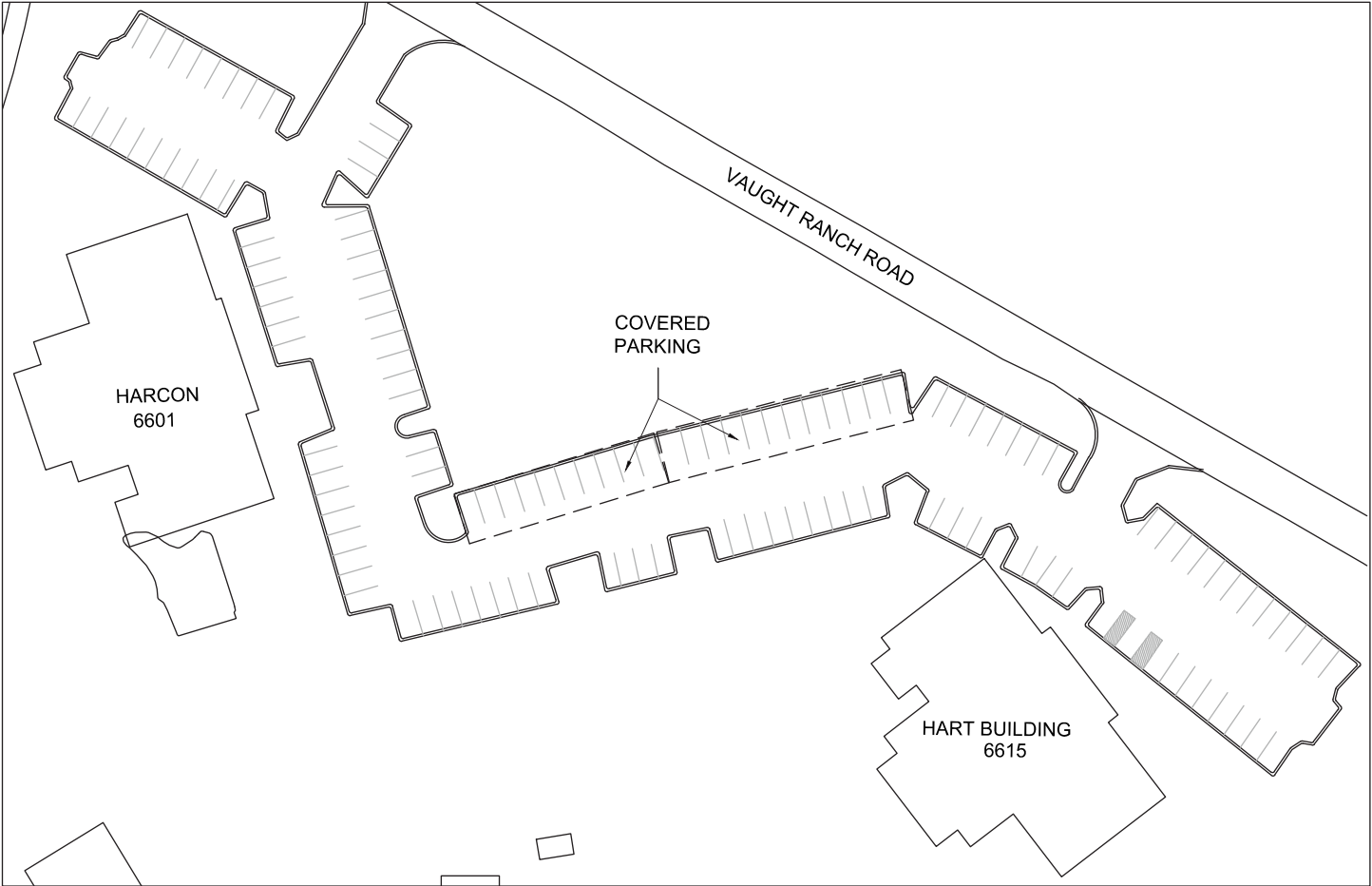
Option A



Option B



SITE PLAN



PHOTOS



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