



Office Space Available

2440 E Hwy 290, Suite E21, Dripping Springs, TX 78620

- Village at Kirby Square.
- Prime HWY 290 Frontage.
- Common area shared with one other suite contains ADA compliant bathrooms, kitchen/break room, and janitorial closet.
- 2,360 Square Feet.
- \$22/PSF
- \$7 Estimated NNN's
- Energy efficient features throughout.
- Large windows.

The floor plan shows a second floor with a large 'OPEN WORKSPACE' area labeled 'E21' in red. The plan includes various rooms and their dimensions:

- MEETING** (Top Left): 11'-10 1/2" x 9'-4 1/2"
- OFFICE 1** (Top Middle): 8'-1 1/2" x 8'-2"
- OFFICE 2** (Middle Left): 8'-3 1/2" x 11'-3 1/2"
- OFFICE 3** (Middle Middle): 8'-3 1/2" x 11'-3 1/2"
- OFFICE 4** (Bottom Right): 8'-3 1/2" x 11'-3 1/2"
- SERVER ROOM** (Bottom Left): 8'-3 1/2" x 11'-3 1/2"
- BREAK ROOM** (Top Right): 8'-2" x 8'-6"
- STORAGE** (Middle Right): 8'-2" x 8'-6"
- FILE STORAGE** (Middle Right): 8'-2" x 8'-6"
- WOMEN'S RESTROOM** (Top Right): 8'-2" x 8'-6"
- MENS RESTROOM** (Middle Right): 8'-2" x 8'-6"
- ADA STALL (REF. A301-2)** (Top Right): 8'-2" x 8'-6"
- ADA STALL (REF. A301-2)** (Middle Right): 8'-2" x 8'-6"
- ADA RAMP (REF. A301-2)** (Bottom Left): 8'-2" x 8'-6"
- REQUIRED CLEARANCE AREA** (Bottom Right): 8'-2" x 8'-6"

The plan also shows 'ADA RAMP (REF. A301-2)' and 'REQUIRED CLEARANCE AREA'. Dimensions are provided for all rooms and corridors.



2440 E HWY
290, Suite E21
Dripping Springs,
TX 78620

Village at Kirby Square

Prime HWY 290
Frontage

4.5 miles to
Belterra Village
shopping center

30,458 cars per
day per TX DOT
in 2018

Ample parking


HENDRICKS
REAL ESTATE



2440 E HWY 290, Suite E21, Dripping Springs, TX 78620
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