



## 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.

# - Office Space Floor Plan -



Other tenants include a law office, chiropractor, pediatrician, dentist, and specialty retail.



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





2440 E HWY 290, Suite E21, Dripping Springs, TX 78620  
(512) 201-4350   [www.512re.com](http://www.512re.com)   [tim@512re.com](mailto:tim@512re.com)