



Nutty Brown Business Park

12707 Nutty Brown Rd, Austin, TX 78737

CTX
GROUP

COMPASS
COMMERCIAL



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Nutty Brown Business Park

Upon Request

For Lease: Unique Office Space with Acreage for storage yard at Nutty Brown Business Park
Discover this versatile property located at 12707 Nutty Brown Rd, Austin, TX, in the vibrant Nutty Brown Business Park. This house has been thoughtfully converted into six offices, complete with a kitchen and a break area, making it ideal for businesses of all sizes.
Property Highlights:

- Office Space: Six Office spaces with functional layouts.
- Additional Features: Includes a kitchen and a charming brick area.
- Acreage: Ample space at the back for a storage yard and parking. Includes garage/shop.
- Prime Location: Just 1/2 mile from Belterra Village shopping center and H-E-B.
- Flexibility: Perfect for many commercial uses.
- Versatile Use: Perfect for startups, expanding businesses,...

- Beautiful business park Close to a vibrant retail corner with amenities such as H-E-B, Belterra Village, a movie theater and many restaurants



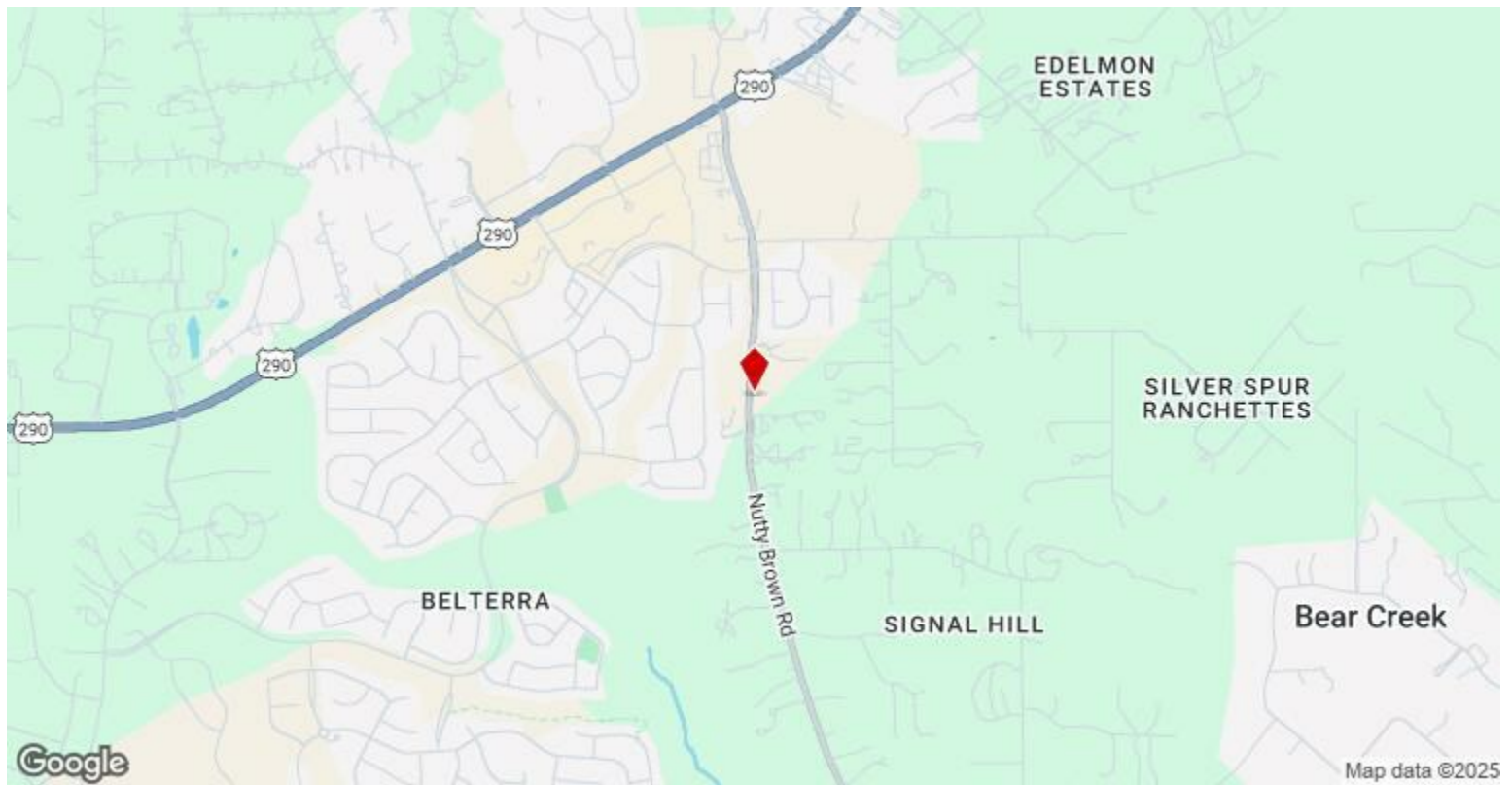
Rental Rate:	Upon Request
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	45,280 SF
Walk Score ®:	27 (Car-Dependent)
Rental Rate Mo:	Upon Request

1

1st Floor

Space Available	1,750 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Office Size	1,750 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Double wide office with 2 acres of yard storage space



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- Additional Features: Includes a kitchen and a charming brick area.
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- Prime Location: Just 1/2 mile from Belterra Village shopping center and H-E-B.
- Flexibility: Perfect for many commercial uses.
- Versatile Use: Perfect for startups, expanding businesses, or anyone seeking a professional workspace.

Contact Ron to schedule a tour or for more information 512-695-6199.

Property Photos



Property Photos

