

2905 Blue Ridge Dr

2905 Blue Ridge Dr, Cedar Park, TX 78613

Presented by
Samspra Properties



Price: \$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.

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



Hema Raja

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Samspra Properties

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2905 BR front View BLD A

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Samspra Academy	-	



2905 Entry Hall view

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2095 Hallway

Listing space

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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Property Photos



IMG_5586



2905 BR appliance

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Property Photos



2905 BR Kitchen counter



2905 BR Kitchen

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Property Photos



2905 Conference Entry



2905 Conference Bldg A

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Property Photos



2905 ConferenceRoom

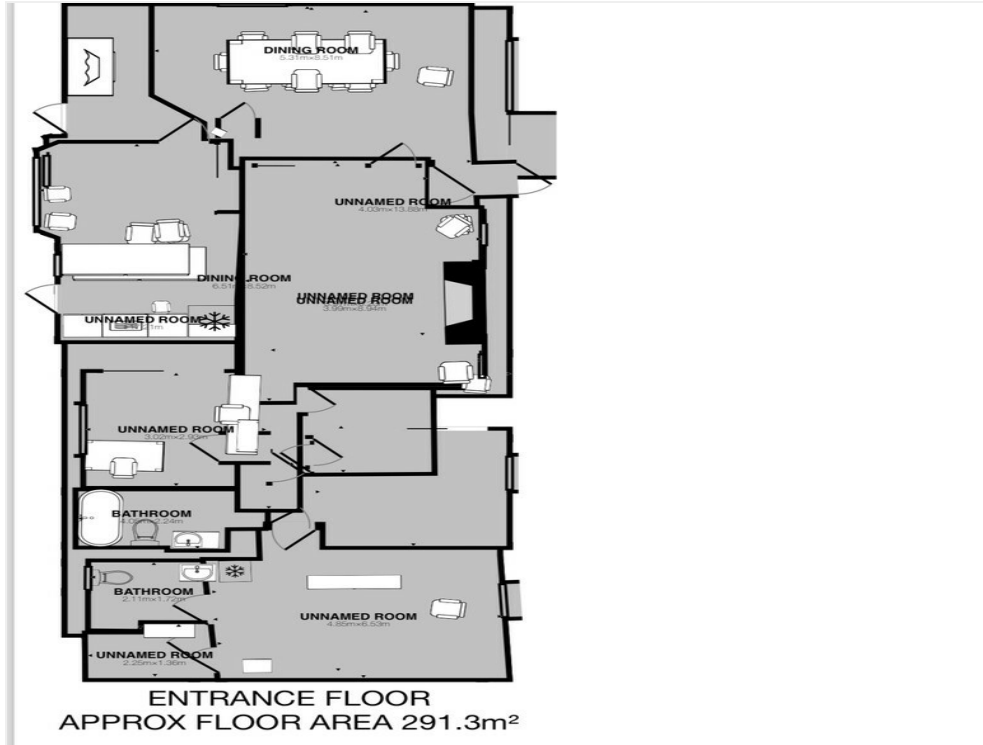


2905 Conference Room

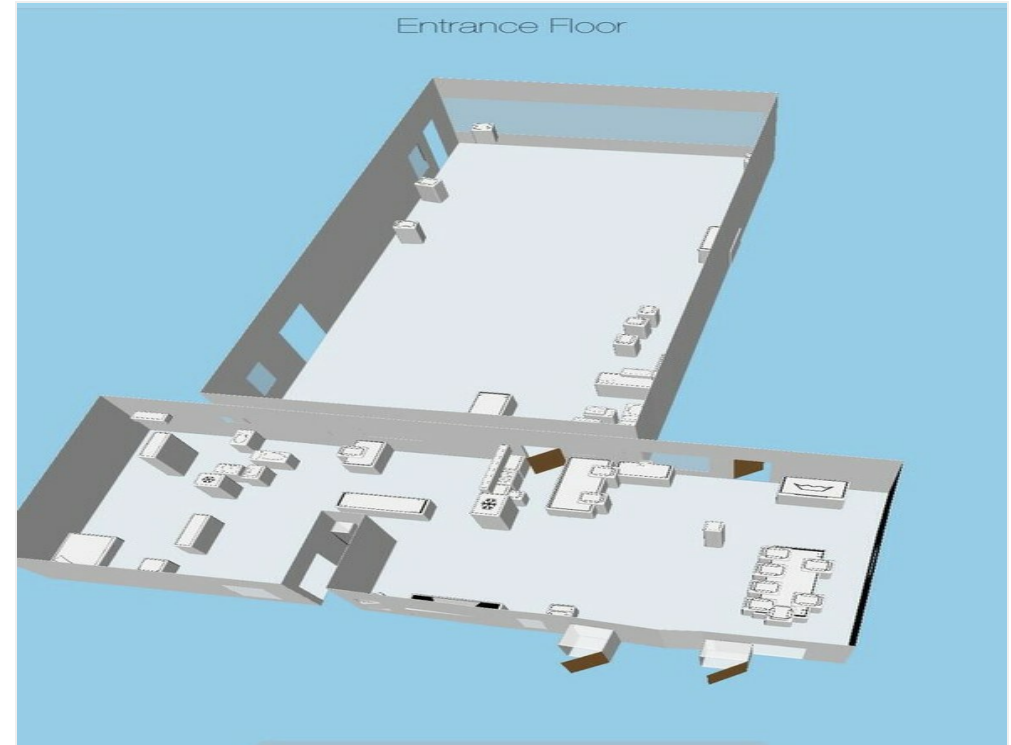
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2905 BR Bldg A Floor Plan



2905 BR BLDG A B floor Bldg

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2905 front view

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Location

