



15501 RR 620 N #500
Austin, TX

OFFICE/FLEX
FOR LEASE

LOCATION:
N. Austin/Round Rock

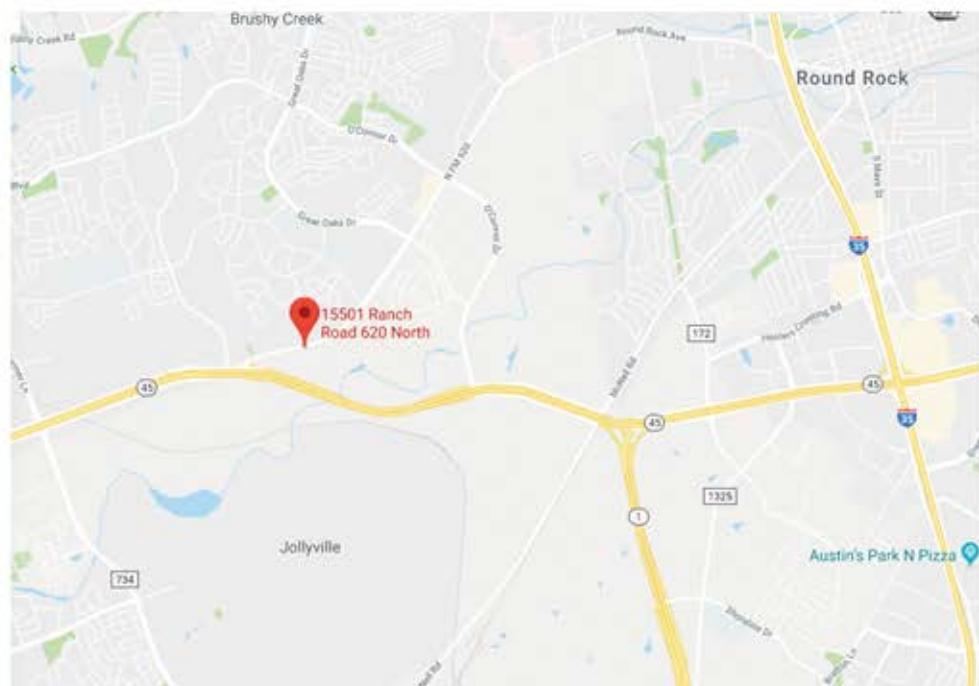
PROPERTY TYPE:
Office/Flex

FEATURES:
100% HVAC, Owners will install a rollup overhead door. Ample parking. In ETJ, no zoning.

SIZE:
5,028 SF

LEASE RATE:
Please Call

Tenant pays electric and WiFi.
Other utilities included.



Neil Stokes
(512)633-2233
specialagentstokes@gmail.com
Broker/Realtor®

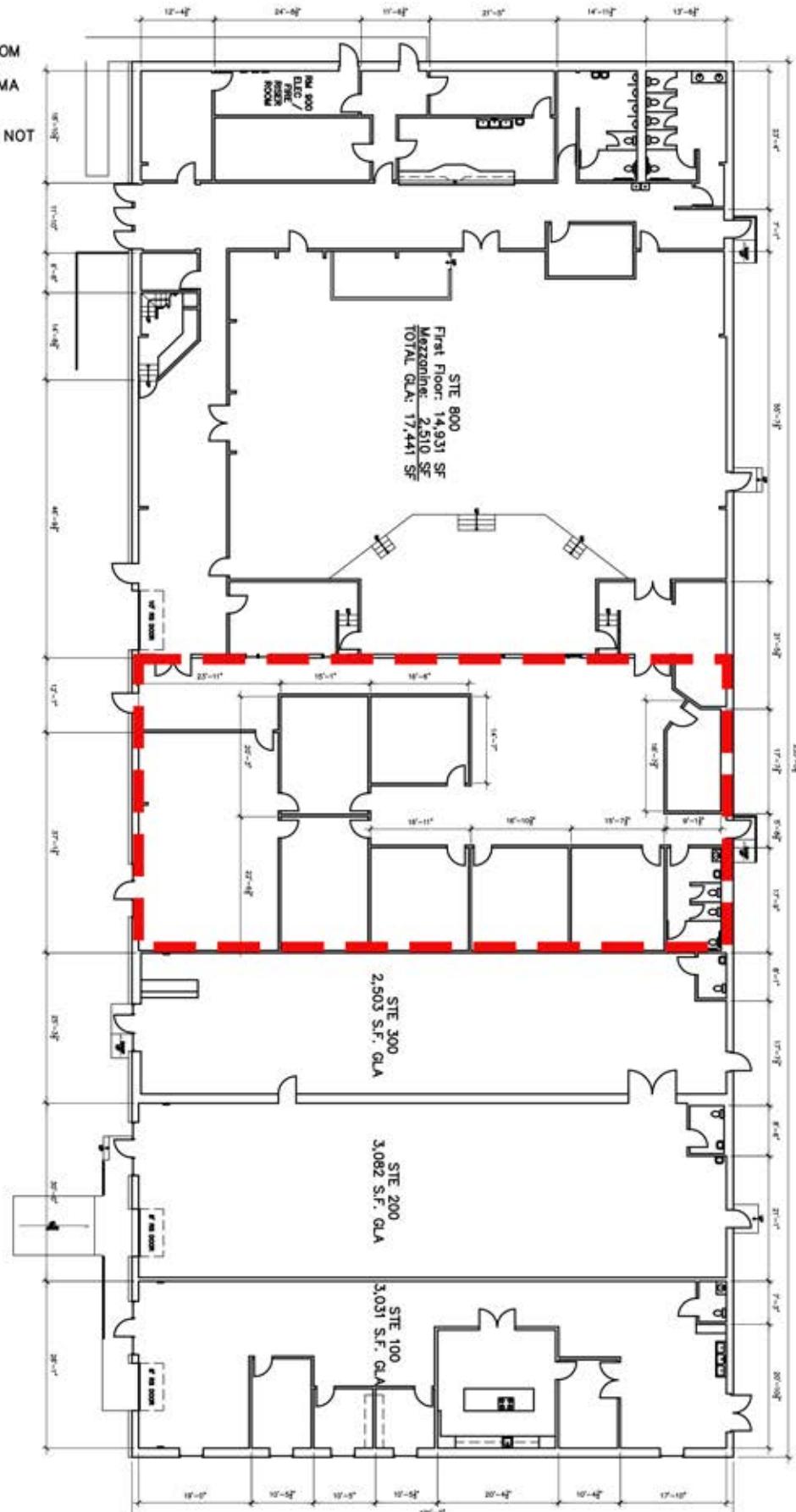
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NOTE:

1. DIMENSIONS ARE TO SHOW ROOM SIZES. SQUARE FOOTAGE CALCULATIONS ARE DONE TO BOMA STANDARDS.

2. GROSS LEASABLE AREA DOES NOT INCLUDE RM 900 (236 S.F.)



NOT TO SCALE

Drawing for:
MT FALKIN
INVESTMENTS
404 S. Lakecreek Dr.
Round Rock, Tx 78681

15501 RANCH RD 620 N
AUSTIN, TX 78717

GROSS LEASABLE AREA: 26,057 S.F.

THE MEASUREMENTS, FLOOR PLANS, AND CALCULATIONS ARE ACCURATE USING BOMA MEASUREMENT STANDARDS FOR RETAIL BUILDINGS.
ANSI/BOMA Z65.5 – 2025
Project No.: 2588.01
Date: November 11, 2025
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