



REALTY  
AUSTIN



REALTY AUSTIN COMPASS

## OFFICE SPACE FOR RENT

Well located near medical  
offices, schools, daycares and  
conventional offices

RENTAL PRICE:

**\$34.00** /SF/YR

**Location:**

3005 Glacier Pass, Cedar Park,  
TX 78613

### PROPERTY FEATURES



15 Surface  
Parking Spaces



1st Floor



1 Story



4430 sq. ft.

CONTACT US FOR MORE INFORMATION:



eddie.karam@compass.com.

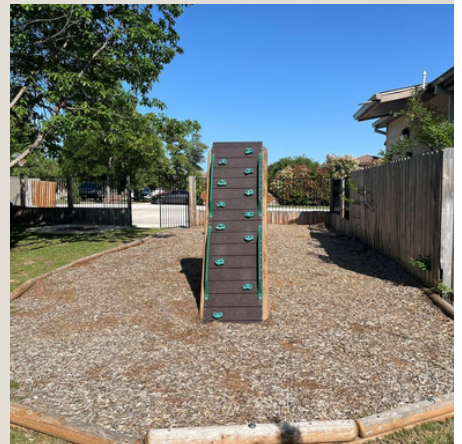
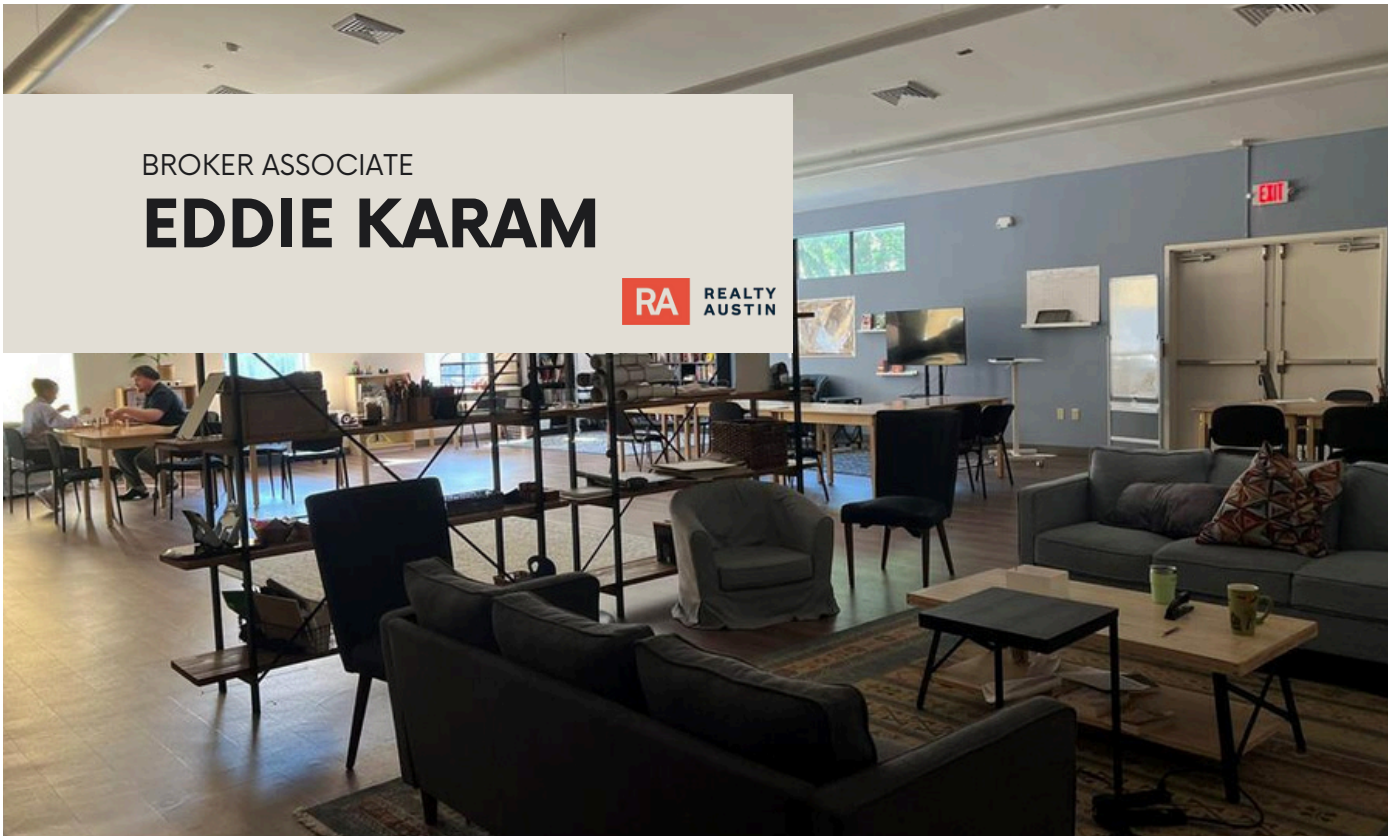


512-969-8527



BROKER ASSOCIATE

**EDDIE KARAM**



## ABOUT MODERN HOME

This property was under lease by Guidepost Montessori school and it was recently vacated due to their over expansion in the area. It is still ideal for any day care, school or office location. Medical offices thrive in this area

## PROPERTY SPECIFICATION

- Lease rate does not include utilities, property expenses or building services
- Office intensive layout
- Central Air and Heating
- Fully Built-Out as Standard Office
- Space is in Excellent Condition
- Natural Light

## CONTACT US

Eddie Karam  
512-969-8527  
[eddie.karam@compass.com](mailto:eddie.karam@compass.com)