

2009 RANCH ROAD 620 N, AUSTIN, TX 78734 VINEYARD BUSINESS CENTER

PROPERTY DESCRIPTION

Multiple units and sizes available Office and Office Warehouse.

PROPERTY HIGHLIGHTS:

- *GRADE LEVEL DOORS * INSULATED AND CONDITIONED WAREHOUSE SPACES
- *EXECUTIVE OFFICE SPACE AVAILABLE *

PROPERTY HIGHLIGHTS:

NEAR LAKEWAY, OFF OF RANCH ROAD 620 N.

- RR 620 Lakeway
- Easy access
- *GRADE LEVEL DOORS * INSULATED OFFICE/WAREHOUSE SPACES
- *SOME UNITS HAVE FULL HVAC IN WAREHOUSE
- *GENERAL OFFICE SPACE AVAILABLE

OFFERING SUMMARY

Lease Rate:	\$16.50 - 40.00 SF/yr (Gross; NNN)
Number of Units:	44
Available SF:	244 - 4,900 SF
Building Size:	56,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	655	17,333	54,959
Total Population	1,616	45,319	142,465
Average HH Income	\$102,305	\$124,011	\$129,512

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2 LEASE SPACES - OFFICE



LEASE INFORMATION

Lease Type:	NNN; Full Service	Lease Term:	Negotiable
Total Space:	244 - 4,900 SF	Lease Rate:	\$16.500 - \$40.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
220	Available	354 SF	Full Service	\$40.00 SF/yr	Office - Executive Suite - Includes Conference Room and Full Kitchen access
226	Available	265 SF	Full Service	\$40.00 SF/yr	Office - Executive Suite - Includes Conference Room and Full Kitchen access
227	Available	254 SF	Full Service	\$40.00 SF/yr	Office - Executive Suite - Includes Conference room and Full kitchen access
229	Available	244 SF	Full Service	\$40.00 SF/yr	Office- Executive Suite - Includes Conference room and Full Kitchen access
114	Available	872 SF	NNN	\$19.00 SF/yr	Office - includes kitchen, conference room access
121	Available	656 SF	NNN	\$19.00 SF/yr	Office - includes kitchen, conference room access

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3 LEASE SPACES OFFICE WAREHOUSE



LEASE INFORMATION

Lease Type:	NNN; Full Service	Lease Term:	Negotiable
Total Space:	244 - 4,900 SF	Lease Rate:	\$14.00 - \$40.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
600	Available	4,900 SF	NNN	\$14.00 SF/yr	Office/Warehouse
410	Available	2,013 SF	NNN	\$17.50 SF/yr	HVAC Office/Warehouse
420	Available	2,013 SF	NNN	\$17.50 SF/yr	HVAC Office/Warehouse
430	Available	2,786 SF	NNN	\$17.50 SF/yr	HVAC Office/Warehouse
740	Available	1,221 SF	NNN	\$17.50 SF/yr	HVAC Office/Warehouse
810	Available	1,111 SF	NNN	\$16.50 SF/yr	Office/Warehouse
720	Available	1,597 SF	NNN	\$16.50 SF/yr	Office/Warehouse
710	Available	1,069 SF	NNN	\$16.50 SF/yr	Office/Warehouse

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4 ADDITIONAL PHOTOS



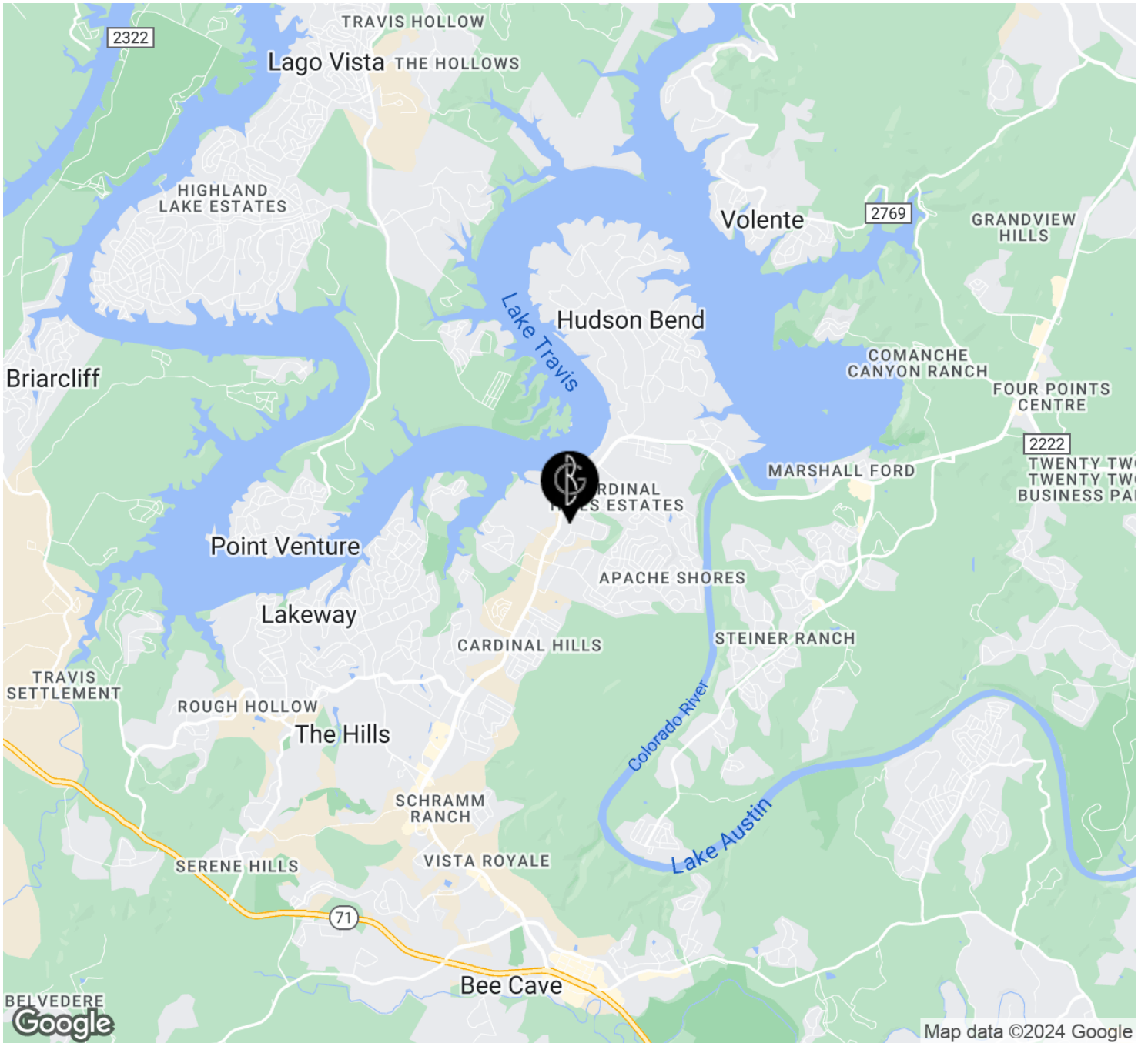
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5 LOCATION MAP



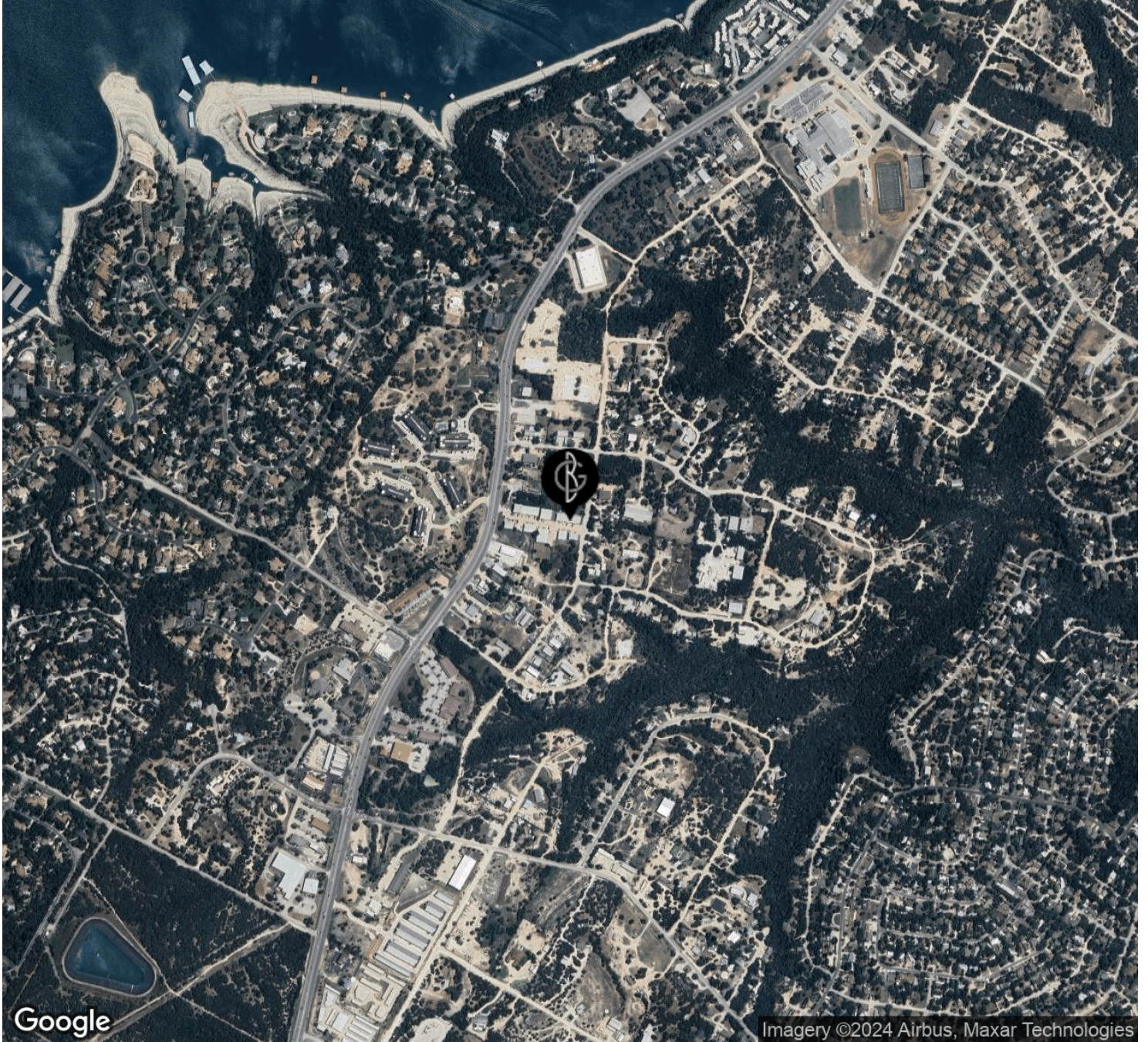
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6 AERIAL MAP



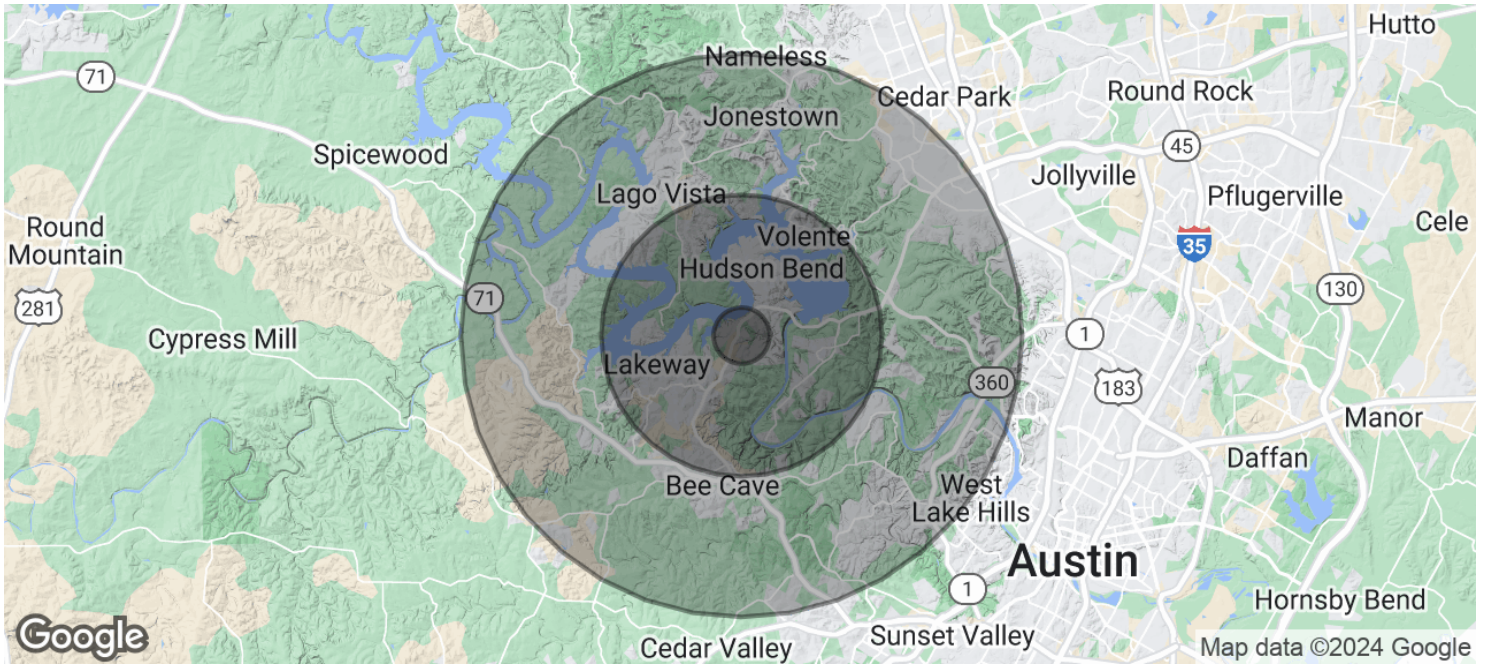
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7 DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,616	45,319	142,465
Average Age	39.9	40.0	38.5
Average Age (Male)	38.5	39.6	37.9
Average Age (Female)	42.2	40.8	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	655	17,333	54,959
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$102,305	\$124,011	\$129,512
Average House Value	\$330,237	\$398,550	\$416,470

* Demographic data derived from 2020 ACS - US Census

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