



FOR LEASE

Vineyard Business Center Flex Warehouse

2009 Ranch Road 620, Austin, TX 78734

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 | expcommercial.com

Gayle Berkbigler, CCIM

512.844.4653

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FOR LEASE | Vineyard Business Center | Flex Warehouse



OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	1,488 - 1,785 SF

PROPERTY OVERVIEW

Discover the perfect blend of functionality and style at Vineyard Business Center, conveniently located just north of Lakeway on Ranch Road 620. Our revitalized office, warehouse, and flex spaces are designed to meet your business needs with fresh paint, new epoxy flooring, and high bay lighting for optimal visibility.

Our flexible spaces adapt to your evolving business requirements, offering customizable layouts to support your growth. Modern office spaces provide a productive and comfortable environment with natural lighting and Hill Country views, ideal for both clients and employees.

Enjoy the ease of commuting with our prime location and experience a meticulously upgraded environment that fosters success. Elevate your business at Vineyard Business Center, where innovation meets convenience.

PROPERTY HIGHLIGHTS

- Modern, Versatile Office Space
- Ample parking for tenants and guests
- Efficient energy-saving features
- Professional Property Management
- Customizable floor plans

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FOR LEASE

Vineyard Business Center | Building 1 | Flex



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,488 - 1,785 SF	Lease Rate:	\$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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150	Available	1,488 SF	NNN	\$17.50 SF/yr	Three finished offices in unit with warehouse space and a kitchenette. Grade roll-up door. In suite restroom.
170	Available	1,785 SF	NNN	\$17.50 SF/yr	Three finished offices in unit with warehouse space and a kitchenette. Grade roll-up door. In suite restroom.

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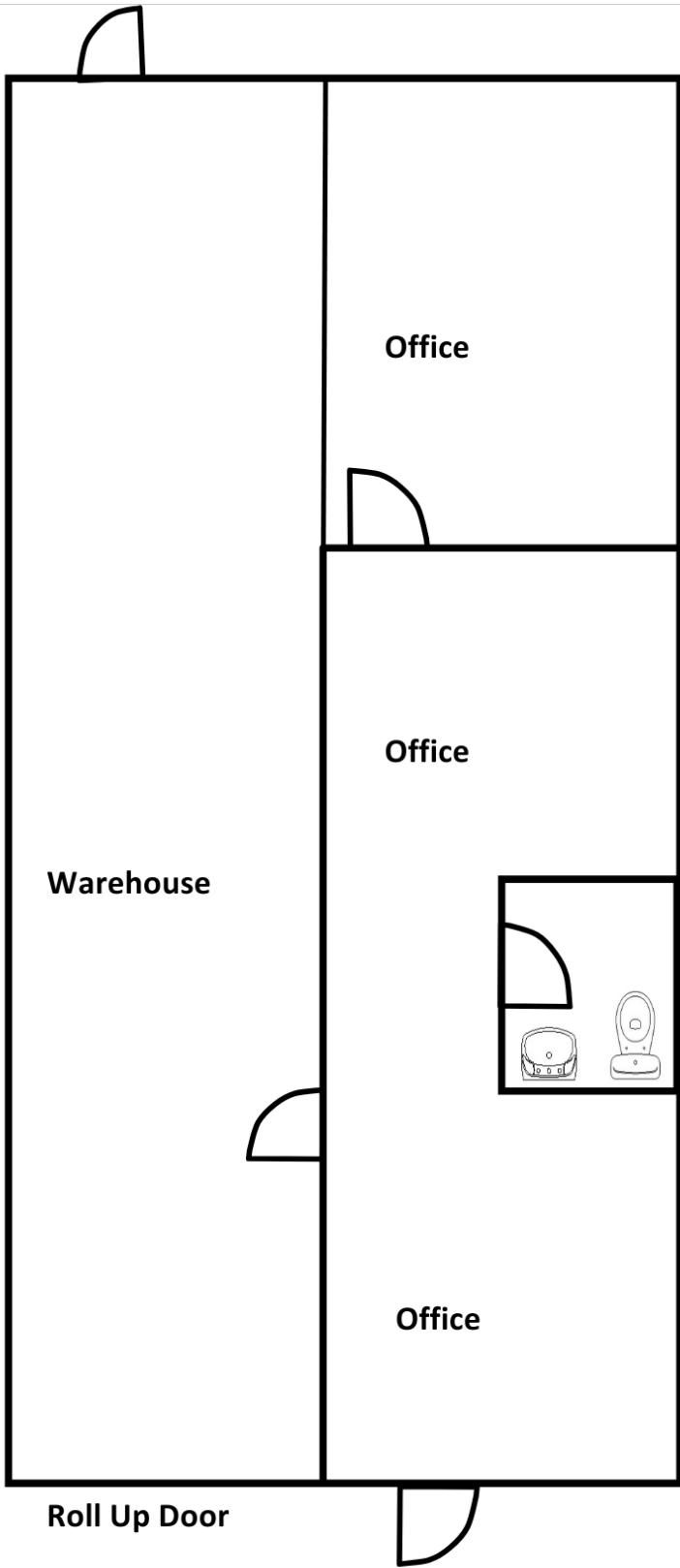
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FOR LEASE | Vineyard Business Center | Suite 150



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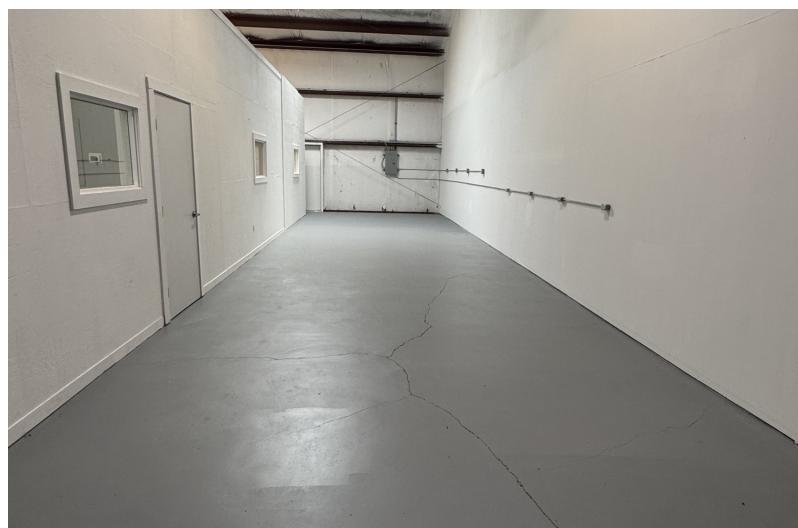
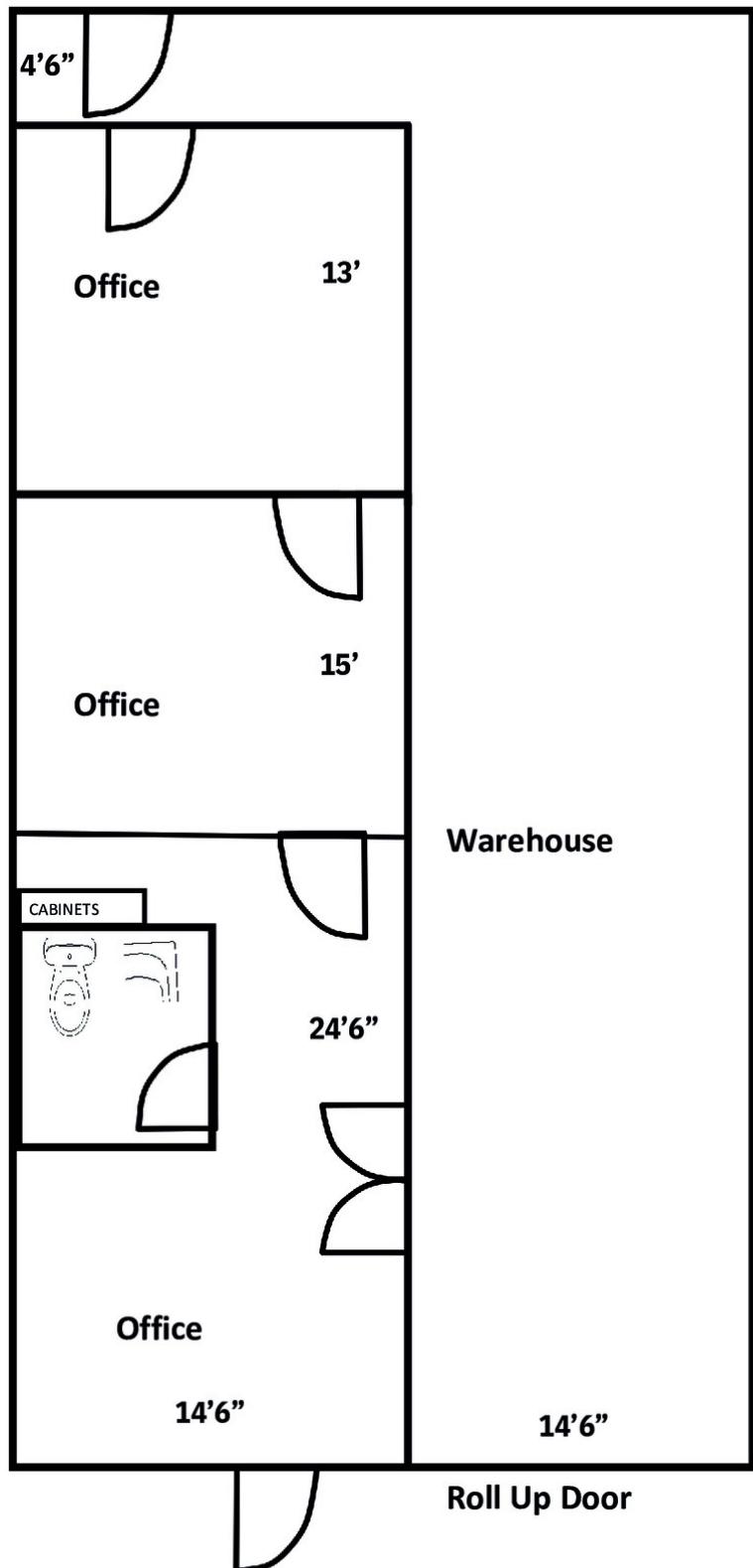
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FOR LEASE | Vineyard Business Center | Suite 170



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FOR LEASE | Vineyard Business Center | Site Plan



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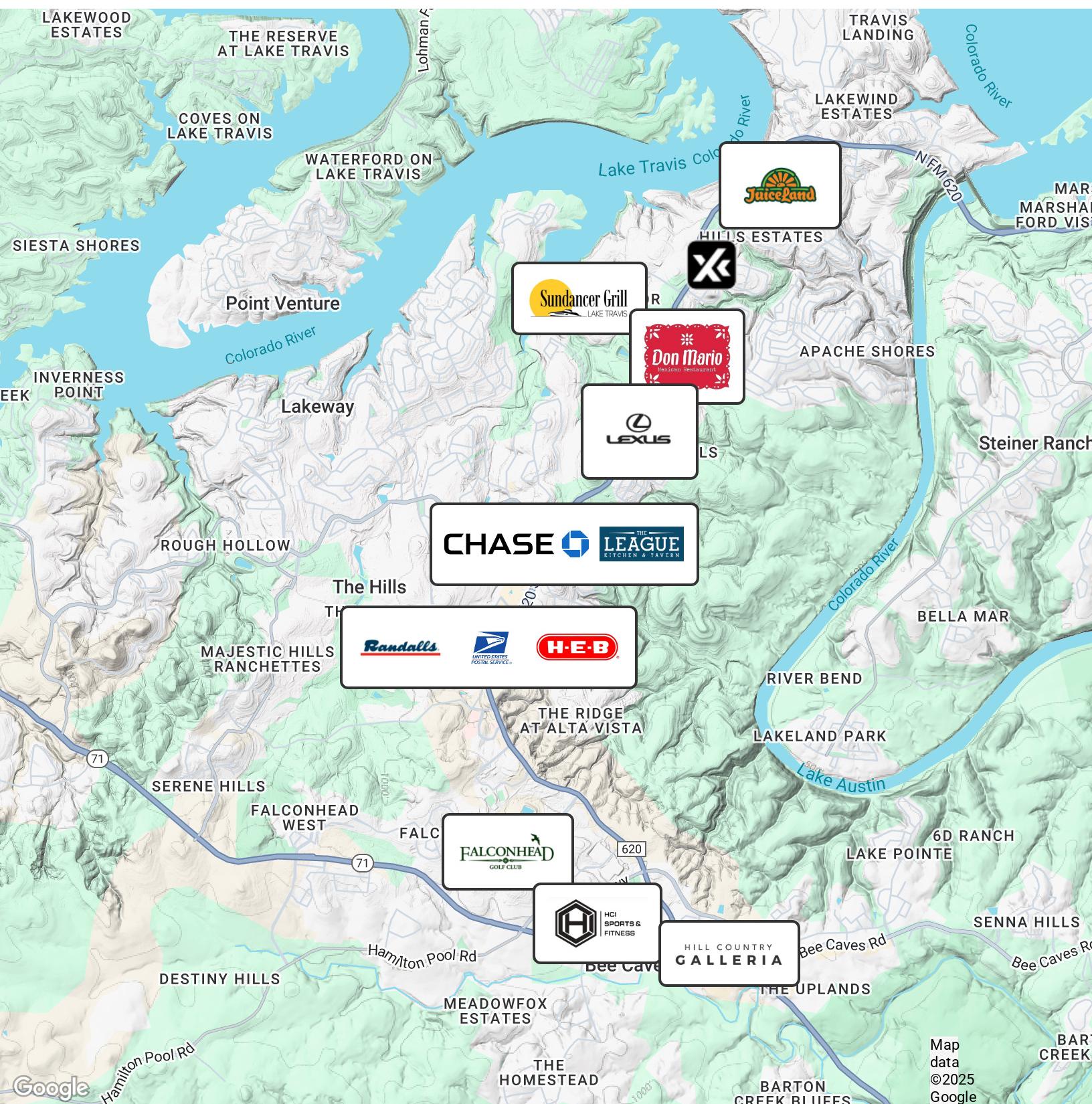
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FOR LEASE | Vineyard Business Center | Retailer Map



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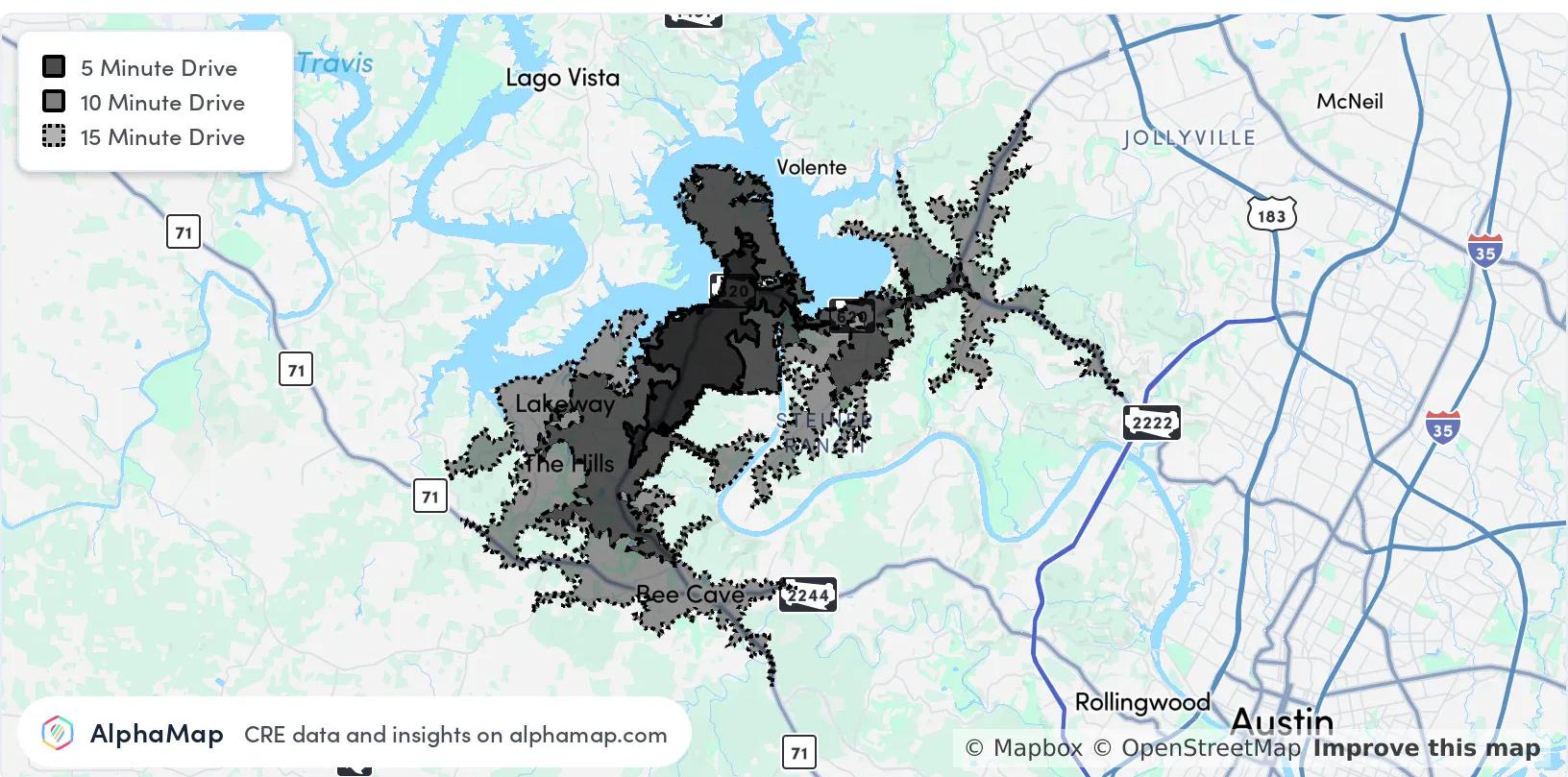
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FOR LEASE | Vineyard Business Center- Flex Industrial



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	6,743	26,081	53,295
Average Age	43	44	41
Average Age (Male)	42	43	40
Average Age (Female)	43	45	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,701	10,521	20,176
Persons per HH	2.5	2.5	2.6
Average HH Income	\$188,639	\$194,739	\$212,383
Average House Value	\$949,602	\$891,441	\$875,302
Per Capita Income	\$75,455	\$77,895	\$81,685

Map and demographics data derived from AlphaMap

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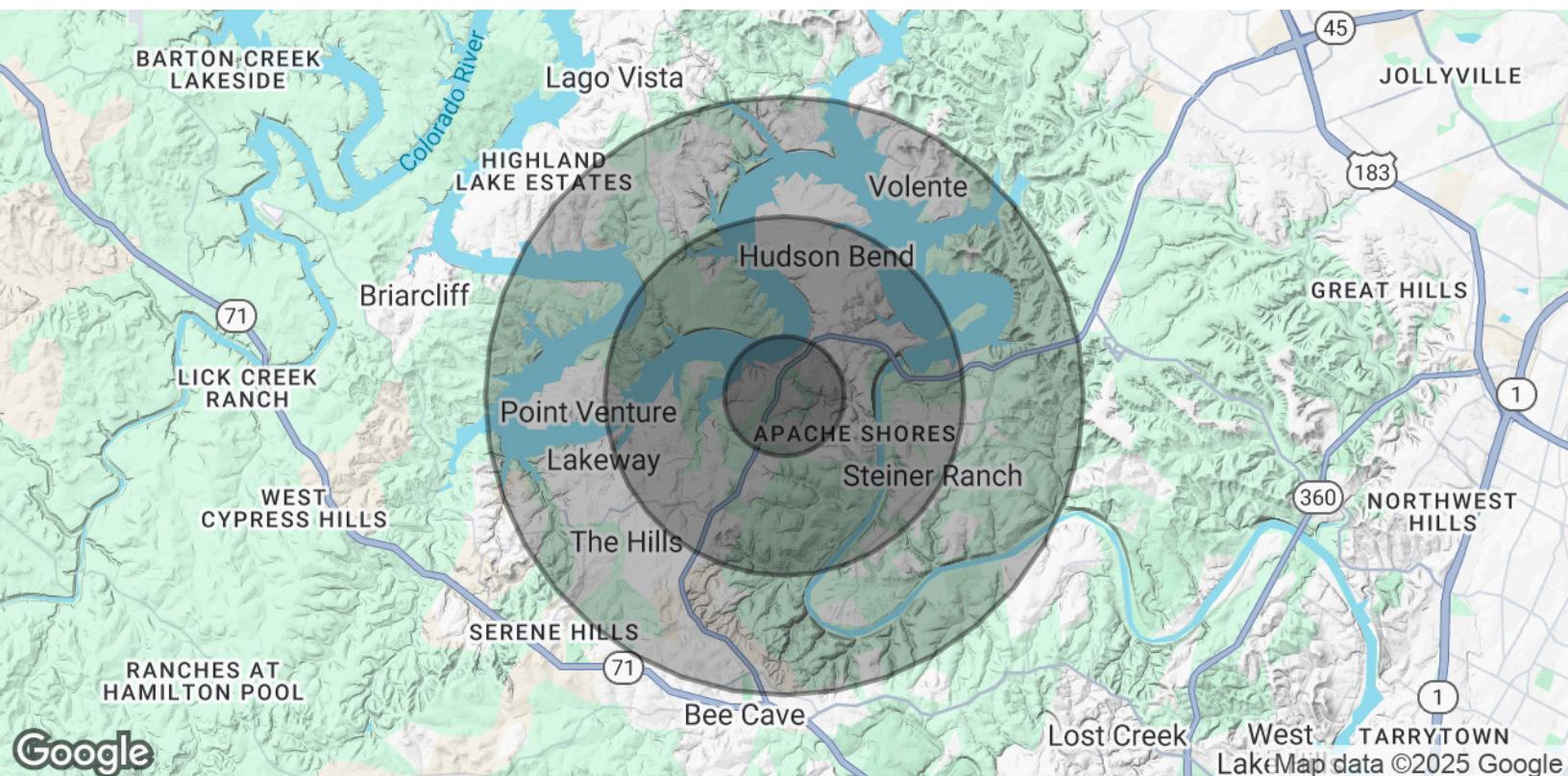
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FOR LEASE | Vineyard Business Center | Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,300	27,174	63,825
Average Age	41	43	43
Average Age (Male)	40	42	42
Average Age (Female)	41	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,733	10,386	24,464
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$188,398	\$215,296	\$217,145
Average House Value	\$1,002,768	\$905,547	\$893,699

Demographics data derived from AlphaMap

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