

Now Leasing

Retail / Office Warehouse Spaces

From 2,525 SF



ADDRESS: 15419-15505 FM 620
Austin, TX 78717

LEASE RATE: 8,585 SF - \$5,500/mo. AS IS

2,525 SF - \$2,150/mo.
3,030 SF - \$2,550/mo.

The two smaller spaces come with ready to move in with a basic build out.

5% annual increase on subsequent lease years

PROPERTY TYPE: Office / Retail Warehouse

TENANT IMPROVEMENTS: Turn key interior finish out available at higher rates.

SUBMARKET: Far Northwest Austin / Round Rock

HVAC: 100%

PARKING: +/- 150 parking spaces

LOADING: Grade, no dock high

SIGNAGE: Pylon signage available

- DESCRIPTION:**
- ❖ Fantastic location on 620 just east of Parmer Lane and the new onramp to State Hwy 45.
 - ❖ Greatly improved building façade – signage, awnings, stone wainscot.
 - ❖ The smaller spaces include: demising walls, a drain for plumbing and wastewater, a water line, one overhead, grade level door and one front door to the space, electrical and HVAC systems ready for use, interior overhead lighting, upgraded building facade.
 - ❖ Great frontage on RR 620 of 315 feet, easy access in and out, visible signage.

This is ideal space for industrial / office warehouse / retail / and retail showroom uses.

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