

# **\$25 - 15141 Ronald Reagan Boulevard 502, Leander**

MLS® #2581198

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## **\$25**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0.02 Acres

HAZLEWOOD, Leander, TX

An ideal location to lease an approximately 1000-square-foot office space, situated just 8 miles north of the APPLE Campus in Leander, TX. The available office space covers 977 square feet and is in a shell condition. The leasing rate is \$25 per square foot (\$2035 per month rent), with an additional \$13 per square foot covering property taxes, insurance, and common area maintenance (NNN). The minimum lease term is 12 months.

This office space is exceptionally well-suited for various businesses, including local insurance agencies, real estate firms, law offices, title companies, new startup ventures, small medical practices, tax consultants, IT agencies, and any other service-oriented enterprises. This location enjoys significant traffic, with over 20,000 vehicles passing by daily on Ronald Reagan Boulevard, making it an attractive and bustling hub for business activities.

The office is part of the newly constructed Ronald Reagan Crossing development, offering a blend of retail spaces, drive-through facilities, medical and professional office spaces, as well as a preschool. This project comprises contemporary buildings, encompassing 37,000 square feet of medical and professional office space, 45,000 square feet of retail space, 6,000 square feet dedicated to drive-through services, and a 10,000-square-foot daycare center. It is



strategically located at a hard corner with a signalized intersection and an AM traffic pattern. Additionally, the city has plans to expand Ronald Reagan Blvd to six lanes in the near future, and there are over 2,500 residential houses within a 1.5-mile radius.

Interior construction is currently in progress, so please feel free to call or text for additional details.

Built in 2023

### Essential Information

|             |                     |
|-------------|---------------------|
| ListingFeed | abor_vow            |
| MLS® #      | 2581198             |
| List Price  | \$25                |
| Sale Price  | \$3,000             |
| Sale Date   | February 26th, 2024 |
| Bathrooms   | 0.00                |
| Acres       | 0.02                |
| Year Built  | 2023                |
| Type        | Commercial Lease    |
| Sub-Type    | Office              |
| Status      | Closed              |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 15141 Ronald Reagan Boulevard 502 |
| Subdivision | HAZLEWOOD                         |
| City        | Leander                           |
| County      | Williamson                        |
| State       | TX                                |
| Zip Code    | 78641                             |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Utilities | Electricity Available, See Remarks |
| Parking   | Open                               |

### Interior

|          |          |
|----------|----------|
| Interior | Concrete |
|----------|----------|

Heating See Remarks

Cooling See Remarks

**Exterior**

Lot Description Level

Construction Asphalt, Frame, Stone, Stucco