

# \$2 - 3315 Ranch Road 620 S 100, Austin

MLS® #3197080

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**\$2**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 1.58 Acres

Enclave At Alta Vista The Resu, Austin, TX

In the heart of Lakeway directly across Lake Travis high school this office space sits between United Heritage Credit Union and P. Terry's hamburgers at the NE corner of RR 620 and Aria/Cavalier Drives. The 3,738 square feet of professional office space is on the ground floor, easily accessible to an abundance of parking shared with other office and retail users.

Having been executive office suites, it can be reconfigured for any office or retail use. The entire building is powered by solar panels, which means zero electricity cost to the tenants. Asking rent is \$25 per square foot triple net, finish out allowance negotiable. The NNN expenses are \$9.51 per square foot including electricity and water.

Built in 2007

## Essential Information

ListingFeed	abor_vow
MLS® #	3197080
List Price	\$2
Sale Price	\$25
Sale Date	January 1st, 2022
Bathrooms	0.00
Acres	1.58
Year Built	2007
Type	Commercial Lease
Sub-Type	Office



Status Closed

### **Community Information**

Address 3315 Ranch Road 620 S 100  
Subdivision Enclave At Alta Vista The Resu  
City Austin  
County Travis  
State TX  
Zip Code 78738

### **Amenities**

Utilities Cable Available, Electricity Connected, High Speed Internet Available,  
Water Connected  
Features Curbs, Gutter(s)  
Parking Asphalt, On Site, Paved  
View Neighborhood

### **Interior**

Interior Carpet, Tile  
Heating Active Solar  
Cooling Electric

### **Exterior**

Construction Stone Veneer, See Remarks

### **Additional Information**

Zoning Office/Retail