

# \$2 - 11204 Bluff Bend Drive, Austin

MLS® #9187404

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**\$2**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0.45 Acres

Walden Morris Add, Austin, TX

Available immediately! Must see office warehouse ideal for a small to midsize business. This light, bright, and spacious, newly remodeled commercial property is in North Austin just two blocks off I-35 and Braker Ln. This property is perfect for a company that requires office space, a space to work outside, storage bay, and ample parking. Owner is willing to lease entire footprint or subdivide. Terms to be negotiated. This space has easy access to toll roads and major corridors that will provide quick access to all parts of the Austin and surrounding areas. This space is recently updated with new floors, paint, and trim. First floor: One spacious office, a large conference room, mini kitchen, restroom, and storage. The conference room can be easily converted into additional office spaces if needed. Second Floor: three spacious offices, storage room, restroom, and a kitchenette, with space for tables. Lease terms are negotiable, 3- or 5-year terms are available. In the last 12 months, utilities averaged \$965 per month (electric, water, gas, spectrum internet, cable, security.)

If you are looking to lease the entire property:

Building Size: 5,091 SF

Office space: 2,134 SF- 1,125 SF downstairs,  
1,009 SF upstairs

Warehouse: 2,546 SF

Outbuilding: 411 SF

Zoning: LI - light industrial

6 large parking spaces directly in front of the



office

10+ parking spots inside gated yard

Ample parking for trailers and equipment

For questions regarding renting the full office and part of the storage bay and gated yard.

Speak with the Property Management company.

Agent will provide access to the property upon request.

Referring agent will receive 30% of 1st month lease.

Built in 1971

### Essential Information

ListingFeed	abor_vow
MLS® #	9187404
List Price	\$2
Sale Price	\$24
Sale Date	May 27th, 2022
Bathrooms	0.00
Acres	0.45
Year Built	1971
Type	Commercial Lease
Sub-Type	Warehouse
Status	Closed

### Community Information

Address	11204 Bluff Bend Drive
Subdivision	Walden Morris Add
City	Austin
County	Travis
State	TX
Zip Code	78753

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected
Parking	Additional Parking, Enclosed, Parking Lot

**Interior**

Interior	Laminate
Heating	Central
Cooling	Central Air, Ceiling Fan(s), Electric

**Exterior**

Lot Description	Flat
Construction	HardiPlank Type

**Additional Information**

Zoning	Light Industrial
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