

# \$750,000 - 13740 Research Boulevard K, Austin

MLS® #553506

## \$750,000

0 Bedroom, 0.00 Bathroom, 3,000 sqft  
Commercial Sale on 0.02 Acres

The Hills, Austin, Texas

Discover the ideal professional space at Lake Creek Office Park, perfectly situated near Hwy 183 & Lake Creek Pkwy. This well-maintained office park offers ample parking for both employees and clients, ensuring convenience and accessibility. Includes four connected office condos, featuring multiple offices, private bathrooms, kitchenettes and flexible space configurations. Each unit is equipped with its own HVAC system, no gas on property, and separate meters. Located near the SW quadrant of the Interchange of 45 (620) and 183 (Research Blvd), this office park is within walking distance to a variety of restaurants, enhancing convenience for your team. The property is currently rented between one and four years presenting an excellent investment opportunity. Buy one or all four units. Enjoy the benefits of Lake Creek Office Condo Park HOA fees cover nearly all exterior maintenance and insurance. Don't miss out on this exceptional opportunity to secure a prime office space in NW Austin!

Built in 1983

## Essential Information

MLS® #	553506
Price	\$750,000
Bathrooms	0.00
Square Footage	3,000
Acres	0.02



Year Built	1983
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

### **Community Information**

Address	13740 Research Boulevard K
Subdivision	The Hills
City	Austin
County	Williamson
State	Texas
Zip Code	78750

### **Amenities**

Utilities	Water Available
Parking	Parking Space(s)
View	None

### **Interior**

Interior	Carpet, Ceramic Tile, Laminate
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Lighting
Construction	Masonry
Foundation	Other, See Remarks

### **School Information**

District	Round Rock ISD
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### **Additional Information**

Date Listed	August 11th, 2024
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### **Listing Details**

Listing Office	Peridot Realty Group
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