

2306 N RR 620

**FOR
LEASE**
Gorgeous Interior Finishes



ONE-STORY OFFICE BUILDING LOCATED IN THE HEART OF ACTIVITY IN THE LAKE TRAVIS AREA

IDEAL FOR MEDICAL PRACTITIONERS, ENGINEERING COMPANIES, LAW FIRMS & OTHER ADMINISTRATIVE OFFICES

- ❑ HIGHLY VISIBLE FROM RANCH ROAD 620/HUGE PYLON SIGNAGE AVAILABLE
- ❑ 2,975 SQUARE FEET/6 or 8 LARGE OFFICES/CONFERENCE ROOM/BREAKROOM
- ❑ 2 ADA COMPLIANT RESTROOMS/ONE WITH SHOWER
- ❑ RECESSED LIGHTING THROUGHOUT
- ❑ WOOD PLANK PORCELAIN TILE FLOORING
- ❑ ADA ACCESS
- ❑ 19 + PARKING SPACES
- ❑ FENCED WITH GATED KEYPAD ENTRY
- ❑ 1.14 ACRES/OUTSIDE AUSTIN CITY LIMITS
- ❑ 1-MILE AVERAGE HOUSEHOLD INCOME: \$172,721
- ❑ TRAFFIC COUNT: 45,000 VPD



JOSEPH HOOVER COMPANY
REAL ESTATE INVESTMENTS

512.917.3550

hoover@josephhoover.com

The information contained herein is from sources deemed reliable, however, no warranty is made as to its accuracy. An interested tenant should make their own determination as to the accuracy or reliability of the information.