

CENTURY 21[®]

Judge Fite Company



1913 DUTTON DRIVE UNIT 405
SAN MARCOS, TX 78666



\$330,000



967 sqft

DESCRIPTION

Suite 405 at 1913 Dutton Dr offers a well-designed and professional workspace. It includes a waiting area, four private offices, a spacious media/storage closet, and a private restroom. Features include beautiful stained concrete and soaring ceilings. Located in a thriving Business Condominium Complex, it is 0.5 miles from I-35 and 0.25 miles from the Hays County Government Center, directly across from Christus Santa Rosa Hospital and multiple medical complexes. This suite has a current lease in place for the next 5 years with a tenant that has been occupying the space for the previous decade. Base rent is \$20,472/yr with \$5.76/yr pass through. Contact listing agent for more details.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 2162036
YEAR BUILT: 2014
COUNTY: Hays
TRACT OR SUBDIVIION: None
LIST DATE: 06/19/2025

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800.451.8055

AREA: HS
SQUARE FEET: 967
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.32
LOT SIZE (SQFT): 57,499

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

EXTERIOR FEATURES

PARKING:

- ParkingLot

SIDING:

- Stone
- Stucco

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Nick Stiler

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BROKERED BY: All City Real Estate Ltd. Co

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