

# CENTURY 21<sup>®</sup>

Judge Fite Company



4229 N FM 620 ROAD UNIT 324

AUSTIN, TX 78734



\$135,000



306 sqft

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## DESCRIPTION

\*\* Hassle-free space with a community designed for scaling a business, growing your passions, and or securely & safely store your weekend driver! \*\* Built with energy-efficient materials, the concrete and steel facility offers 25'+ wide drive-up driveways, high ceilings, 24/7 monitored security and access, and a fire sprinkler system. Enjoy all-inclusive services such as internet, water, electricity, janitorial/landscape/trash services, mail center, showers, bathrooms, kitchenettes, water refilling stations. The HVAC bioclimatic (BSA) UI approved needlepoint ionization air filtration system ensures temperature control and clean air. Relax & unwind in the 3,000 sq/ft modern designed owners lounge w/floor-to-ceiling windows that bring in an abundance of natural light, creating a warm & welcoming atmosphere. Enjoy access to the private conference room, commercial-grade kitchen, & spacious mixer/lounge with comfortable furniture & oversized TVs. Take in the panoramic views of Lake Travis/Texas Hill Country from the terrace. This spacious interior unit offers ~306 sf of customizable space while enjoying the large picture window w/views of Lake Travis/Hill Country and a glass panel "store front" style roll up door. In addition to all of the existing features, also offered is a secure & remote access to the facility. This extra level of convenience means that you can access your space whenever you need to, whether you're on-site or working from afar. The facility is equipped with top-notch security measures to ensure your belongings are safe at all times. Located in West Austin's beautiful Lake Travis region, the facility is only 30 minutes to Downtown Austin, 12 miles to The Domain, 9 miles to Westlake Hills, 8 miles to Rough Hollow, 3 miles to Lakeway, and 2 miles to Steiner Ranch. Explore nearby shopping, dining, schools, and Lake Travis/Lake Austin when you're not busy working. Buyer/Buyer's agent to verify all information.

**PROPERTY TYPE:** Commercial - MixedUse  
**MLS STATUS:** Active  
**MLS:** 4077267  
**YEAR BUILT:** 2022  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** XSpace condos  
**LIST DATE:** 05/10/2024

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**800.451.8055**

**AREA:** LS  
**SQUARE FEET:** 306  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 4.97  
**LOT SIZE (SQFT):** 216,536

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Concrete

## EXTERIOR FEATURES

### PARKING:

- Concrete
- DoorSingle
- Enclosed
- Garage
- GarageDoorOpener
- Lighted
- OnSite
- Private
- Secured

### YARD/GROUNDS:

- SprinklerIrrigation

### SIDING:

- Concrete

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- SeeRemarks

### UTILITIES:

- ElectricityConnected
  - SewerConnected
  - SeeRemarks
  - WaterConnected
  - FiberOpticAvailable
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## ADDITIONAL PROPERTY DETAILS

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**LISTED BY:** Margo Fesas

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**BROKERED BY:** All City Real Estate Ltd. Co