

# CENTURY 21

Judge Fite Company



## 900 W NORTH LOOP BOULEVARD

AUSTIN, TX 78756



\$1,985,000



3,540 sqft

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## DESCRIPTION

900 W North Loop Blvd is a premium turnkey office and creative space in Austin's vibrant Brentwood neighborhood. Recently renovated, the two-story building with an upper deck offers 3,540 sq. ft. of flexible, light-filled workspaces, thoughtfully designed for creative agencies, tech startups, boutique firms, & forward-thinking professionals. Located between North Lamar and Burnet Road, the property is surrounded by established residential neighborhoods, walkable retail, & dining, with easy access to major thoroughfares and public transit. A Walk Score of 71 and Bike Score of 86 highlight the area's strong connectivity. The building was designed and built with Feng Shui principles and remodeled in 2023, creating a balanced environment that enhances productivity and well-being. Sustainability is at the forefront, with features such as carpet made from recycled bottles and wall insulation from recycled denim. The space presents an industrial creative aesthetic, with exposed ducting and contemporary finishes that set it apart for its thoughtful design, eco-conscious elements, and turnkey convenience. Upon arrival, guests are greeted by a tranquil front-porch fountain, while bike racks support Austin's cycling culture. Inside, a fully equipped kitchen makes team gatherings and entertaining effortless, and floor plugs provide flexible power access for any layout. The HVAC system includes a black light purification system for enhanced air quality, and integrated audio speakers create an immersive environment. Natural lighting was intentionally planned to showcase art, making the space ideal for creative displays (all furnishings and artwork convey with the sale). The property includes a full bathroom and two half bathrooms for convenience. This is a rare opportunity to own a modern, inspiring workspace where every detail—from lighting to wellness features—has been curated to help your business thrive at the intersection of innovation, accessibility, and style.

**PROPERTY TYPE:** Commercial - MixedUse  
**MLS STATUS:** Active  
**MLS:** 5667790  
**YEAR BUILT:** 2007  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Skyland  
**LIST DATE:** 08/08/2025

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**800.451.8055**

**AREA:** 4  
**SQUARE FEET:** 3,540  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.21  
**LOT SIZE (SQFT):** 9,043

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Concrete

## EXTERIOR FEATURES

### PARKING:

- OnSite
- ParkingLot

### YARD/GROUNDS:

- SprinklerIrrigation

### SIDING:

- Brick

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
- PhoneAvailable
- SewerConnected
- WaterConnected

# ADDITIONAL PROPERTY DETAILS

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**LISTED BY:** Jeff Burke

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**BROKERED BY:** Douglas Elliman Real Estate