

CENTURY 21[®]

Judge Fite Company



3624 N HILLS DRIVE UNIT D201

AUSTIN, TX 78731



\$1,050,000



3,088 sqft

DESCRIPTION

Location, location location! 14 office spaces + Common Greeting Area + Kitchen area located in the heart of the highly coveted Northwest Hills area just 5 min to Downtown Austin! When you drive in you are greeted with classic nostalgia & old growth oak trees with lush landscaping throughout the complex. The space itself is a generous 3088 sqft on the 2nd floor overlooking the outdoor courtyard with a zero-scaped Spanish fountain & towering Oaks that can be seen from most of the windows creating that outside/in feeling while you work. The space is malleable and walls can be moved to create different configurations for just about any type of office space you might need. We can show you other space in the building where multiple different styles from conference rooms to open glass cubicles to photography shooting space have been created to help visualize what is possible. The 14 offices currently have 11 rented units with leases that can be renewed or dissolved and the other have been left open for the new owner to do as they wish. Parking for this unit is 1 Covered Assigned Spot with the rest of the parking being common uncovered spaces. Ideal for Investors or Owner User!

PROPERTY TYPE: Commercial - Office

MLS STATUS: Active

MLS: 7232615

YEAR BUILT: 1982

COUNTY: Travis

TRACT OR SUBDIVIION: North Hills Office Park Condom

LIST DATE: 09/17/2025

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800.451.8055

AREA: 1A

SQUARE FEET: 3,088

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.19

LOT SIZE (SQFT): 8,232

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Carpet
- Tile

EXTERIOR FEATURES

PARKING:

- Common
- Covered
- Paved
- ParkingLot
- Unassigned

SIDING:

- Brick
- WoodSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableConnected
- ElectricityConnected
- PhoneAvailable
- SewerConnected
- WaterConnected

LISTED BY: Chrissy Caputo

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BROKERED BY: Austin Summit Group

century21judgefite.com

each office is independently owned and operated