

# CENTURY 21

Judge Fite Company



## 301 W.ANDERSON LANE

AUSTIN, TX 78752



\$15,000



15,776 sqft

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## DESCRIPTION

- The base rent is \$15,000 per month under a Triple Net (NNN) lease structure, with the tenant responsible for all operating expenses, including building insurance, utilities, and common area maintenance (CAM). The property will be available for occupancy starting October 1, 2026, and a two-year lease term is preferred, although terms are open for discussion. - Seize the opportunity to lease an expansive facility ideally located in the vibrant heart of North Austin. This property is specifically suited for a religious organization or congregation seeking a dedicated place of worship. The versatile campus features a grand main sanctuary with seating for up to 350 people, making it ideal for large gatherings and growing ministries. - The main sanctuary offers a welcoming space for large assemblies, while the property also includes full amenities such as a commercial-grade commissary kitchen and a spacious fellowship hall or cafeteria. In addition, there are multiple portable buildings on-site that are well-suited for classrooms or administrative offices. - The outdoor area provides a beautiful open courtyard, a large green lawn, as well as a basketball court, volleyball court, and a playground.

**PROPERTY TYPE:** Commercial - Office

**MLS STATUS:** Active

**MLS:** 8327667

**YEAR BUILT:**

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Byram Addn

**LIST DATE:** 04/13/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 2

**SQUARE FEET:** 15,776

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 3

**LOT SIZE (SQFT):** 130,680

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Concrete
- Tile

## EXTERIOR FEATURES

### PARKING:

- None

## UTILITIES

### HEATING/COOLING:

- NaturalGas

### UTILITIES:

- None

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Colin Kim

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**BROKERED BY:** Austin Grace Realty LLC