

CENTURY 21[®]

Judge Fite Company



13740 RESEARCH BOULEVARD UNIT BLDG S

AUSTIN, TX 78750



\$720,000



3,200 sqft

DESCRIPTION

Discover the ideal professional space at Lake Creek Office Park, perfectly situated near Hwy 183 & Lake Creek Pkwy. This well-maintained office park offers ample parking for both employees and clients, ensuring convenience and accessibility. Includes two units are connected into one unit and has long term tenant, two other units are connected and have a long term tenant. Each unit is equipped with its own HVAC system, no gas on property, and separate meters. Located near the SW quadrant of the Interchange of 45 (620) and 183 (Research Blvd), this office park is within walking distance to a variety of restaurants, enhancing convenience for your team. The property is currently rented between one and four years presenting an excellent investment opportunity. Enjoy the benefits of Lake Creek Office Condo Park HOA fees cover nearly all exterior maintenance and insurance. Don't miss out on this exceptional opportunity to secure a prime office space in NW Austin!

PROPERTY TYPE: Commercial - Office
MLS STATUS: Active
MLS: 8619049
YEAR BUILT: 1983
COUNTY: Williamson
TRACT OR SUBDIVIION: LAKE CREEK
LIST DATE: 04/25/2025

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800.451.8055

AREA: NW
SQUARE FEET: 3,200
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1
LOT SIZE (SQFT): 43,560

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Laminate

EXTERIOR FEATURES

PARKING:

- Common

SIDING:

- BrickVeneer
- HardiplankType
- Masonry

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableAvailable
- ElectricityAvailable
- HighSpeedInternetAvailable
- PhoneAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Sally Decelis

PHONE: 512.791.7419

BROKERED BY: Peridot Realty Group

century21judgefite.com

each office is independently owned and operated