

# \$1,250 - 4229 N Fm 620 Rd 306, Austin

MLS® #2230485

**\$1,250**

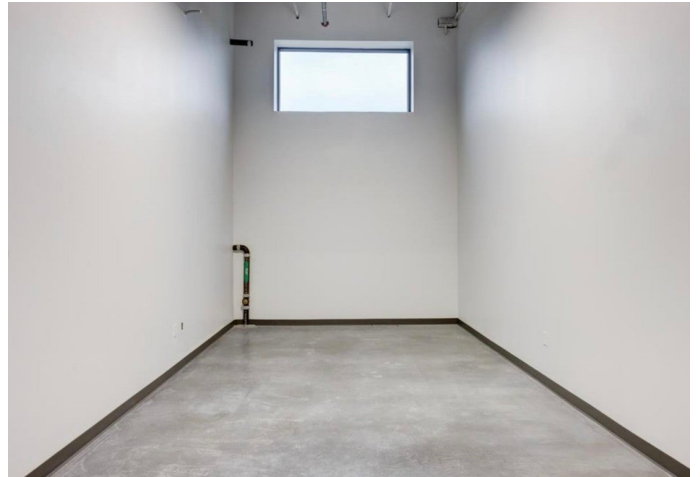
0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 4.97 Acres

Highland Club Village Sec 01, Austin, TX

**\*\* Get up to 3 months of free rent! Terms apply for qualified applicants with minimum lease requirements. \*\*** 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 temp. 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 conf. 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 ~300 sf (~24' D X 12'6" W) of customizable space while enjoying a large picture window w/views of tree tops, a dedicated water source, 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. Explore nearby shopping, dining, schools, and Lake Travis/Lake Austin when you're not busy working. Buyer/Buyer's agent to verify all info.

Built in 2022

### **Essential Information**

MLS® #	2230485
Price	\$1,250
Bathrooms	0.00
Acres	4.97
Year Built	2022
Type	Commercial Lease
Sub-Type	Mixed Use
Status	Active

### **Water Feature/View**

View	Hills,Lake
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### **Community Information**

Address	4229 N Fm 620 Rd 306
Area	LS
Subdivision	Highland Club Village Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78732

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available,
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	Sewer Connected, See Remarks, Water Connected
Parking	Assigned, Garage, Lighted, On Site, Private, Secured, Door-Single
Garages	Garage Door Opener

**Interior**

Interior	Concrete
Heating	Central, Electric, See Remarks

**Exterior**

Construction	Concrete
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**Additional Information**

Date Listed	May 6th, 2024
Days on Website	353
Days on Market	497

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