

# \$55 - 6000 Menchaca Rd, Austin

MLS® #5244696

## \$55

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 1.19 Acres

Independence Park, Austin, TX

New construction, inviting, modern office suites, \$ 55 / sqft / year full service lease, utilities included. Two buildings with a total of 22 office suites. Shared conference room, shared kitchenette and shared bathrooms in each building. Great location, right across from Garrison Park. Minimum lease term 12 months.

Built in 2022

## Essential Information

MLS® #	5244696
Price	\$55
Bathrooms	0.00
Acres	1.19
Year Built	2022
Type	Commercial Lease
Sub-Type	Office
Status	Active

## Water Feature/View

View	ParkGreenbelt
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## Community Information

Address	6000 Menchaca Rd
Area	10N
Subdivision	Independence Park
City	Austin
County	Travis



State	TX
Zip Code	78745

### Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Natural Gas Not Available, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	Sidewalks
Parking	Common, Concrete, Parking Lot, Paved

### Interior

Interior	Concrete
Heating	Central, Electric, ENERGY STAR Qualified Equipment

### Exterior

Lot Description	Flat
Construction	Cement Siding

### Additional Information

Date Listed	June 28th, 2023
Days on Website	355
Days on Market	715
Zoning	Commercial

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