

\$1,700 - 4229 N Fm 620 309, Austin

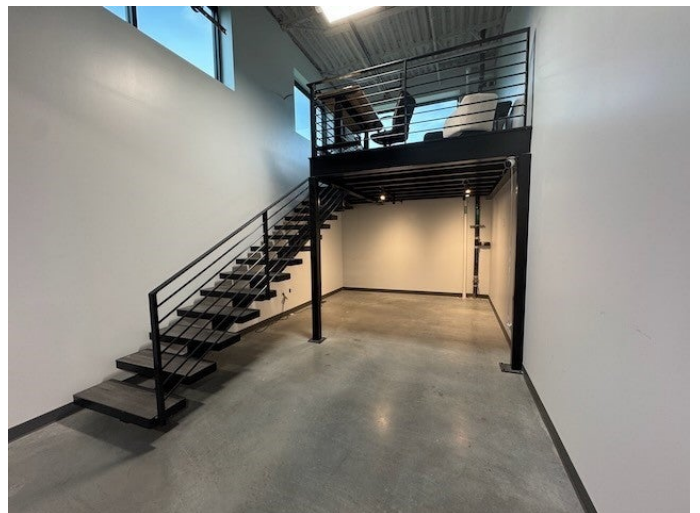
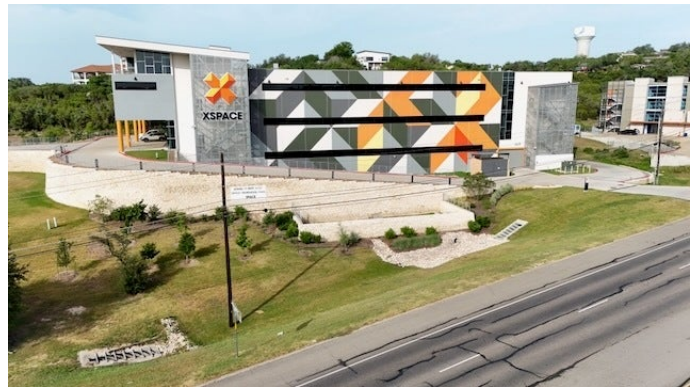
MLS® #5668394

\$1,700

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 4.97 Acres

highland Club Village Sec 01, Austin, TX

Lease a standout commercial space in the innovative XSpace Lake Travis—a cutting-edge business condominium community designed for entrepreneurs, creatives, and small businesses seeking flexibility, function, and style. This 450 sq ft third-floor corner unit features drive-up access, making it ideal for businesses with shipping/receiving needs. It includes a steel mezzanine, windows on two sides for natural light, and upgraded garage doors with windows—a rare third-floor enhancement. The unit is located next to additional parking, providing convenience for you and your clients. Key features include: Installed mini split system for efficient heating and cooling, VPN-ready for secure remote operations, water & sewer lines already in place for future plumbing needs, Furniture can convey, making this a move-in-ready opportunity, Positioned for drive-up access on the 3rd floor for shipping/loading ease. Utilities and internet are included in the 171 monthly condo fees. Enjoy access to premium building amenities such as the 4th-floor shared kitchen, lounge, outdoor balcony, and reservable conference space—perfect for hosting meetings or taking a break with a view. Whether you're running a start up tech business, content studio, or client-facing appointment only operation, this unique unit delivers versatility, privacy, and a modern edge in one of Austin's most creative commercial hubs.



Built in 2023

Essential Information

MLS® #	5668394
Price	\$1,700
Bathrooms	0.00
Acres	4.97
Year Built	2023
Type	Commercial Lease
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4229 N Fm 620 309
Area	LS
Subdivision	highland Club Village Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	See Remarks
Parking	Assigned, Garage
Garages	Garage Door Opener

Interior

Interior	Concrete
Heating	See Remarks

Exterior

Construction	Concrete
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Additional Information

Date Listed	August 1st, 2025
Days on Website	74

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