

\$1,300 - 4229 N Fm 620 Rd 203, Austin

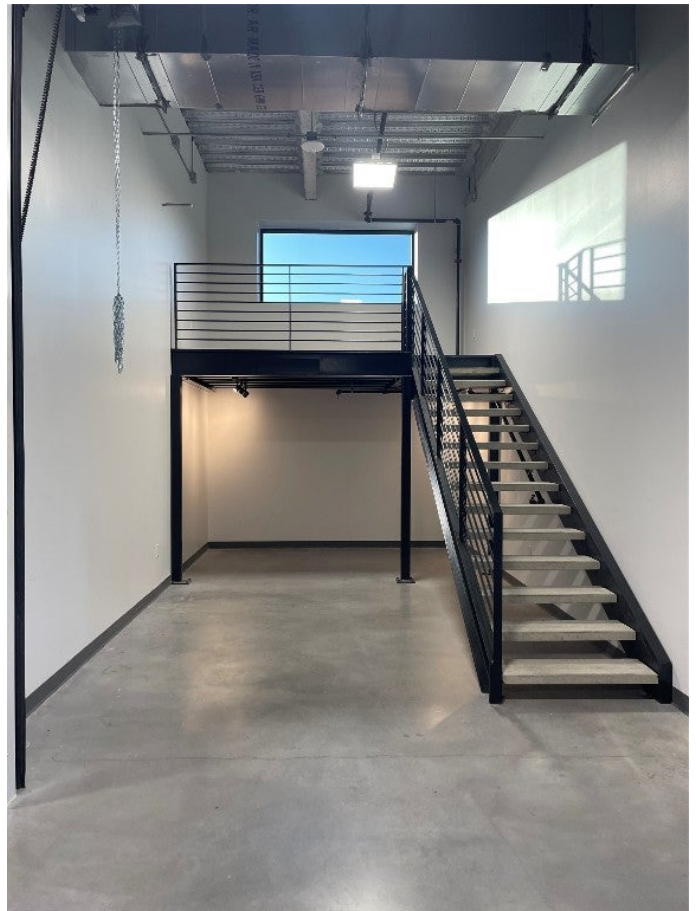
MLS® #7971433

\$1,300

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 4.97 Acres

Highland Club Village Sec, Austin, TX

****Your Space, Your Vision™** Designed for Solopreneurs, Hobbyists & Investors** Unlock the perfect space for your growing business, passion project, or valuable collection™ without the hassle. This state-of-the-art, energy-efficient concrete and steel facility offers wide 25'™+ drive-up access, soaring ceilings, 24/7 monitored security, and fire sprinkler protection to keep your investment safe and accessible. Enjoy all-inclusive amenities that support your lifestyle, including high-speed internet, water, electricity, janitorial, landscape, and trash services, a mail center, and fully equipped bathrooms/showers, kitchenettes, and water refilling stations on multiple levels. A cutting-edge HVAC bioclimatic ionization air filtration system ensures clean, temperature-controlled air year-round. When it's™ time to unwind, relax in the 3,000 sq/ft owners' lounge, featuring floor-to-ceiling windows, a private conference room, a commercial-grade kitchen, and a stylish mixer lounge with oversized TVs. Take in breathtaking panoramic views of Lake Travis and the Texas Hill Country from the terrace. This spacious drive up unit offers ~490 customizable sq/ft (area dimensions 32.5'X12.5', 301 area sf, 189 mezzanine sf) including a custom steel/concrete built mezzanine, additional lighting, single-phase power, oversized picture window offering an abundance of natural light, large private roll-up door and is designed for flexibility in use. With



secure, remote access, you can manage your space from anywhere, ensuring convenience and peace of mind. Located in West Austinâ€™s sought-after Lake Travis region, you're just 30 minutes from Downtown Austin, 12 miles from The Domain, and minutes from top neighborhoods like Westlake Hills, Lakeway, and Steiner Ranch with shopping, dining, and lakeside recreation just around the corner. Join a community of like-minded individuals and take your business, hobby, or investment to the next level. Call/text for a tour today! Buyer/BA to verify all info.

Built in 2022

Essential Information

MLS® #	7971433
Price	\$1,300
Bathrooms	0.00
Acres	4.97
Year Built	2022
Type	Commercial Lease
Sub-Type	Warehouse
Status	Active

Water Feature/View

View	Hills,TreesWoods
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Community Information

Address	4229 N Fm 620 Rd 203
Area	LS
Subdivision	Highland Club Village Sec
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Sewer Connected, See
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Parking Remarks, Water Connected
Assigned, Door-Single, Garage
Garages Garage Door Opener

Interior

Interior Concrete, Vinyl
Heating Central, Electric, See Remarks

Exterior

Exterior Features Sprinkler/Irrigation
Construction Concrete



Additional Information

Date Listed September 26th, 2025
Days on Website 39
Days on Market 1

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