\$720,000 - 13740 Research Blvd Bldg S, Austin

MLS® #8619049

\$720,000

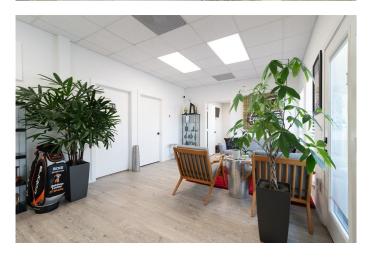
0 Bedroom, 0.00 Bathroom, Commercial on 1.00 Acres

LAKE CREEK, Austin, TX

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!**







Built in 1983

Essential Information

MLS® # 8619049 Price \$720,000

Bathrooms 0.00
Acres 1.00
Year Built 1983

Type Commercial

Sub-Type Office Status Active

Community Information

Address 13740 Research Blvd Bldg S

Area NW

Subdivision LAKE CREEK

City Austin

County Williamson

State TX

Zip Code 78750

Amenities

Utilities Cable Available, Electricity Available, High Speed Internet Available,

Phone Available, Sewer Available, Water Available

Parking Common

Interior

Interior Laminate
Heating Central

Exterior

Construction HardiPlank Type, Masonry, Brick Veneer

Foundation Pillar/Post/Pier

Additional Information

Date Listed April 24th, 2025

Days on Website 173

Days on Market 121

Property Listed by: Peridot Realty GroupThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 14th, 2025 at 1:46pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.