

\$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 Group
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