

# \$1,900 - 4229 N Fm 620 Rd 331, Austin

MLS® #8619749

**\$1,900**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0.04 Acres

Highland Club Village Sec 01, Austin, TX

\*\* Enjoy more freedom with eXtra Space for business, hobbies, car/toys, or just to have your own "chill haven" or workshop! \*\* This is a spacious interior unit equipped with a custom built steel and concrete constructed mezzanine of approximately 250 sf, a large "store front" styled sectional roll up glass door, commercial grade carpet, custom paint, and a large picture window offering an abundance of natural light and a panoramic view of Lake Travis and the Texas Hill Country! This facility is a hassle free all inclusive space. It features 25' wide + driveways, passenger elevator, mail center, bathrooms on multiple levels, kitchenettes and water refilling stations on every level, landscape maint., janitorial and trash services, electricity, water, internet, HVAC with a bioclimatic (BSA) UI approved needlepoint ionization air filtration system and 24/7 access, monitored security and lighting. Enjoy full access to the 3,000 sq.ft. modern owner's lounge with wall to wall floor to ceiling windows offering an abundance of natural light and a welcoming atmosphere. Fully equipped with a private conference room furnished to seat large meetings and an oversized monitor for presentations and video conferencing, and spacious bathrooms for large gatherings. Enjoy the luxury of a spacious commercial grade gourmet kitchen with an oversized waterfall island and bar seating. Relax in the adjoining mixer/lounge areas furnished with large comfortable seating, big screen TVs and overlooks the private



terrace with views of Lake Travis and the Texas Hill Country. Located in the Lake Travis region of West Austin and approximately 30 minutes to Downtown Austin. Take it to the next level with this all inclusive space! Contact us today for a private tour. Buyer/BA must verify all info.

Built in 2023

**Essential Information**

MLS® #	8619749
Price	\$1,900
Bathrooms	0.00
Acres	0.04
Year Built	2023
Type	Commercial Lease
Sub-Type	Mixed Use
Status	Active

**Water Feature/View**

View	Hills,Lake
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**Community Information**

Address	4229 N Fm 620 Rd 331
Area	LS
Subdivision	Highland Club Village Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78732

**Amenities**

Utilities	See Remarks, Electricity Connected, Fiber Optic Available, Sewer Connected, Water Connected
Parking	Attached, Community Structure, Covered, Garage, Paved, Secured, Shared Driveway
Garages	Garage Door Opener

**Interior**

Interior	Carpet, Concrete
Heating	Ceiling, Central, Electric, See Remarks

**Exterior**

Construction	Concrete
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**Additional Information**

Date Listed	June 21st, 2024
Days on Website	354
Days on Market	452

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