

# \$2,300 - 12707 Nutty Brown Rd. H, Austin

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MLS® #8870741

**\$2,300**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 8.80 Acres

Regal Oaks, Austin, TX

For Lease: Unique Office Space with Acreage for storage yard at Nutty Brown Business Park. Discover this versatile property located at 12707 Nutty Brown Rd, Austin, TX, in the vibrant Nutty Brown Business Park. This house has been thoughtfully converted into six offices, complete with a kitchen and a break area, making it ideal for businesses of all sizes.

Property Highlights:

• Office Space: Six Office spaces with functional layouts.

• Additional Features: Includes a kitchen and a charming brick area.

• Acreage: Ample space at the back for a storage yard and parking. Includes garage/shop.

• Prime Location: Just 1/2 mile from Belterra Village shopping center and H-E-B.

• Flexibility: Perfect for many commercial uses.

• Versatile Use: Perfect for startups, expanding businesses, or anyone seeking a professional workspace.



Built in 2005

## Essential Information

MLS® #	8870741
Price	\$2,300
Bathrooms	0.00
Acres	8.80

Year Built 2005  
Type Commercial Lease  
Sub-Type Office  
Status Active

**Community Information**

Address 12707 Nutty Brown Rd. H  
Area HD  
Subdivision Regal Oaks  
City Austin  
County Hays  
State TX  
Zip Code 78737

**Amenities**

Utilities Above Ground Utilities, Call for Details, Cable Speed Internet Available, P Connected  
Parking Circular Driveway, Door-Multi Direct Access, Garage, Shared Driveway

**Interior**

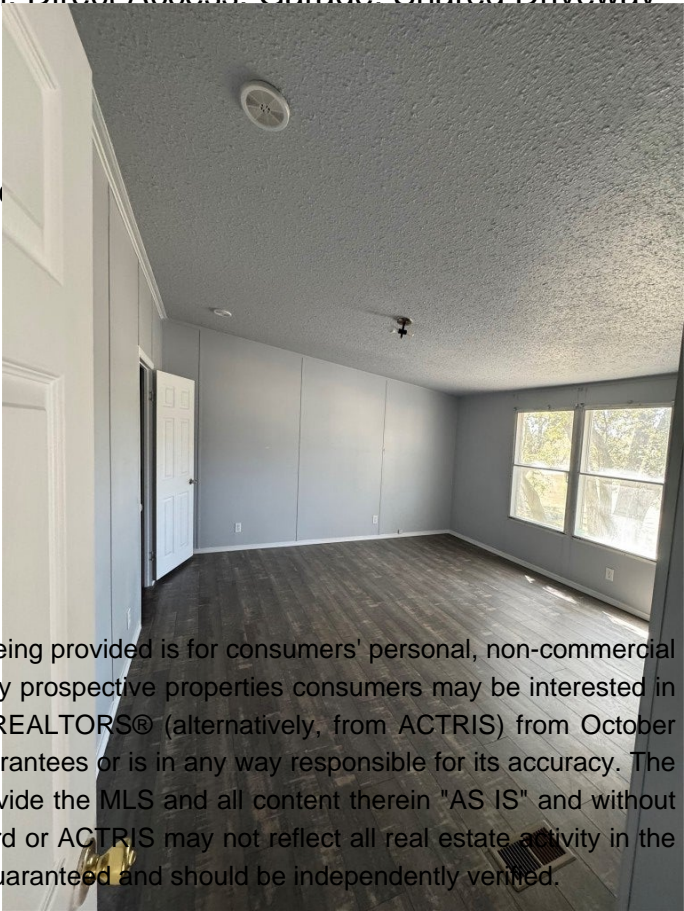
Interior Tile  
Heating Central, Exhaust Fan, Electric

**Exterior**

Construction Masonry

**Additional Information**

Date Listed November 27th, 2023  
Days on Website 353  
Days on Market 479



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