\$2,701 - 13091 Pond Springs Rd 150, Austin

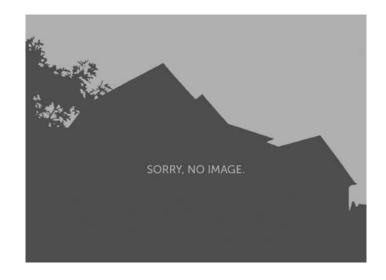
MLS® #9708173

\$2,701

0 Bedroom, 0.00 Bathroom, Commercial Lease on 2.67 Acres

Jollyville, Austin, TX

Welcome to your ideal office space nestled within a thriving strip mall community at 13092 Pond Springs Rd. This 1645 sq ft unit offers a prime location in a fully leased strip mall, surrounded by diverse neighbors including two churches, a med spa, massage school, dance studio, eye lash studio, and an IT firm. With ample parking and easy access to Research Boulevard from Anderson Mill and McNeil Rd, convenience is at your fingertips. Step inside to discover a meticulously designed layout featuring two spacious offices, a large conference room, a welcoming lobby/front desk area, and a convenient break room. The possibilities are endless with this versatile space, perfect for a variety of professional services such as accounting, law, therapy, consultancy, insurance, real estate, talent/recruiting, photography, videography studios, and management offices. Property boasts a private bathroom, large storage room, and well-maintained laminate wood floors throughout. The break room offers additional flexibility, with space for a copy center, while the open-concept conference room provides ample room for a large table and workstations. Ease of access is further enhanced by a back door leading to a wide alley, ideal for truck deliveries, and extra parking at the rear of the property. Despite the bustling surroundings, maneuvering in and out of the parking lot is a breeze, making your daily commute hassle-free. Convenience extends beyond the property itself, with a nearby gas station and



several food options just moments away.

Additionally, enjoy the serenity of a green area on the property complete with a picnic table and shaded by plenty of trees, perfect for a rejuvenating lunch break or afternoon socializing. With a minimum lease term of 24 months and negotiable length options, seize the opportunity to make this versatile space your own. Plus, with an on-premise manager available, you can rest assured that your needs will be met promptly and efficiently.

Built in 1986

Essential Information

MLS® # 9708173

Price \$2,701

Bathrooms 0.00

Acres 2.67

Year Built 1986

Type Commercial Lease

Sub-Type Office Status Active

Community Information

Address 13091 Pond Springs Rd 150

Area N

Subdivision Jollyville City Austin

County Williamson

State TX

Zip Code 78729-Unit

Amenities

Utilities Electricity Available, Sewer Available, Water Available

Parking Alley Access, Asphalt, Parking Lot

Interior

Interior Wood
Heating Central

Exterior

Construction Brick, Frame, Glass, Concrete

Additional Information

Date Listed June 12th, 2025

Days on Website 124

Property Listed by: Sky RealtyThe 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 15th, 2025 at 1:01am 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.