

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

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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

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