



FOR LEASE OR SALE
401 RANCH ROAD 620 SOUTH #210
LAKEWAY, TX 78734



Asking: \$24 NNN (Est. \$9.50) or \$833,000

Overview

Built in 2007, the Tuscan Hills Office Condominiums are located in the scenic hills of Lakeway at the corner of Flamingo Drive and 620. With almost 49,000 cars per day on 620, covered parking, common area bathrooms and Class A finishes the project is perfect for any medical or administrative office user needing great visibility and exposure. Suite 210 is a total of 2,450 square feet and currently consists of a spacious waiting area, six private offices between 120 and 144 square feet, a large break room with extensive storage space, a private bathroom with a shower and a 260 square foot doctor-consultation room or conference room for group meetings. The unit is in great condition and is ready for occupancy immediately. The Seller is asking \$340 per square foot for a purchase or \$24 NNN (\$9.50) for a lease. The term and TI are negotiable.

Contact

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