

FOR LEASE | FIRST UNITED BANK BUILDING

1913 RANCH ROAD 620 SOUTH, AUSTIN, TX 78734



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	2,854 SF
Lot Size:	0 Acres
Year Built:	2003
Building Size:	10,870
Zoning:	C-1
Market:	Southwest

PROPERTY OVERVIEW

2nd generation office, formerly a Title Company & Real Estate office space, Beautiful High end finish out! Great signage visibility on Ranch Road 620 - directly across from HEB in Lakeway.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 200	\$24.00 SF/yr	2,854 SF

GAYLE BERKBIGLER, CCIM

Senior Vice President
T 512.844.4653 | C 512.844.4653
gayle@stcroixca.com



www.stcroixcra.com

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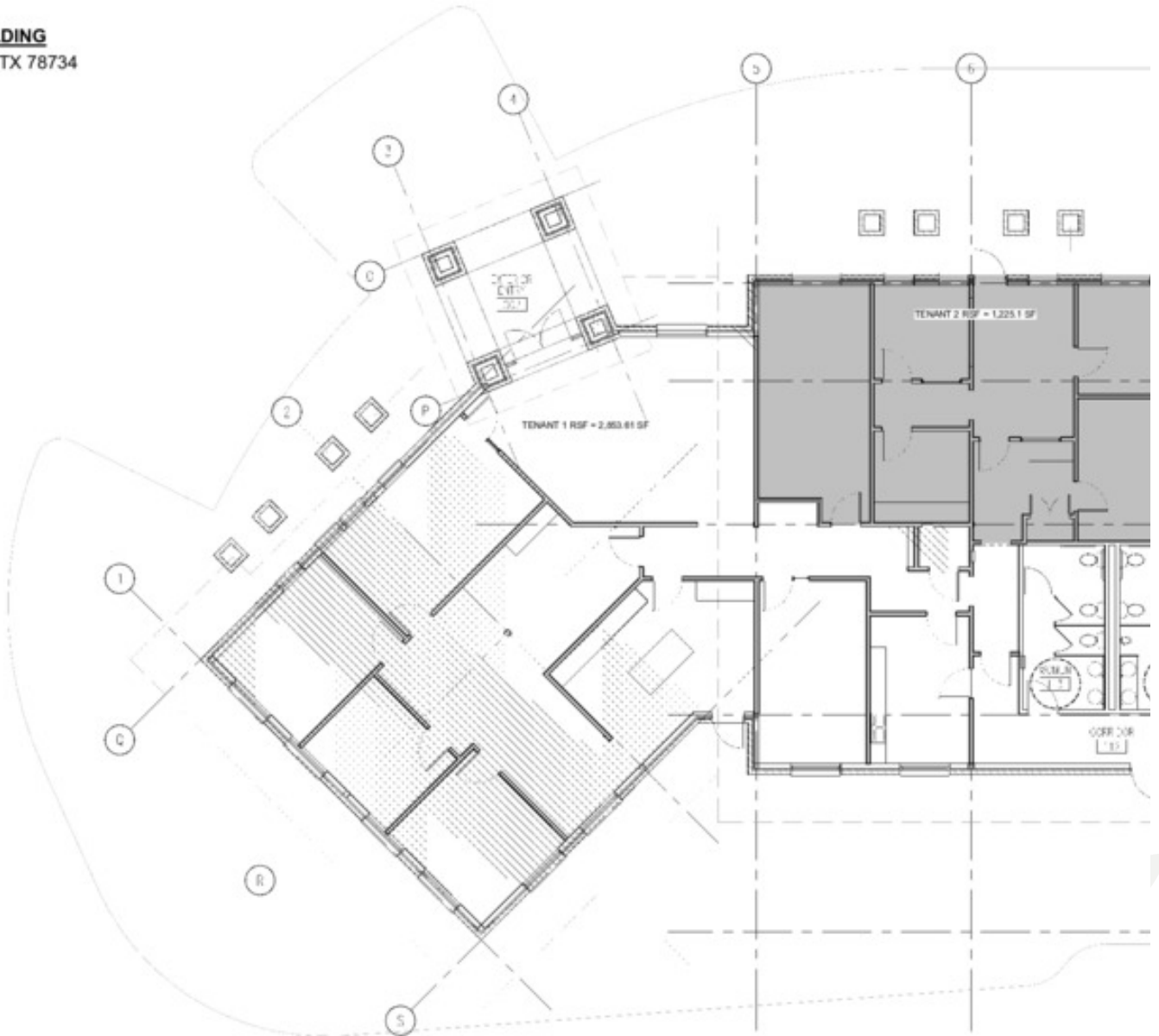
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D BANK BUILDING S, LAKEWAY, TX 78734

702 SF
LOADING - 9,892 SF
P 4 SF
ROOMS
17.20%
51.61 SF
H SF

100 SF
LOADING - 9,892 SF
P 4 SF
ROOMS
11.68%
6.1 SF
1 SF



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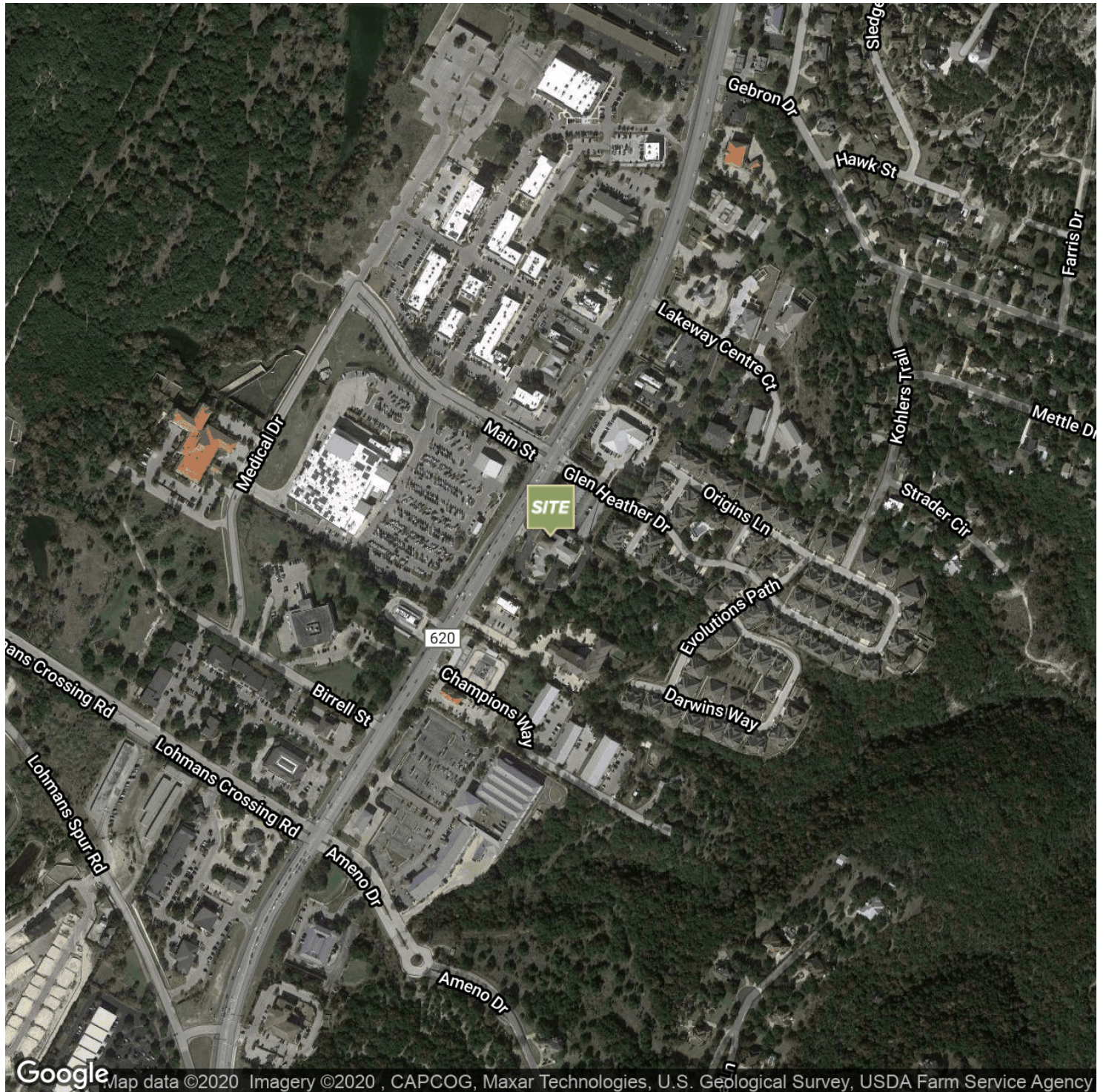
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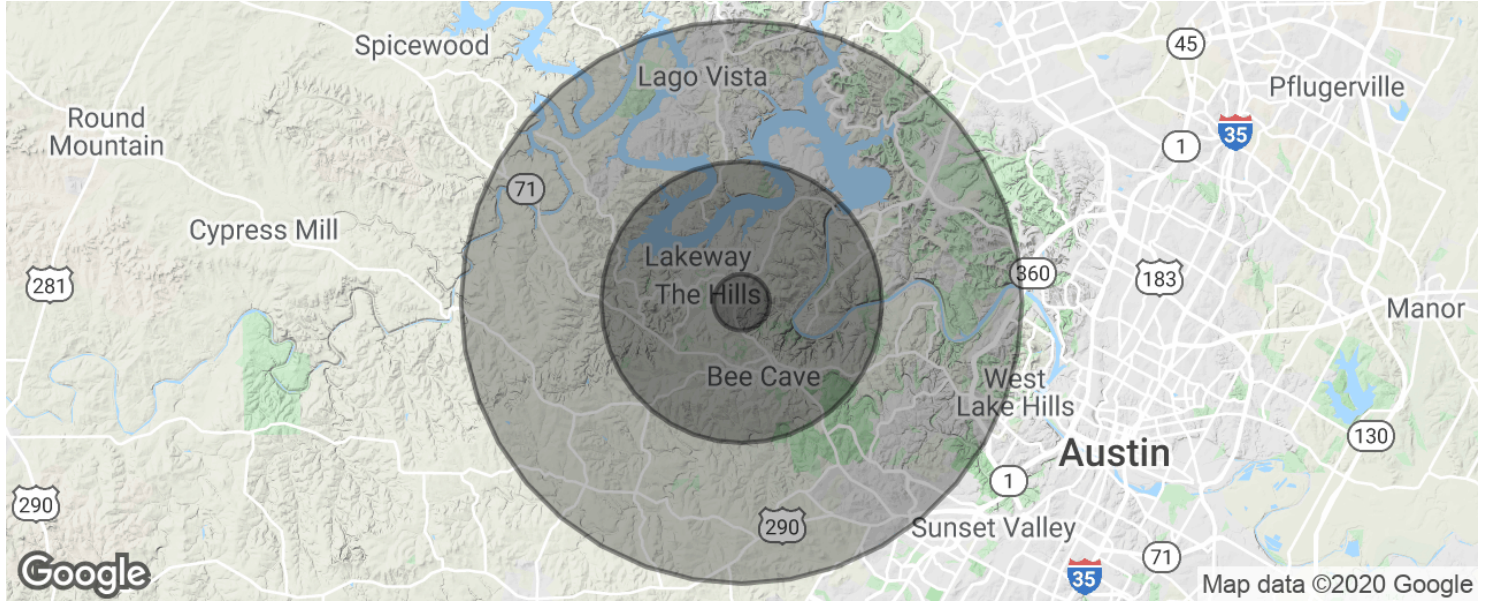
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,654	45,242	140,496
Median age	40.2	40.1	38.6
Median age (Male)	38.7	39.6	38.0
Median age (Female)	42.6	40.9	39.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	672	17,307	54,207
# of persons per HH	2.5	2.6	2.6
Average HH income	\$102,571	\$124,301	\$129,813
Average house value	\$334,386	\$399,514	\$418,402

* Demographic data derived from 2010 US Census

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