



# LAKE CREEK SQUARE

12129 RANCH ROAD 620 N | AUSTIN, TX 78750



FOR LEASING INFORMATION, CONTACT

**MAX APPLING**

(512) 299.6296

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**GRAHAM TRULL**

(512) 484.8909

graham.trull@kuceraco.com

**1,778 SF**

SUITE 605

**OFFICE SPACE FOR LEASE**

**\$15.50/RSF**

2019 NNN \$9.70/RSF

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | See all of our listings at [WWW.KUCERACO.COM](http://WWW.KUCERACO.COM).

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

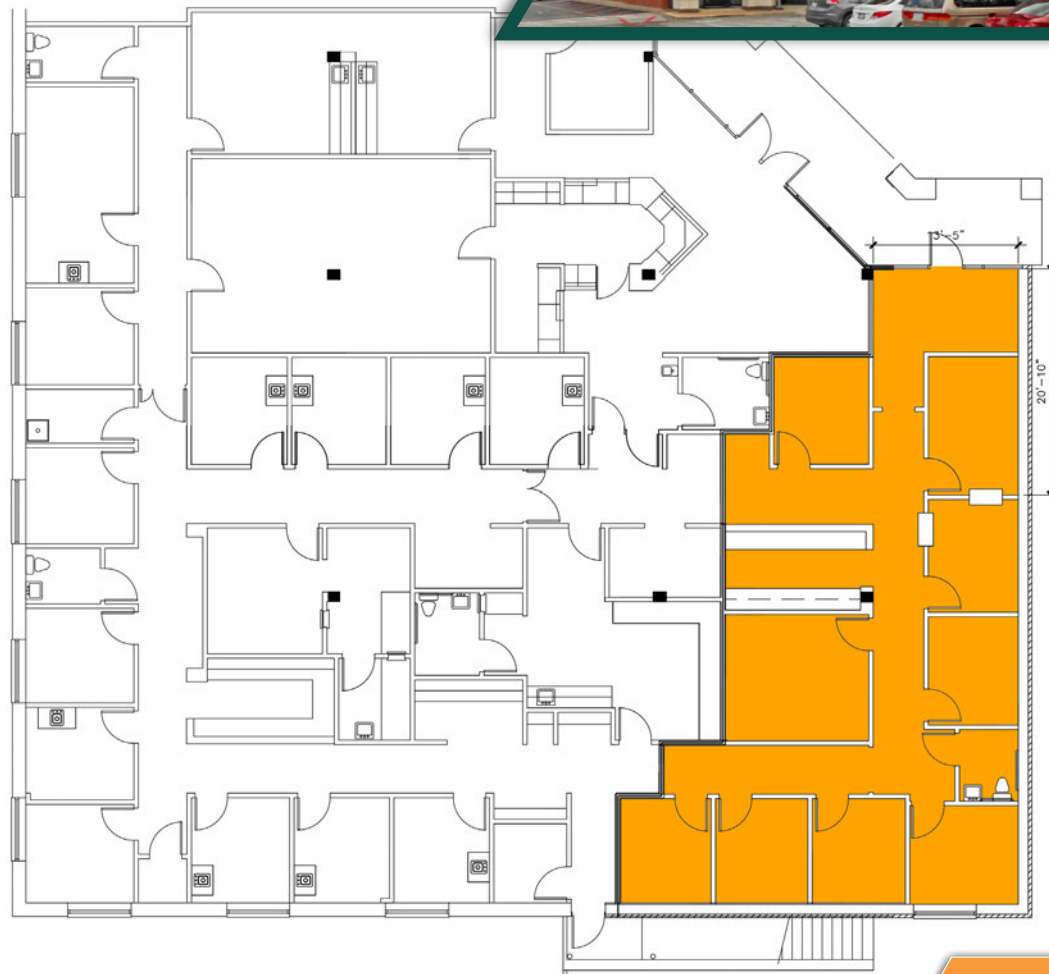
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## PROPERTY FEATURES

- Ground floor suite with front-end parking
- No common-area add-on factor
- Efficient floor plan
- Convenient walk to multiple restaurants



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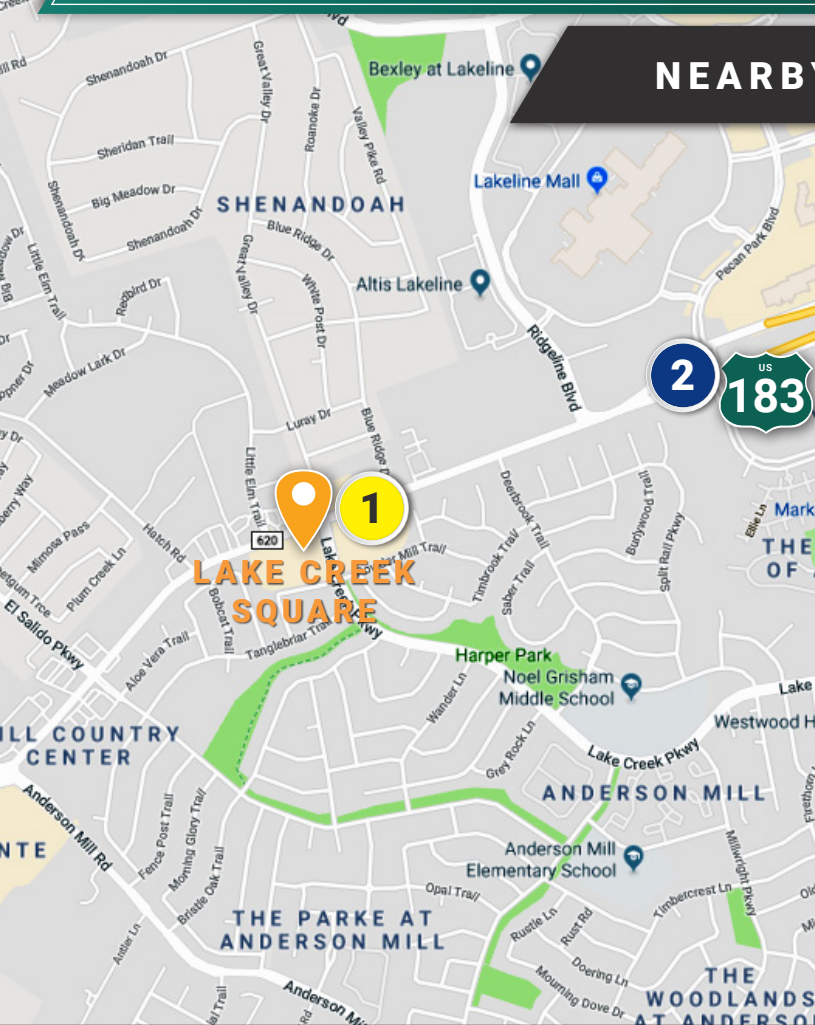
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## NEARBY AMENITIES



### 1 RR 620 & LAKE CREEK PKWY.

- Bush's Chicken
- Dairy Queen
- Almarah Mediterranean Cuisine
- Stuffed Cajun Meat Market
- JuiceLand
- Jenna's Asian Kitchen
- Taco Shack
- Michelle's Patisserie
- Noble Sandwich Co.
- Angel Donuts and Treats
- Citizen's National Bank
- VCA Lakeline Animal Hospital
- Jiffy Lube
- Batteries Plus Bulbs
- Exxon
- Circle K
- Shell

### 2 HWY. 183 & RR 620

- Texas Land & Cattle
- la Madeleine French Bakery & Cafe
- IHOP
- Schlotzsky's
- Fazoli's
- Whataburger
- Xian Sushi and Noodle
- Smashburger
- Starbucks
- Chick-fil-A
- Plucker's Wing Bar
- Olive Garden
- Fuddrucker's
- Chili's Bar & Grill
- Buca di Beppo Italian
- Total Wine & More
- Lakeline Mall
- Sam's Club
- HEB Plus!
- Target
- Walmart Supercenter
- Kohl's
- Best Buy
- Barnes & Noble
- Office Max
- Lowe's Home Improvement
- Michaels
- Verizon Wireless
- Alamo Drafthouse Cinema
- Home2Suites by Hilton
- Holiday Inn Express
- Hampton Inn & Suites
- Bank of America
- Fireston Complete Auto Car
- Shell

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