

FOR LEASE

ONE STECK PLAZA

3921 Steck Avenue, Ste. A-105 Austin, TX 78759



OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Building Size:	7,392 SF
Available SF:	1,142 SF
Number of Units:	1
Year Built:	1980
Zoning:	LO
Sublease Available:	See Agent

PROPERTY OVERVIEW

This properties features approximately 1142 square foot spacious layout with an ample number of rooms to accommodate a variety of commercial uses. 4 Private Offices, reception, conference/training room.

The exterior boasts a brick construction with a covered entryway and lush landscaping surrounding the property, providing a welcoming and professional appearance. The interior offers abundant natural light through the numerous windows, creating a bright and airy atmosphere. The neutral color palette and hardwood flooring throughout contribute to a modern and versatile aesthetic, allowing for easy customization to suit the needs of the incoming business.

Overall, this property presents a versatile and well-appointed space, ideal for a range of commercial endeavors. The combination of the spacious layout, ample natural light, and professional exterior make this property a compelling option for those seeking a prime business location.

PROPERTY HIGHLIGHTS

- Complete Build-Out
- 4 offices
- Conference/Training Room
- Reception Area



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Property Profile Report

General Information

Location: **3921 STECK AVE**
Parcel ID: **0144010639**
Grid: **MH31**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**
Regulating Plan: **No Regulating Plan**
Zoning: **LO**
Zoning Cases: **None:**
Zoning Ordinances: **19990225-070b**
Zoning Overlays: **Residential Design Standards: LDC/25-2-Subchapter F**
Wildland Urban Interface:
Proximity Class - Within 1.5 miles of a Wildland Area

Infill Options: **--**
Neighborhood Restricted Parking Areas: **Balcones Civic Assn.**
Mobile Food Vendors: **--**
Historic Landmark: **--**
Urban Roadways: **Yes**

Zoning Guide

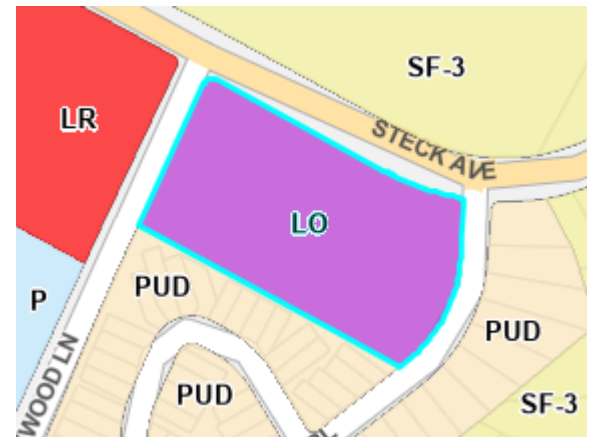
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Shoal Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **NORTH**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **10**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, NW Austin Neighbors, Neighborhood Empowerment Foundation, Northwest Austin Civic Association, SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group, TNR BCP - Travis County Natural Resources**



Zoning Map



Imagery Map



Vicinity Map