

Office Space For Lease 5,040 RSF

Coming Soon 4th Q 2023 - 1st Q 2024 (Approximate)



La Jaita Business Park

1405 Arrow Point Drive Building 9 Suite #901
Cedar Park Tx, 78613

- General Office - End-cap Suite
- Coming Soon 4th Q 2023 - 1st Q 2024 (Approximate)
- Building 9 Suite #901
- 5,040 RSF Available
- Rate \$21.00 PSF
- NNN's \$4.56 PSF
- Turn-Key Interior Per Spec Plan Attached Below
 - Some Tweak Options Available
- In-House Space Planner & Construction Team
- Tenant Controlled HVAC System 24/7
- Exterior Signage - Optional
- Plentiful Front & Back Drive-up Parking
- Prime Street Corner Location at Arrow Point Dr. & E. New Hope Dr.



Thomas C Heaton & Co

Broker

Tom Heaton 512-921-2960
Tom@HEATONcre.com

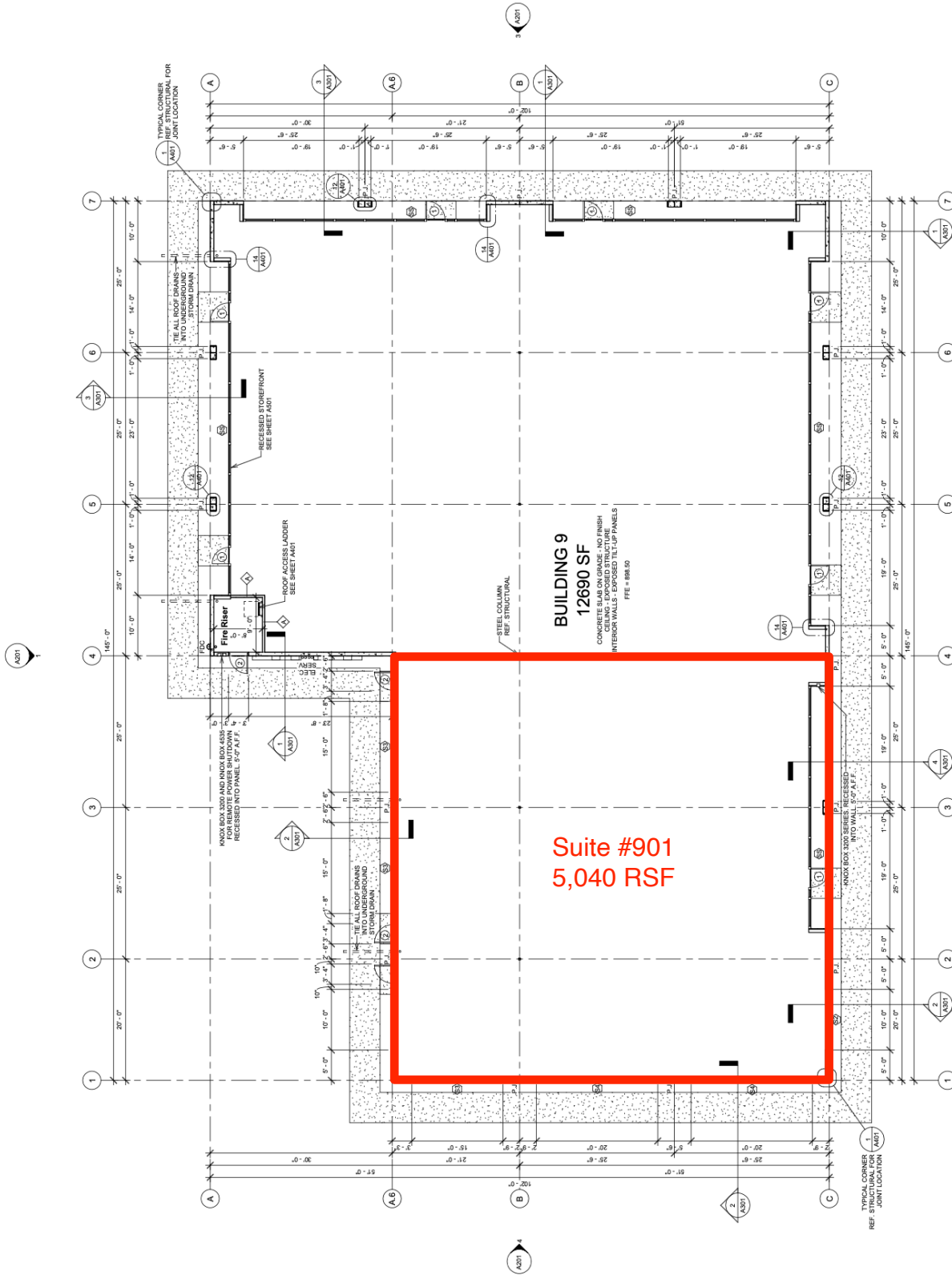
Associate Broker

Lesley Heaton 512-921-2960
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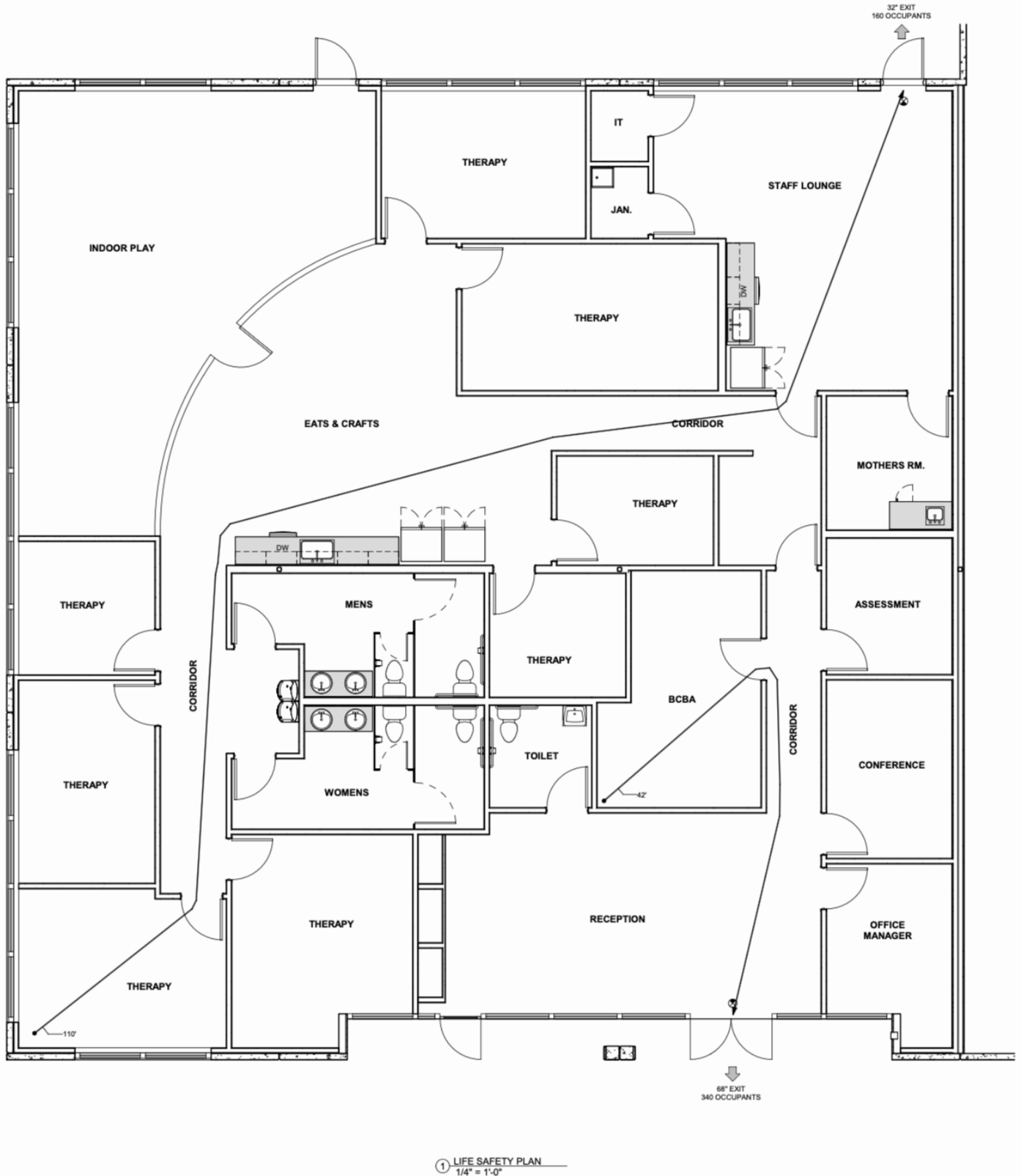
Building #9: 12,690 Total RSF (Divisible)

Suite #901: 5,040 RSF



Suite #901: City Approved Spec Plan

Some Tweak Options Available



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Cedar Park, Tx. 78613



La Jaita Business Park is conveniently located in the heart of Cedar Park at the corner block of E. New Hope Dr., Arrow Point Dr., La Jaita Dr., just north of HWY 1431 (Whitestone Blvd.), east of 183 Toll, west of Ronald W. Reagan Blvd., & W. Parmer Lane. Also, located 2 minutes from Cedar Park Regional Medical Center and 1890 Ranch Shopping Center.

Near By :

- 1890 Ranch Shopping Center
- Over 30+ Restaurants and Shopping Options
- Day Care Centers
- Cedar Park Regional Medical Center
- Multiple Residential Communities
- Short drive to Multiple Hotels

Transportation:

- Lakeline Commuter Rail - 6.1 Miles
- Leander Station Commuter Rail - 6.3 Miles
- Austin Bergstrom International Airport - 33 Miles
- IH-35 - 8 Miles
- 183 A Tollway - 3/4 Miles
- Ronald Reagan / West Parmer Lane - 1 Mile

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