

Office Space For Lease 3,725 RSF

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



La Jaita Business Park

1405 Arrow Point Drive Building 9 Suite #909
Cedar Park Tx, 78613

- General Office - End-cap Suite
- Coming Soon 4th Q 2023 - 1st Q 2024 (Approximate)
- Building 9 Suite #909
- 3,725 RSF Available
- Rate \$21.00 PSF
- NNN's \$4.56 PSF
- Turn-Key Per Spec Plan: Some Tweak Options Available
- Minimum 5 Year Lease Term Required
- In-House Space Planner & Construction Team
- Open Reception
- Large Open Workspace
- 5 Private Offices
- 2 Conference Rooms
- 2 Private Restrooms
- Breakroom
- IT Storage Room
- Janitor Closet
- Storage Closet
- Tenant Controlled HVAC System 24/7
- Exterior Signage - Optional
- Plentiful Front & Back Drive-up Parking
- Prime Street Corner Location at
at Arrow Point Dr. & E. New Hope Dr.

Thomas C Heaton & Co

Broker

Tom Heaton

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Associate Broker

Lesley Heaton

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The information contained herein was obtained from sources deemed reliable; however, Tom C Heaton & Co makes no guaranties, warranties or representations to the completeness accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

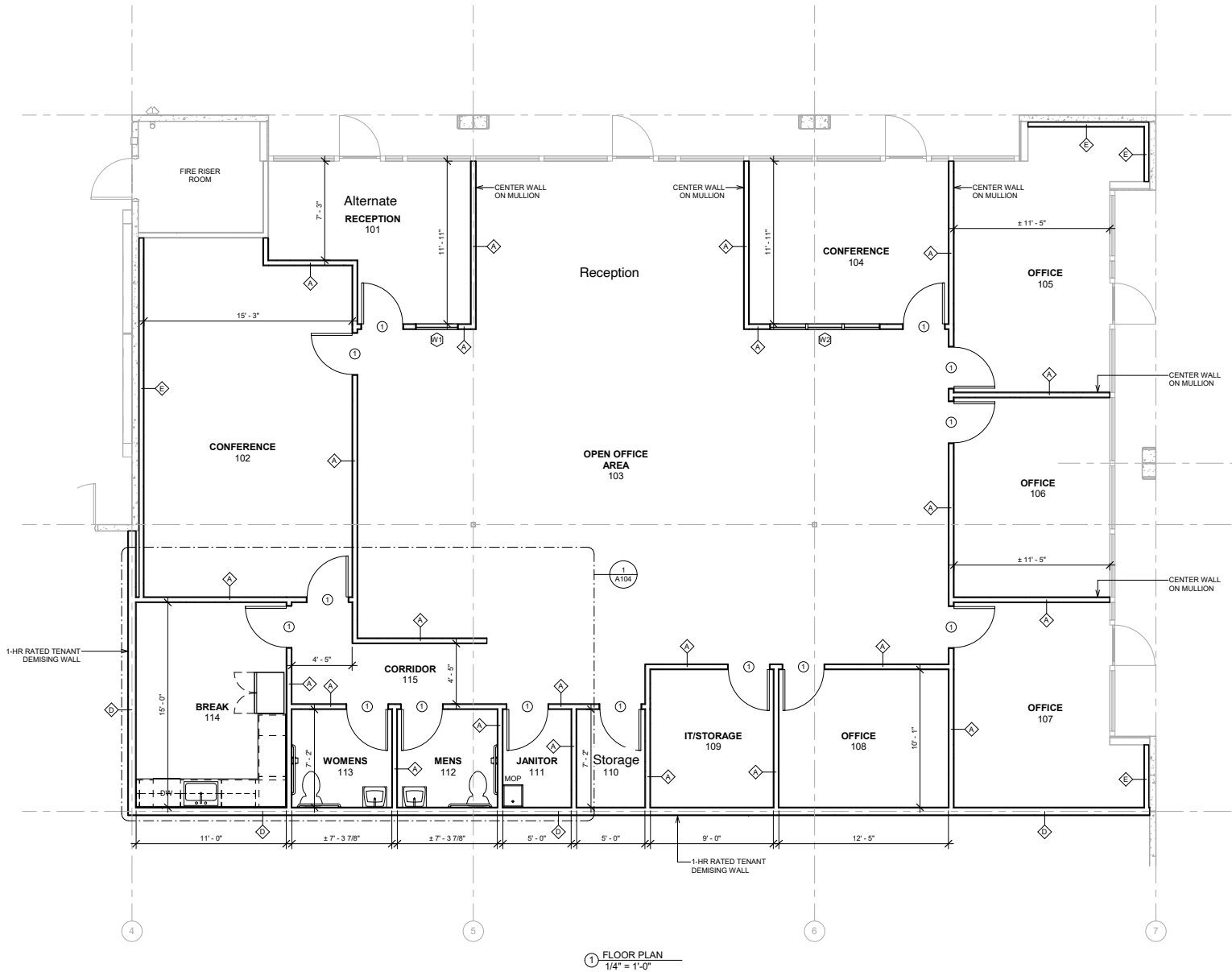
Building #9 Suite #909

3,725 RSF



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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