

2,500 RSF Office Space
1st Generation New Construction
Available For Pre-lease Jan. 2025 (Approximate)



La Jaita Business Park

1405 Arrow Point Drive Building 10 Suite #1004
Cedar Park Tx, 78613

- 1st Generation - New Construction
- General Office Building #10: 15,300 Total Sq. Ft.
- 2,500 RSF (Remaining) Available For Pre-lease
- Projected Delivery January 1st, 2025
- Rate \$22.20 PSF
- NNN's \$4.80 PSF
- Turn-Key "Build to Suit" Interiors
- In-House Space Planner & Construction Team
- Private Tenant Controlled HVAC System 24/7
- Exterior Building Signage - Optional
- Plentiful Drive-up Parking - Ratio 1:182
- Located at New Hope Dr. & Arrow Point Dr.
- Easy Access to 183 Toll & Ronald Regan & W. Parmer Ln.



Thomas C Heaton & Company

Broker

Tom Heaton
512-921-2960

Tom@HEATONcre.com

Associate Broker

Lesley Heaton
512-921-2960

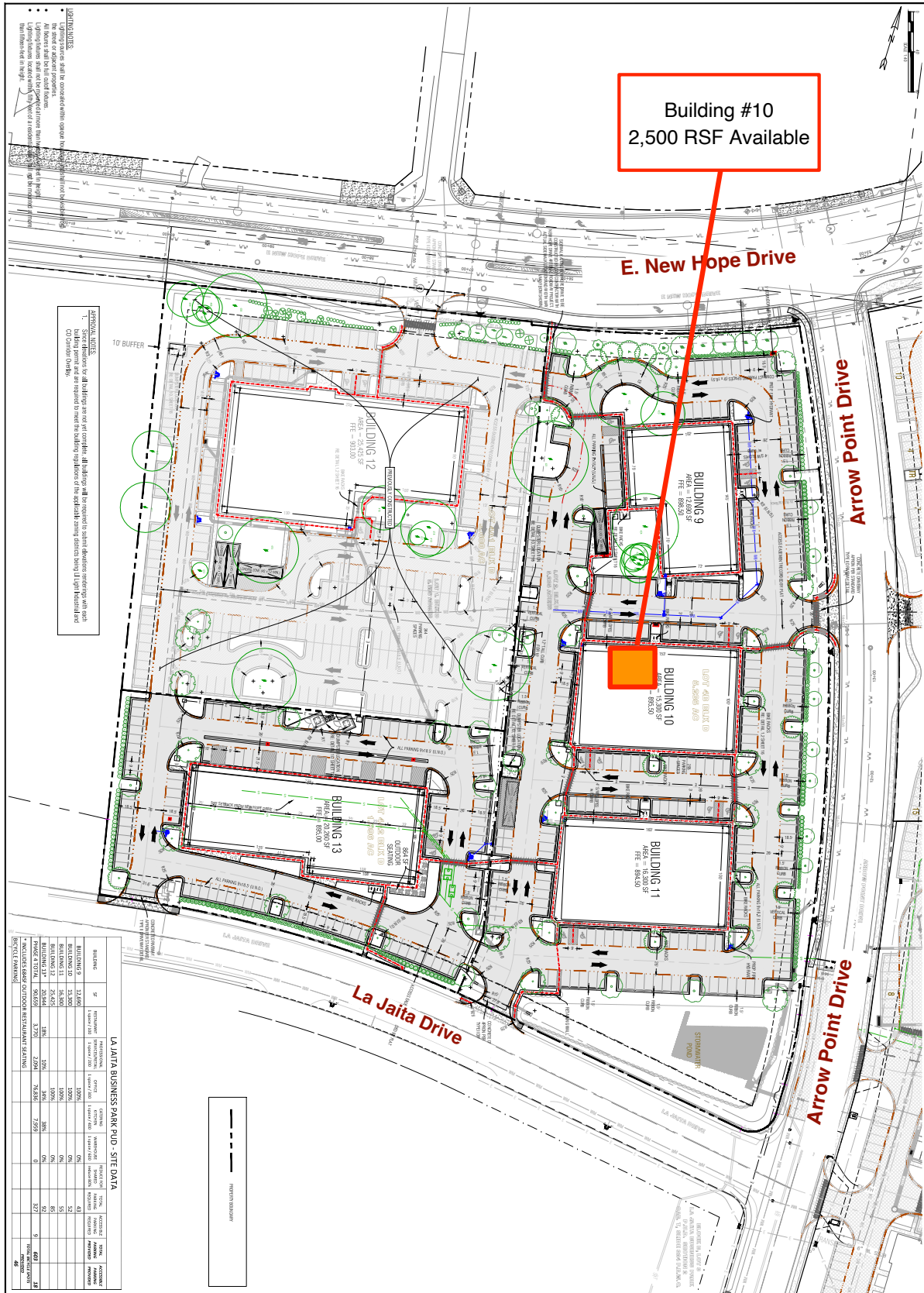
Lesley@HEATONcre.com

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La Jaita Business Park Phase 4

1405 Arrow Point Dr. Building 10 Suite #1004

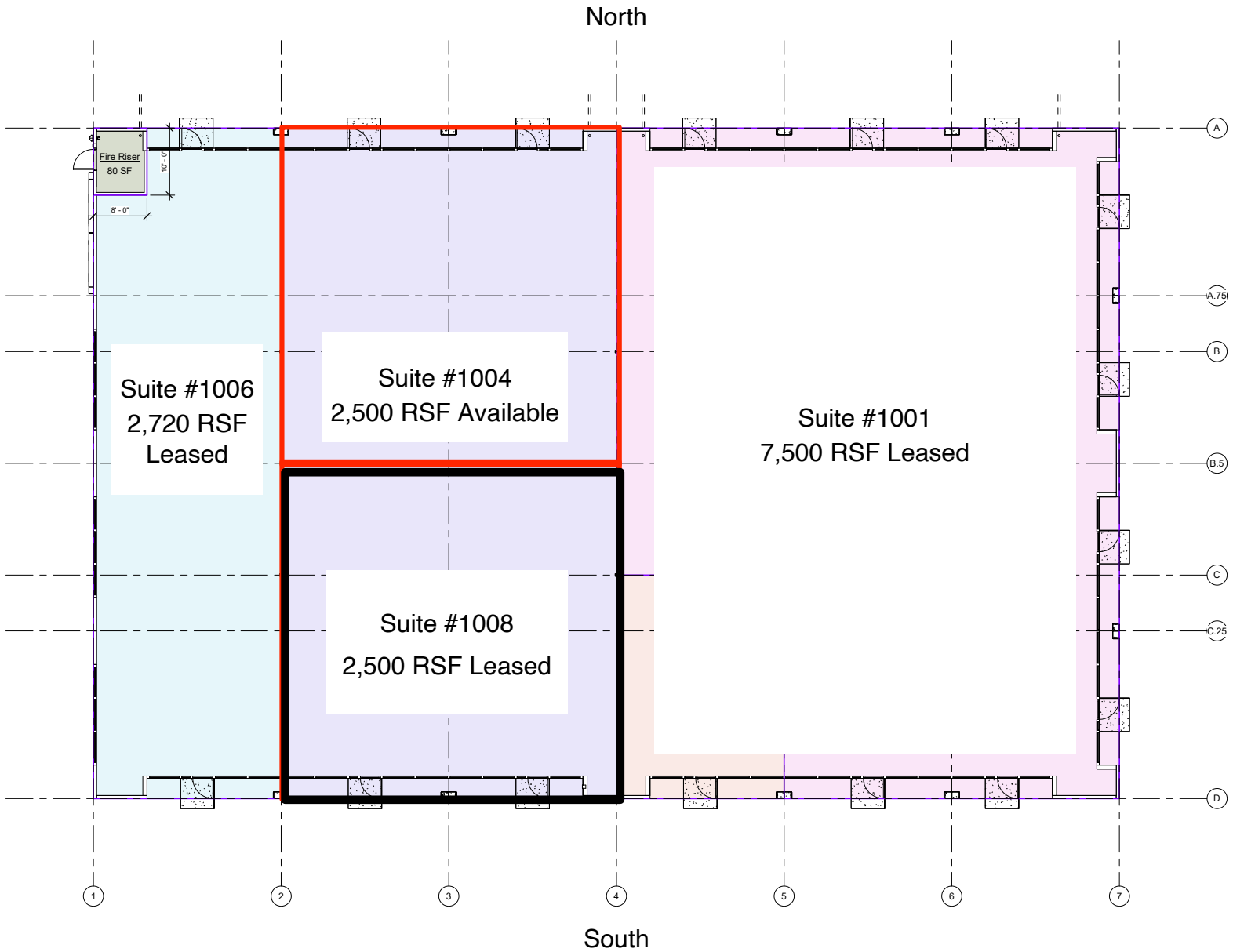
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Building #10 Building Plan: 15,220 Sq. Ft.

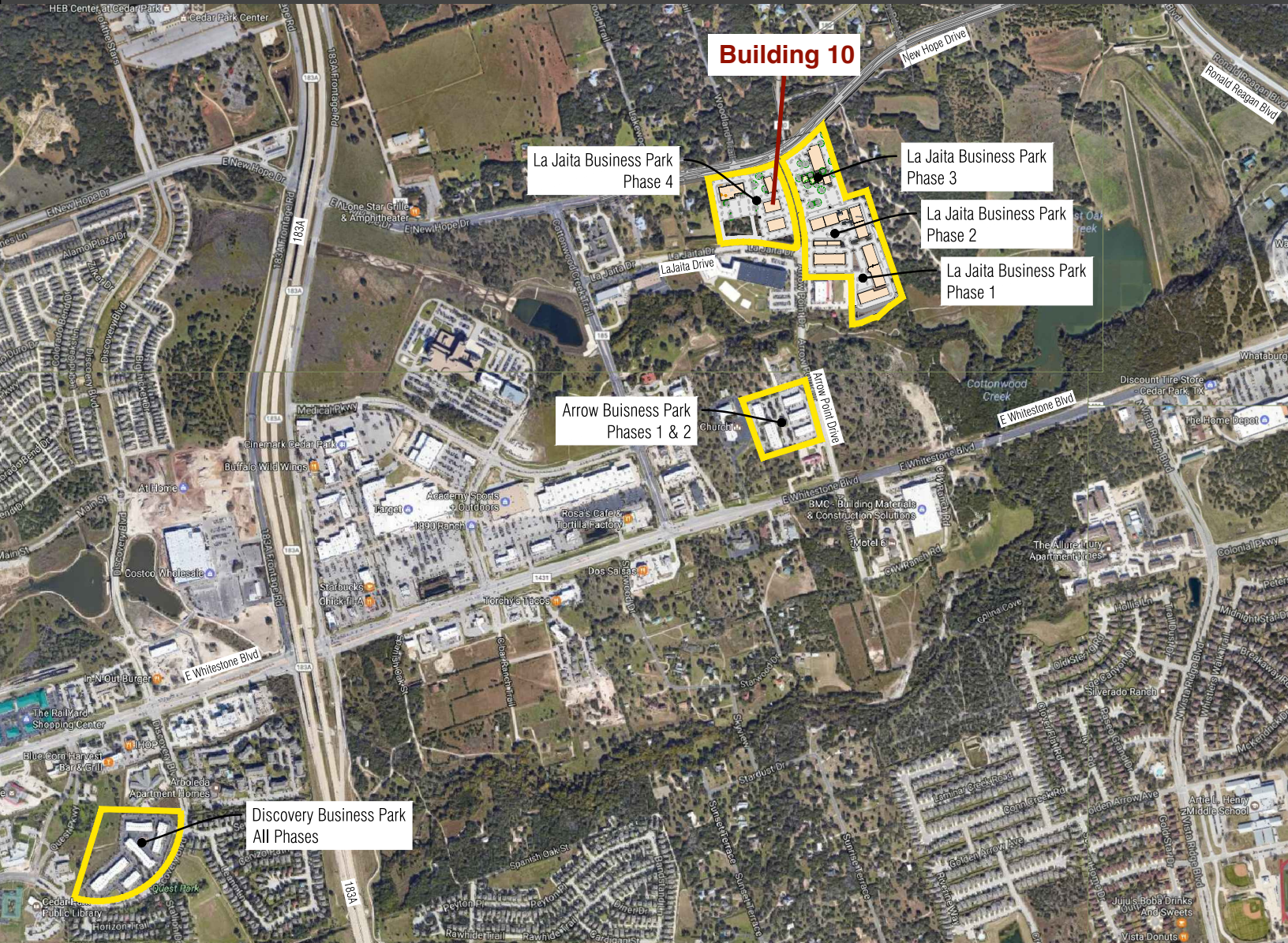
2,500 RSF Available



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La Jaita Business Park

1405 Arrow Point Drive Building #10
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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