

# McALLISTER & ASSOCIATES

---

R E A L E S T A T E S E R V I C E S

502 Baylor Street · Austin, TX 78703 · (512) 467-4056

## FOR LEASE PROFESSIONAL OFFICE SPACE 10920 LAKELINE MALL DRIVE · AUSTIN, TX 78717

- LOCATION:** The Building is ideally located on the northeast corner of the US Hwy. 183 North frontage road and Lakeline Mall Drive near the nexus of the US Hwy. 183 / 183A Toll and Hwy. 620 / Toll 45 intersections in north Austin, Williamson County, Texas.
- VISIBILITY & ACCESS:** Excellent visibility and access from Lakeline Mall Drive and US Hwy. 183 North frontage road. The Property is located off the last free exit before Hwy. 183 changes to Hwy. 183-A toll road.
- BUILDING SIZE:** 7,321 Square Feet demised into two spaces. American Bank of Commerce occupies half of the building in Suite 100.
- AVAILABLE SPACE:** Suite 200 contains approximately 4,035 square feet of beautifully finished space configured into a reception area, 18 offices, two conference rooms, breakroom, two restrooms, a printing / work station area and filing / storage space.
- PARKING:** Ample parking for employees and clients. Cross-access with adjacent retail centers.
- SIGNAGE:** Pylon signage along Lakeline Mall Drive and building signage
- COMMENTS:** The Property sits in front of the Walden Park Shopping Center anchored by Super Target with Ulta Beauty and HomeGoods. Adjacent retail includes AT&T, BB&T Bank, Blaze Pizza, and Panera Bakery. Retail centers within 1-mile include Lakeline Mall, the Parkline Shopping Center with H. Mart, Home Depot, Kohl's, Bed Bath and Beyond, Lakeline Market with HEB, Alamo Drafthouse, and Michael's,. Sam's Club, Wal-Mart and Lowe's
- LEASE RATE:** \$25.00 + \$13.00 NNN
- CONTACTS:** Anthony Kuri (512) 903-1960  
Jimbo Cotton (512) 784-3015

The information herein, while based upon information supplied by the owner and from other sources deemed to be reliable, is not in any way warranted by McAllister & Associates or the owner of the property and is presented subject to prior sale, change in price, or removal from the market without notice. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This information is provided for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any part of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.













