



CYPRESS CREEK

901 CYPRESS CREEK ROAD, CEDAR PARK, TEXAS 78613

SPECTRUM SERVICES

**FOR SALE
OR LEASE**

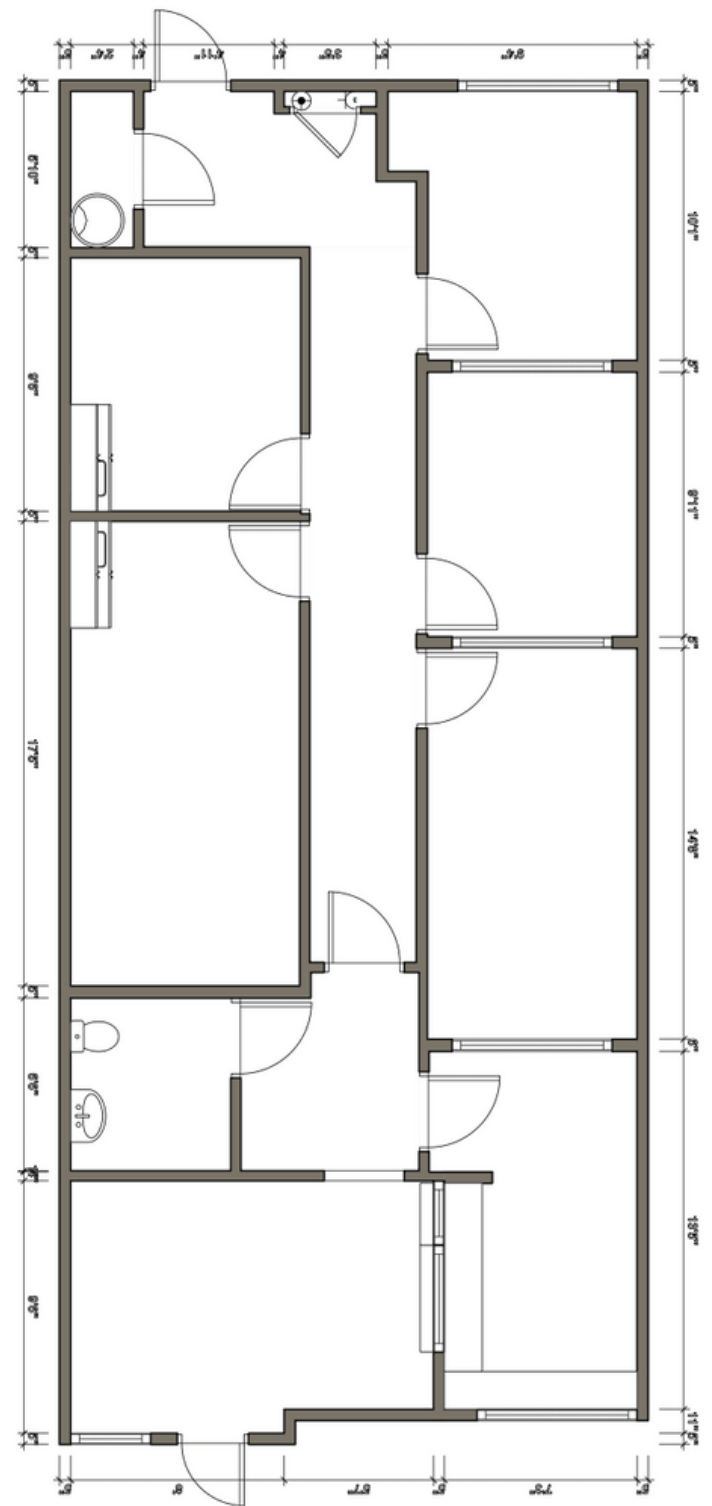
[VIDEO TOUR LINK - CLICK HERE](#)



- SUITE 101 : 1,123 SF
- SALE PRICE : \$485,000 (\$431.87 PER SF)
- LEASE TERM : NEGOTIABLE
- RENT : \$24.00 NNN WITH 3% INCREASES
- TAX ESTIMATE : \$10,450 (2025)
- CONDO DUES : \$337.68 PER MONTH
COVER STRUCTURE, WATER, TRASH, &
LANDSCAPING
- SEPARATE TENANT EXPENSES : JANITORIAL,
ELECTRICITY (FROM \$140-\$250 PER MONTH),
LIABILITY INSURANCE, HVAC MAINTENANCE
- AVAILABLE IMMEDIATELY



CHAD JEWELL // 512-633-7703 MOBILE
CHAD@AUSTINOFFICESPACE.COM



- SUITABLE FOR MOST OFFICE USES, INCLUDING MEDICAL
- MONUMENT & SUITE SIGNAGE AVAILABLE
- GENEROUS 5.03:1000 PARKING RATIO
- FRONT DOOR PARKING
- STONE & STUCCO EXTERIOR WITH METAL ROOF
- BUILT IN 2006





- PRIVATE OFFICE LAYOUT, PREVIOUSLY USED FOR A MEDICAL OFFICE AND PSYCHOTHERAPY
- NICE RECEPTION AREA WITH PARTITIONED FRONT DESK
- 5 PRIVATE OFFICES/EXAM ROOMS
- 2 ROOMS HAVE EXISTING SINKS AND 2 MORE ARE STUBBED FOR PLUMBING
- PARTIALLY FURNISHED
- 1 ADA RESTROOM