

# FOR LEASE | Center Lake Business Park



14101 US 290 W Austin, TX 78737



512-422-8928  
Irulian Dabbs Burger  
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# Center Lake Business Park



## Office and Flex Suites

### LOCATION OVERVIEW

Southwest Austin towards Dripping Springs, on the East-bound side of Highway 290 West. 12 minutes to the Y at Oakhill and conveniently situated between Belterra and Dripping Springs.

### PROPERTY DESCRIPTION

10 acres of verdant landscape with ample parking and large Live Oaks, this park is an escape in the middle of bustling new growth along 290.

20 buildings with a combination of multi-tenant office space, flex warehousing, and free-standing office options have a space for every kind of business.

All offices are upgraded with new flooring, LED lights, modern colour schemes, and are professionally maintained by Sandalwood Property Management.

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# Center Lake Business Park

## Building 1100

### Full Service Suites

- Individual offices or private suites with multiples
- 2 conference rooms
- 2 break rooms
- 4 bathrooms
- High speed wi-fi included
- Fully remodeled space
- Full building available\*



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# Availabilities & Monthly Rates

100 - \$2050

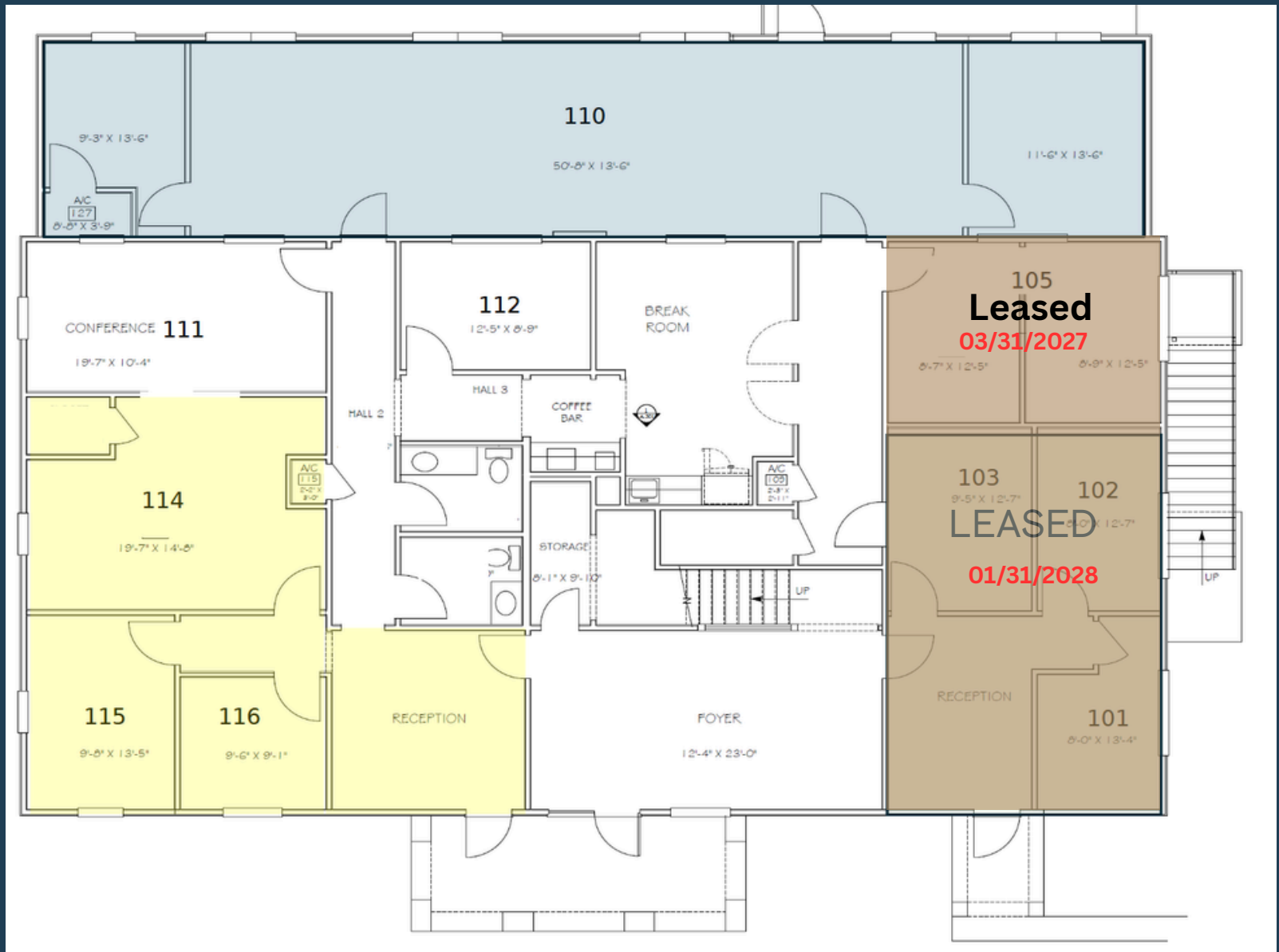
105 - \$1150

110 - \$4000

112 - \$775

120 - \$3500

(114-116)



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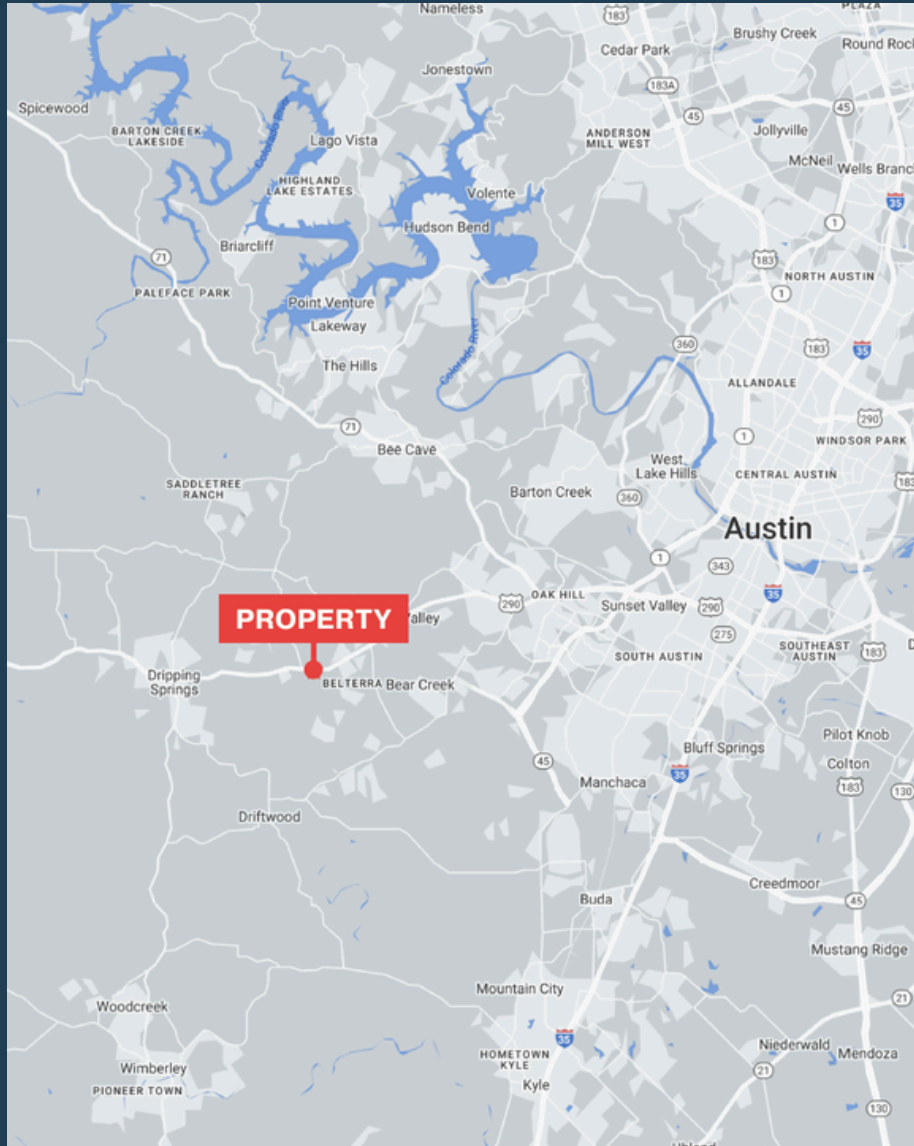
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# Availabilities & Monthly Rates

201 - \$860  
 202 - \$ 700  
 203 - \$725  
 204 - \$870  
 205 - \$970  
 210 - \$1750  
 211 - \$870  
 215 - \$800  
 216 - \$820  
 217 - \$820  
 218 - \$600  
 219 - \$870  
 220 - \$750  
 222 - \$650



# Drive Times and Points of Business



| <i>POPULATION</i>                 | 1 MILE           | 3 MILES          | 5 MILES          |
|-----------------------------------|------------------|------------------|------------------|
| <b>2023 Population</b>            | <b>2,149</b>     | <b>20,137</b>    | <b>31,259</b>    |
| <b>2028 Population Projection</b> | <b>2,434</b>     | <b>22,925</b>    | <b>35,360</b>    |
| <i>HOUSEHOLDS</i>                 | 1 MILE           | 3 MILES          | 5 MILES          |
| <b>2023 Households</b>            | <b>769</b>       | <b>7,155</b>     | <b>11,368</b>    |
| <b>Annual Growth 2023-2028</b>    | <b>2.8%</b>      | <b>2.9%</b>      | <b>2.7%</b>      |
| <i>HOUSEHOLD INCOME</i>           | 1 MILE           | 3 MILES          | 5 MILES          |
| <b>Avg Household Income</b>       | <b>\$157,250</b> | <b>\$162,146</b> | <b>\$165,909</b> |
| <i>DAYTIME EMPLOYMENT</i>         | 1 MILE           | 3 MILES          | 5 MILES          |
| <b>Employees</b>                  | <b>1,267</b>     | <b>3,775</b>     | <b>7,800</b>     |
| <b>Businesses</b>                 | <b>180</b>       | <b>639</b>       | <b>1,210</b>     |

Source: Costar

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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                                                                       |             |                          |              |
|-----------------------------------------------------------------------|-------------|--------------------------|--------------|
| TX Sales LLC                                                          | 9014095     | irulian@breakawaycre.com | 512-422-8928 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                    | Phone        |
| Irulian Dabbs Burger                                                  | 686473      | irulian@breakawaycre.com | 512-422-8928 |
| Designated Broker of Firm                                             | License No. | Email                    | Phone        |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                    | Phone        |
| Sales Agent/Associate's Name                                          | License No. | Email                    | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date

## LEASING QUESTIONS AND TENANT INQUIRIES:

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