



CAPTEX COMMERCIAL

PROPERTIES

LUXURY FOR LEASE

CLASS A OFFICE CONDOMINIUM

1103 Cypress Creek Road, Unit #102
Cedar Park, Texas 78613

Contact:

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UNIT SIZE:

Approximately 1,112 square
of Class A Office Space

LOCATION:

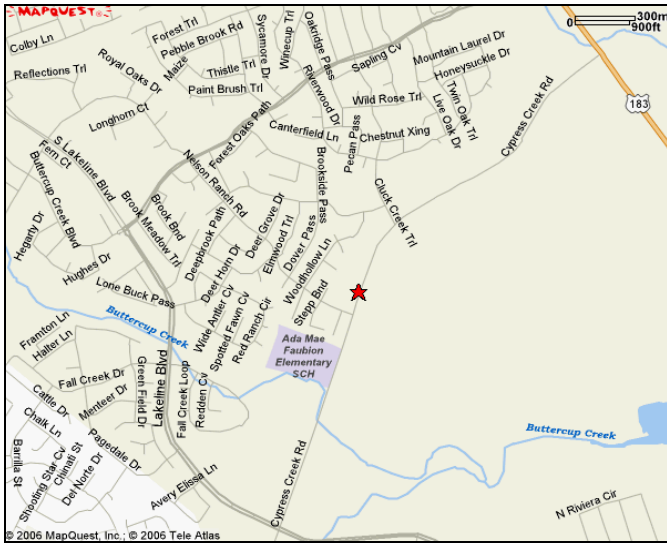
1103 Cypress Creek Road
between U.S. Hwy 183 N.
(S. Bell Blvd.) and Lakeline
Blvd. in Cedar Park, TX

LEASE AMENITIES:

2 – Covered Parking Spaces
Multi-line Phone System
High Capacity Copier
Ice Maker & Refrigerator
Full Bath w/ Shower

DESCRIPTION: Built in 2004 the building features a white limestone exterior with ample parking. The Unit includes a reception area, two offices, a conference room, a file room, a work/copier area and bathroom with shower. The space is beautifully finished-out with stained & scored floors, built-in bookcases, hardwood wainscot, wood blinds, and crown molding. Granite surfaces in the conference room and bathroom and ceiling fans throughout. Two reserved and covered parking spaces are provided for the user.

LEASE RATE: \$2,450.00 per month 1st year plus electrical and janitorial.



Located just west of 183 on Cypress Creek Rd.



Reception Area



Front of Building



Conference Room with Coffee Bar



Reserved Covered Parking



Office