



CAPTEX COMMERCIAL PROPERTIES

FOR SALE OR LEASE LUXURY OFFICE CONDOMINIUM 1103 Cypress Creek Road, Unit #102 Cedar Park, Texas 78613

Contact:

Bill Oates, CCIM

512.527.9600 x201

boates@captex.com



UNIT SIZE:

Approximately 1,112 square feet plus 9.203% common interest in Cypress Creek Condominiums

LOCATION:

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

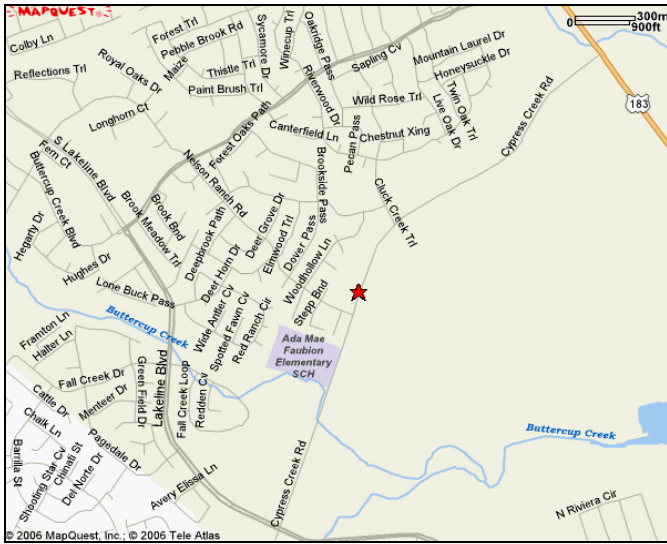
LEASE AMENITIES:

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 bathr 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 through-out. Two reserved and covered parking spaces are provided for the user.

SALE PRICE: ~~\$219,000.00~~ **\$199,500.00**

LEASE RATE: \$1,850.00 per month plus pass throughs of \$900.00. Total \$2,750.00



Located just west of 183 on Cypress Creek Rd.



Reception Area



Front of Building



Conference Room with Coffee Bar



Reserved Covered Parking



Office