

\$2,300/MO/1500SQFT
1500 - 3000SQFT OFFICE SPACES
MOVE IN READY

Commercial Property for
LEASE



1317 PICADILLY DR, UNITS C302, C304, C305, PFLUGERVILLE TX
78660

ABOUT THIS PROPERTY

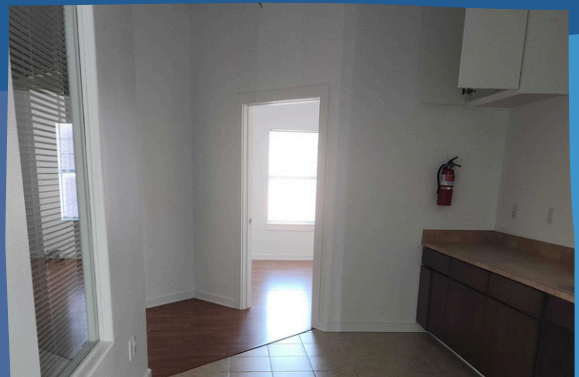
1500 SQFT - 3000 SQFT, OFFICE SPACES WITH A GREAT LOCATION OFF OF GRAND AVENUE AND PICADILLY DR.

3 UNITS AVAILABLE,

1500 SQFT PROFESSIONAL OFFICE CONDO FOR LEASE.

\$1.53/SF/MO + INCLUDES TRIPLE NETS. 4 OFFICES, LOBBY, PRIVATE BATH AND KITCHENETTE. 4/1 PARKING. FRESH PAINT, BUILD OUT AND READY TO LEASE TODAY!

UNITS - C302, C304, C305



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Perry Sanford
REAL ESTATE AGENT

INVESTMENT HIGHLIGHTS

THIS PROPERTY OFFERS MULTIPLE OFFICE SPACES FOR LEASE WITHIN A PROFESSIONAL OFFICE CONDO DEVELOPMENT. THREE UNITS ARE AVAILABLE: C302, C304, AND C305, WITH TWO UNITS SITUATED ADJACENTLY. AVAILABLE SPACE RANGES FROM 1,500 TO 3,000 SQUARE FEET, DEPENDING ON WHETHER UNITS ARE LEASED INDIVIDUALLY OR COMBINED.

Zoning	Utilities Status	Restrictions
Professional Office	Full Commercial Utilities	Office Condo Association

KEY HIGHLIGHTS:

- MULTIPLE OFFICE UNITS: THREE UNITS AVAILABLE (C302, C304, C305).
- FLEXIBLE SPACE OPTIONS: 1,500 TO 3,000 SQ FT, INDIVIDUAL OR COMBINED.
- PROFESSIONAL ENVIRONMENT: LOCATED WITHIN AN OFFICE CONDO DEVELOPMENT.
- ADJACENT UNITS: TWO UNITS AVAILABLE SIDE-BY-SIDE FOR EXPANSION POTENTIAL.