



**1213+1313**  
RR 620 SOUTH

## OVERVIEW

### ADDRESS

1213-1313 RR 620 S | Lakeway, TX 78734

### SUBMARKET

Southwest Austin

### AVAILABILITY

#### BUILDING 1213

Suite 202 - 1,599 SF

#### BUILDING 1313

Suite 106 - 1,248 SF

Suite 201 - 2,482 SF

Suite 202 - 1,122 SF

Suite 203 - 1,402 SF

### BUILDING SF

Building 1213 - 18,256 SF

Building 1313 - 11,621 SF

### FEATURES

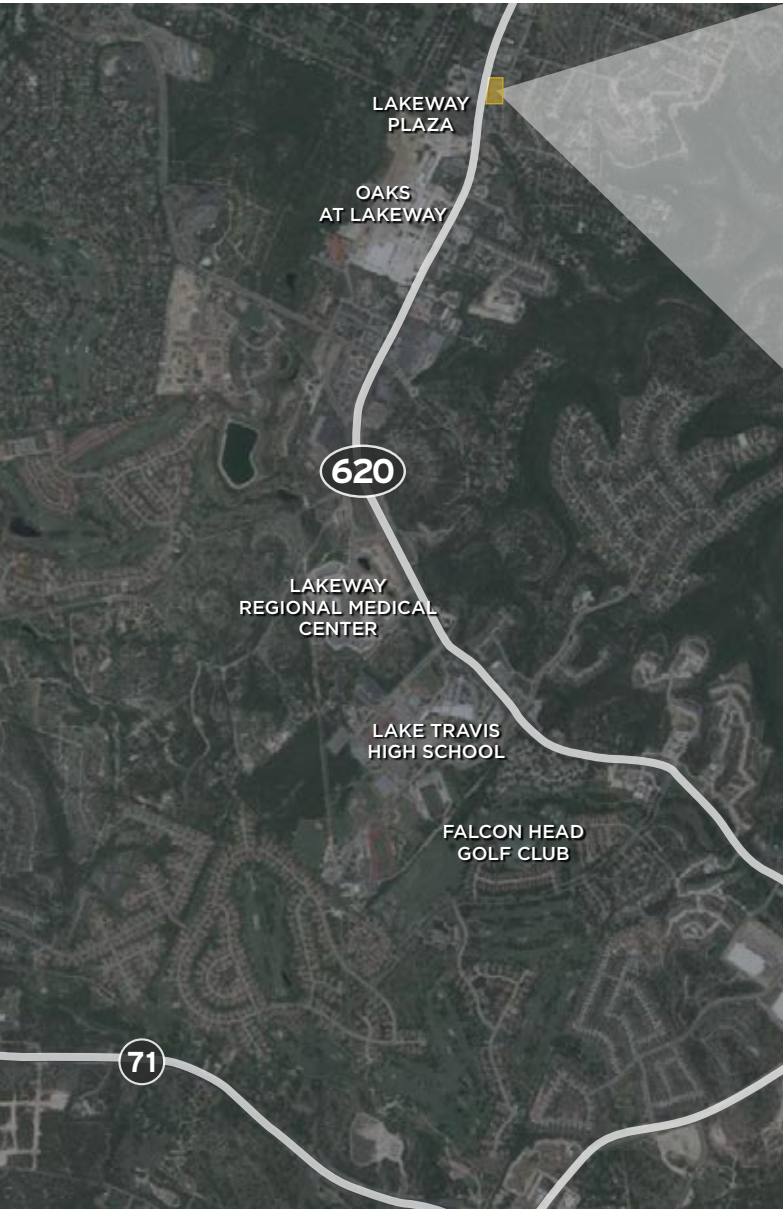
- » Two-story, two-building office project
- » Great visibility off RR 620 South
- » Convenient pull-up parking
- » Close proximity to several retail centers with various entertainment and dining options
- » Located across the street from Oaks at Lakeway new development
- » Less than 4 miles away from the Hill Country Galleria

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## LOCATION

1213 - 1313 RR 620 S | LAKEWAY, TX 78734



## DRIVING DISTANCES

**OAKS AT LAKEWAY**  
.4 mi // 1 min

**HILL COUNTRY GALLERIA**  
3.7 mi // 7 min

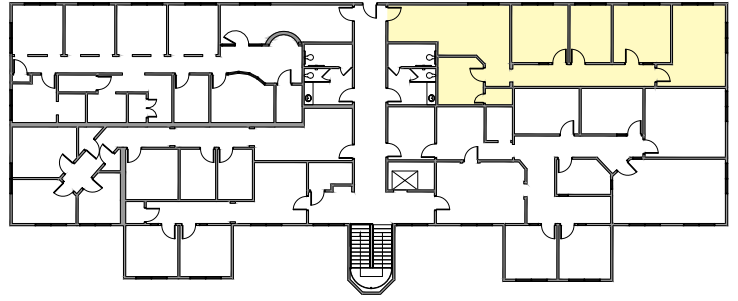
**UNIVERSITY OF TEXAS**  
20.5 mi // 30 min

**LAKEWAY REGIONAL MEDICAL CENTER**  
1.6 mi // 3 min

**DOWNTOWN AUSTIN**  
19 mi // 27 min

**AUSTIN-BERGSTROM AIRPORT**  
25 mi // 33 min

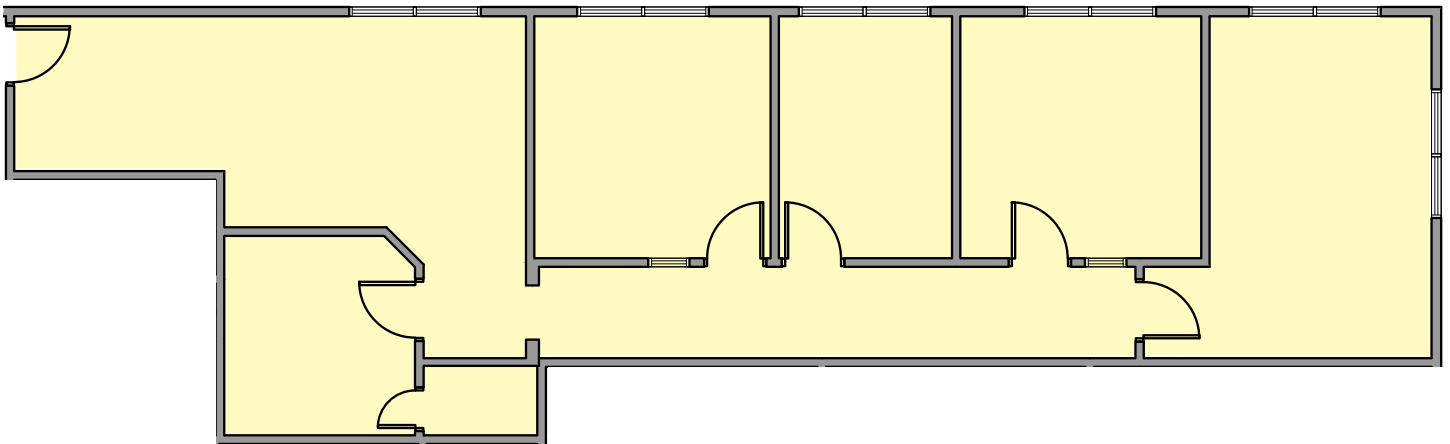
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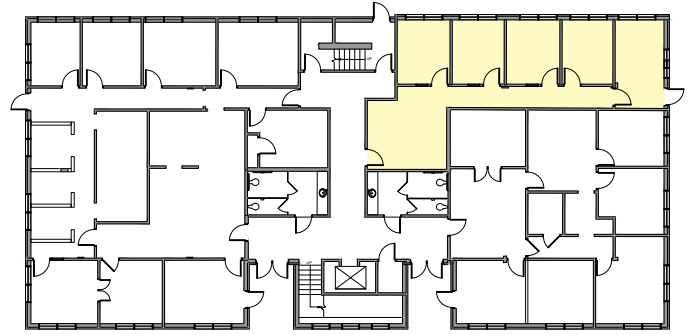
## AVAILABILITY

**BUILDING 1213**  
**2ND FLOOR**

SUITE 202 - 1,599 SF



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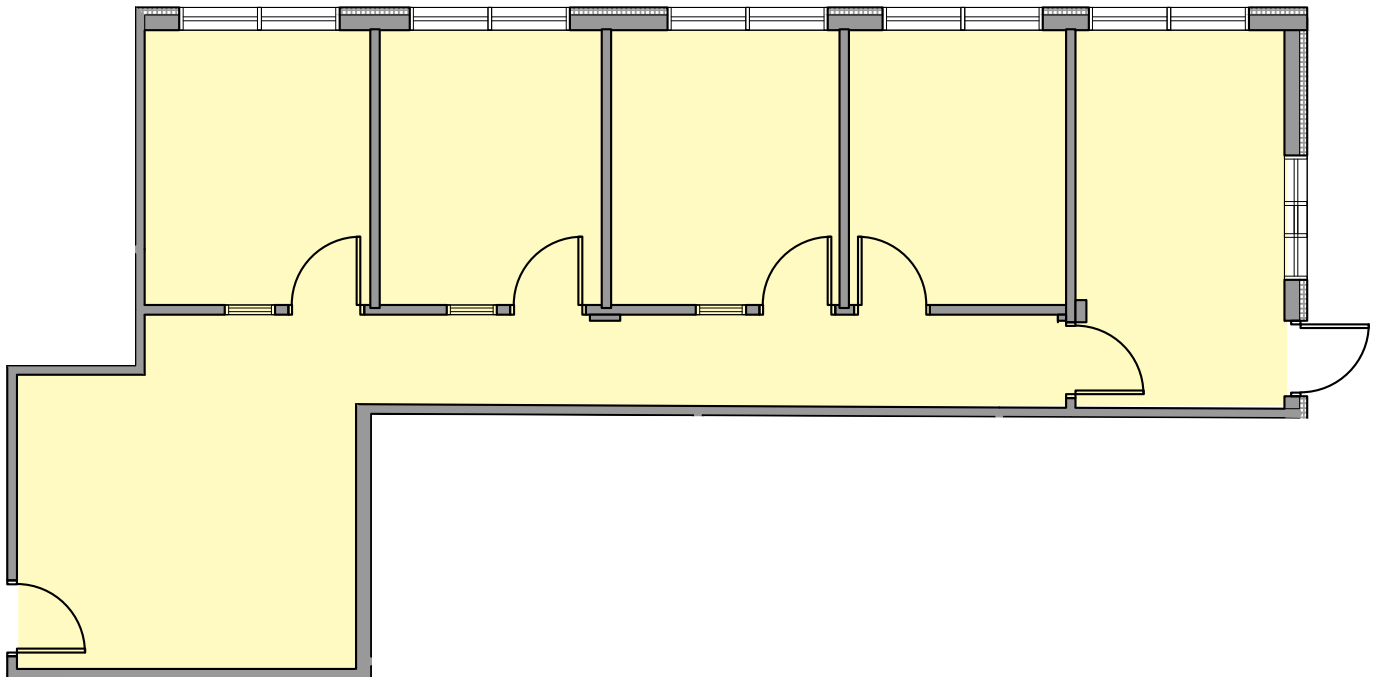


## AVAILABILITY

**BUILDING 1313**

**1ST FLOOR**

SUITE 106 - 1,248 SF



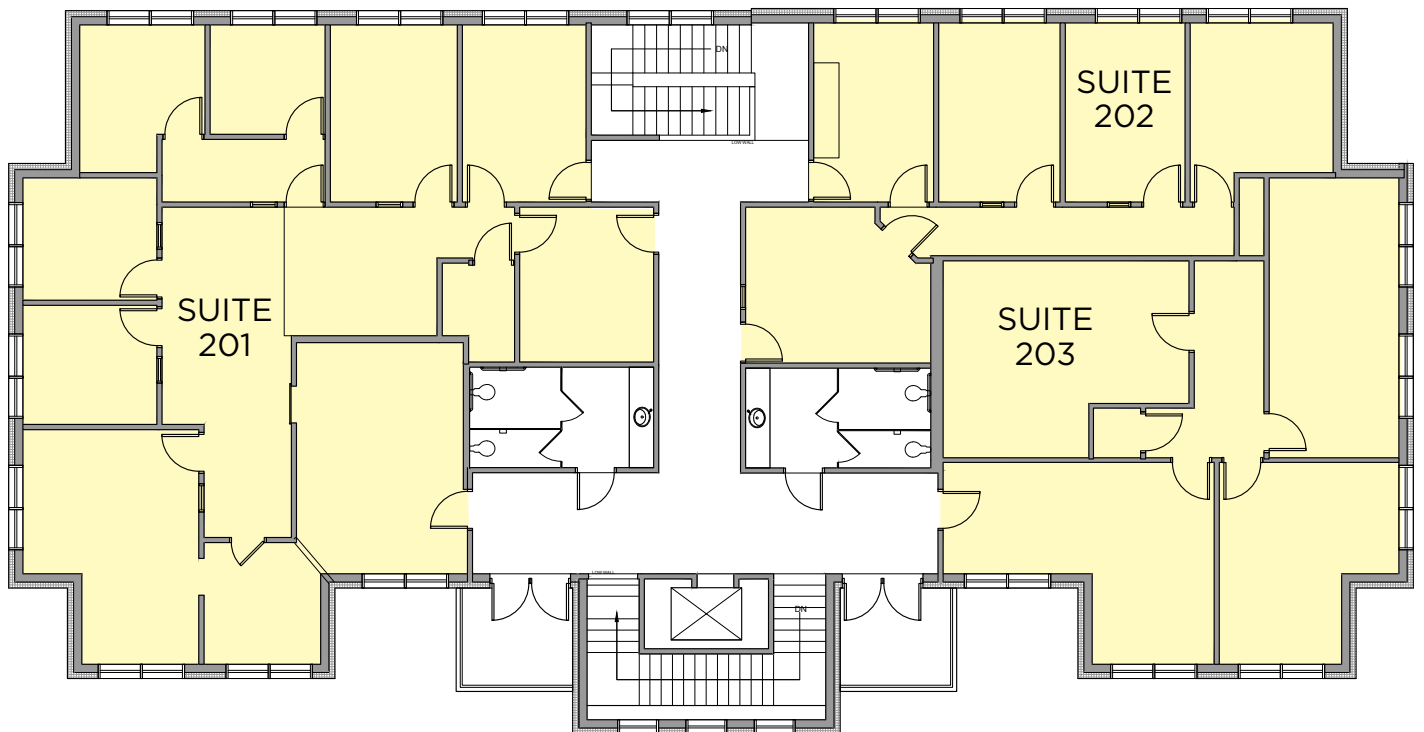
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## AVAILABILITY

**BUILDING 1313**  
**2ND FLOOR - 5,006 SF**

SUITE 201 - 2,482 SF  
SUITE 202 - 1,122 SF  
SUITE 203 - 1,402 SF





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