



2,523 SF OFFICE + YARD SPACE

Austin, TX 78736

FOR LEASE

LOCATION:

8060 Hwy. 290 W., Austin, TX 78736

PROPERTY TYPE:

Office

SIZE:

+/- 2,523 SF

FEATURES:

Zoning: LR-NP-CO

4 Offices

One full bath and One ½ bath

Bullpen area +Kitchen

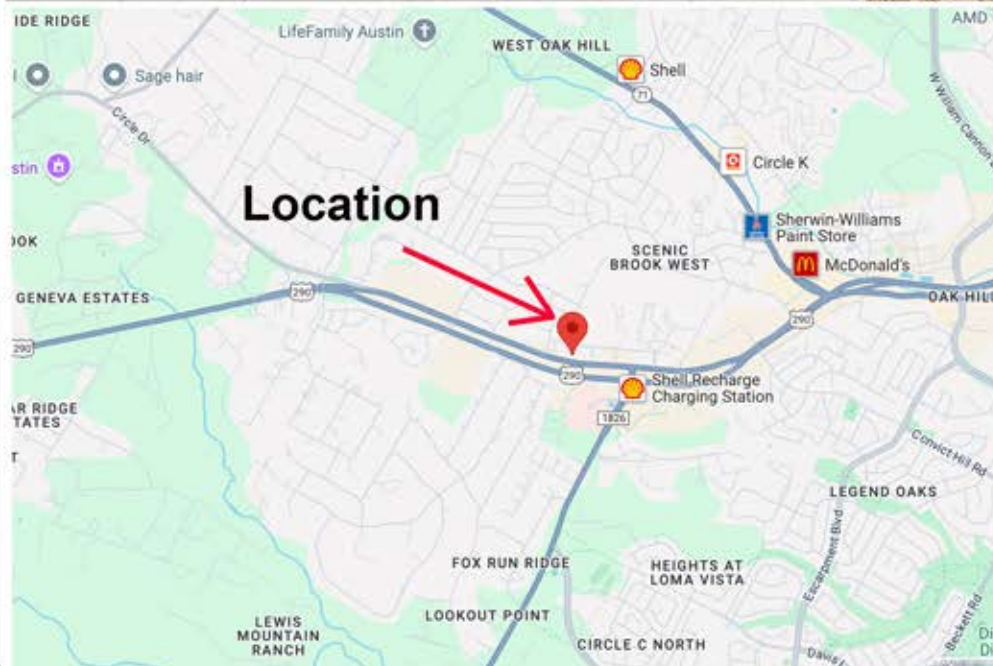
Lounge area with fireplace

Carport

+/- 1 acre lot

LEASE RATE:

\$8,000/ month incl.NNNs



Neil Stokes

(512)633-2233

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Broker/Realtor®

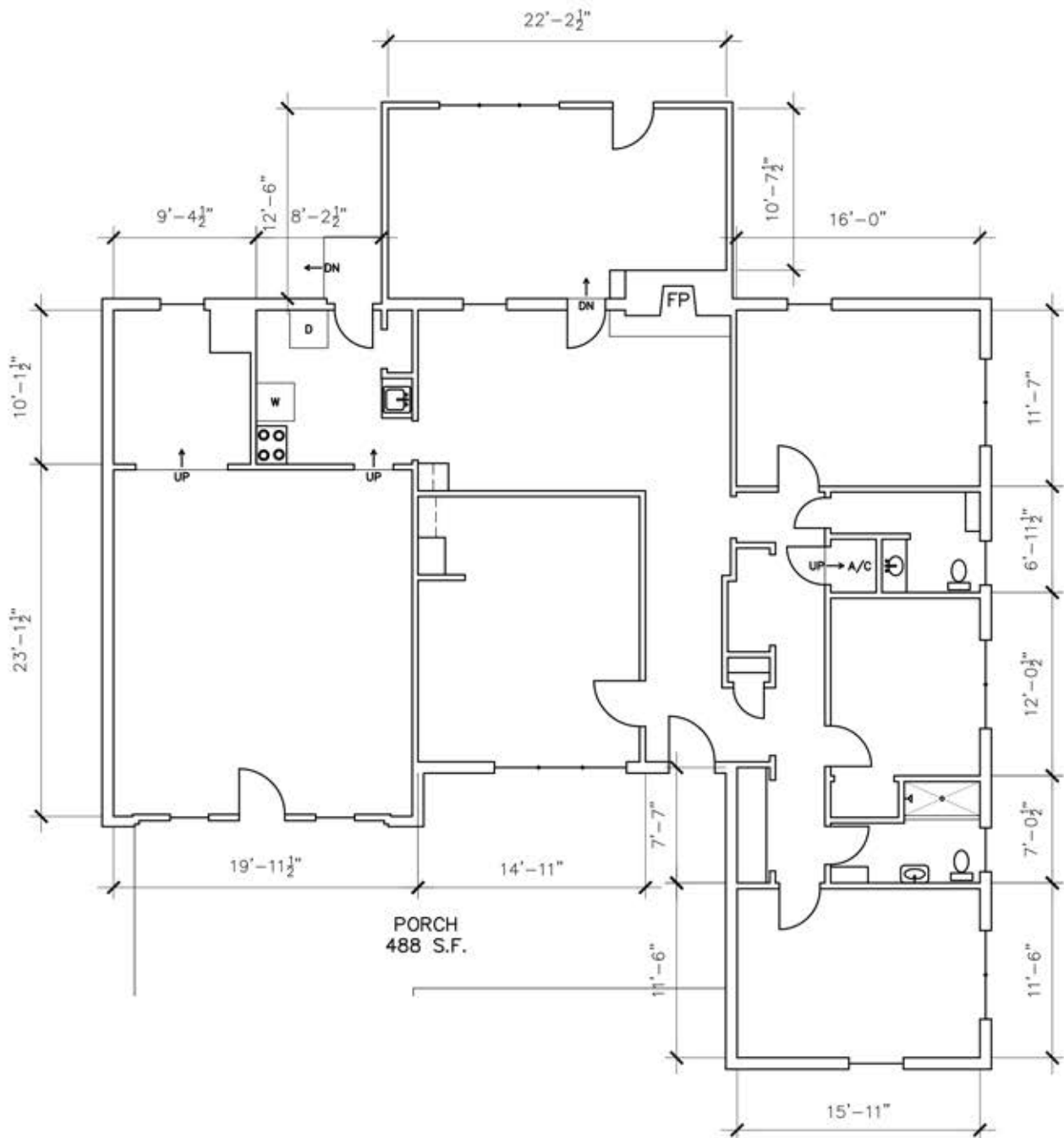
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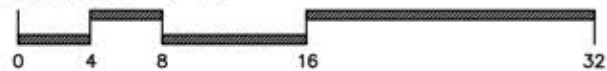
NOTE:

1. DIMENSIONS ARE TO SHOW ROOM SIZES.
SQUARE FOOTAGE CALCULATIONS ARE DONE
TO BOMA STANDARDS.

2. GROSS LEASABLE AREA DOES NOT
INCLUDE PORCH SQUARE FOOTAGE.



SCALE: 3/32" = 1'-0"



Drawing for:
Barefoot Holdco
Austin, Texas

8060 HWY 209 WEST
AUSTIN, TEXAS
GROSS LEASABLE AREA: 2,523 S.F.

THE MEASUREMENTS, FLOOR PLANS,
AND CALCULATIONS ARE ACCURATE
USING BOMA MEASUREMENT
STANDARDS FOR RETAIL BUILDINGS.
ANSI/BOMA Z65.5 - 2020
Project No.: 2554.01
Date: June 17, 2025
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