

# FOR SALE

## OFFICE BUILDING MINUTES TO DOWNTOWN

3102 Bee Cave Rd | Austin, TX 78746

**TOWER**  
commercial  
CORPORATE REAL ESTATE ADVISORS



- Multi-story office building **for sale** in SW Austin with expansive decks and sweeping views of West Lake Hills in an extremely convenient wooded location.
- Size: 6,669 sq.ft. building on 1.2663 acres
- Price: \$2,200,770 (\$330/ft.)
- Ideal for either an owner occupant or investor
- Parking: 4 spaces/1,000 ft
- Potential space available for owner occupancy from 615 ft to 4,838 ft.

[Click here for aerial video > > >](#)

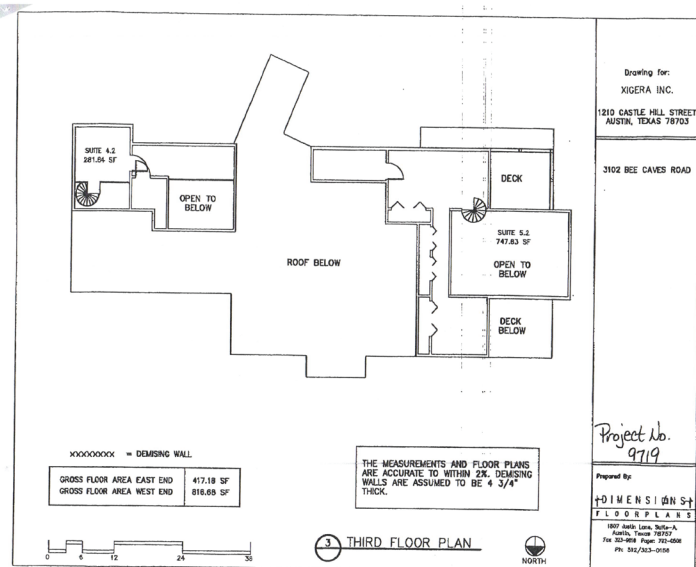
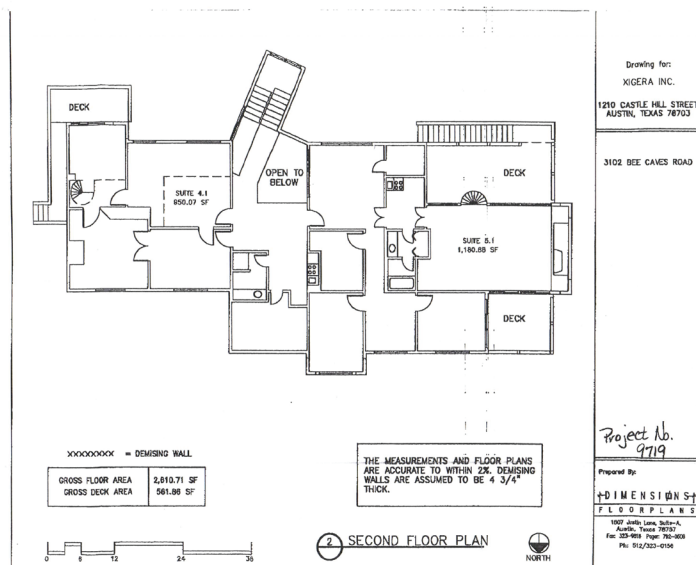
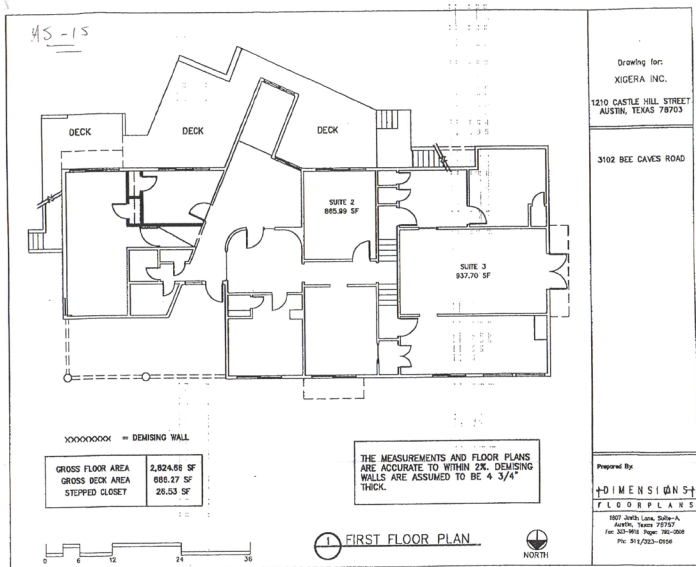


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