

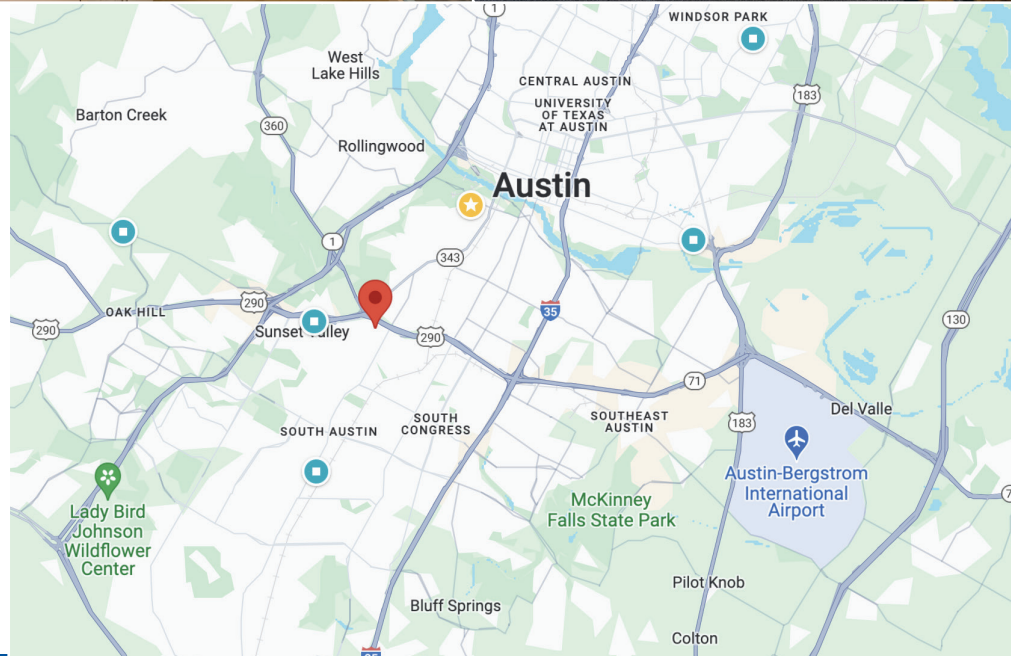
FOR SALE - COMMERCIAL BUILDING

2210 Western Trails Blvd.
Austin, Texas 78745

TOWER
commercial
CORPORATE REAL ESTATE ADVISORS



- 3,636 sqft 2 Story Building
- Zoned LO
- In the Opportunity Zone
- Rare opportunity to own a unique, modern building in the heart of South Austin
- Perfect for law firm, architect, marketing/advertising group, engineering firm, etc.
- 12 parking spaces with the ability to lease more adjacent to the property
- Near Central Market and numerous shopping and dining options
- Asking price \$2,108,880 (\$580/ft)



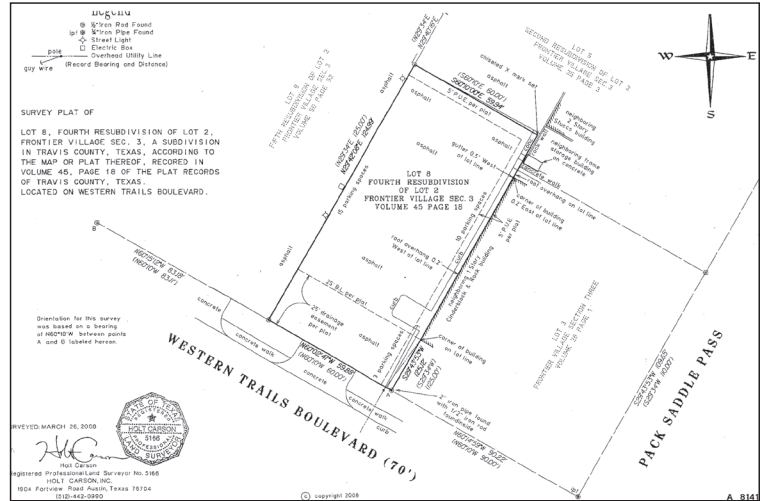
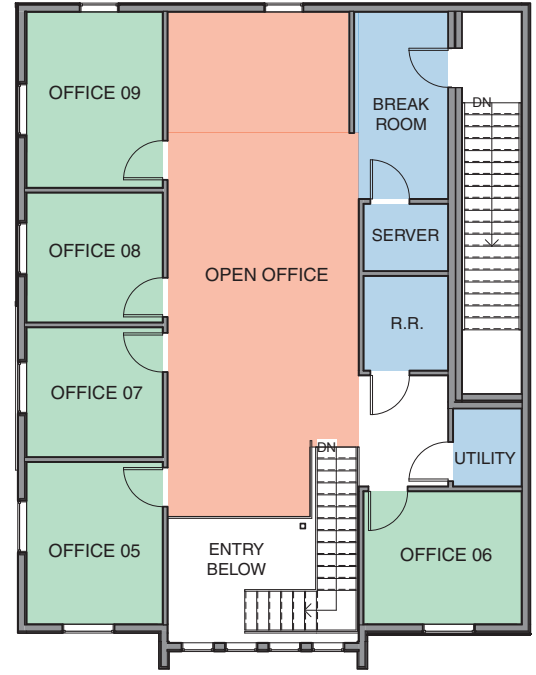
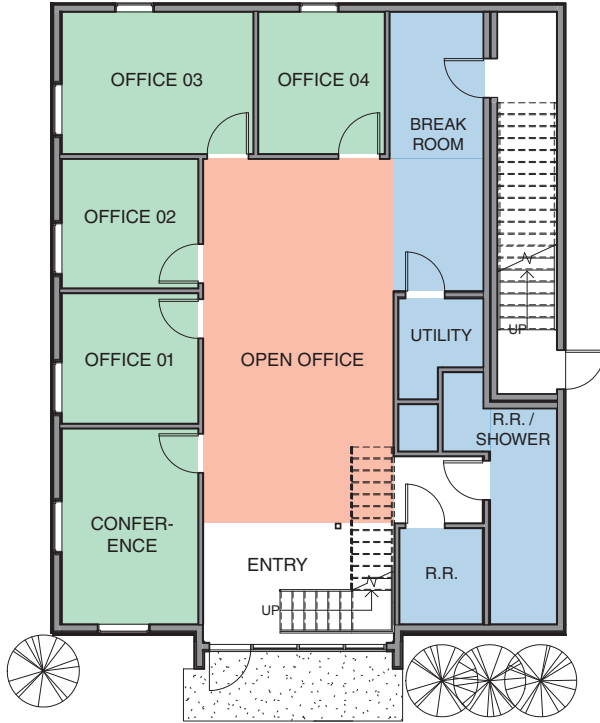
CHRIS ODDO (512) 736-5933
oddo@toweratx.com

5900 Southwest Pkwy | Suite 5-520 | Austin, TX 78735
512.582.0150 | www.toweratx.com

Information contained herein is deemed reliable but not guaranteed and should be independently verified; Broker assumes no responsibility for the accuracy thereof. Offering made subject to errors, omissions, change, sale or withdrawal without notice. Property is offered without regard to race, creed, nationality, disability or gender.

OFFICE
 OPEN OFFICE
 AUXILIARY

OFFICE ~SQ FT:
 01 - 105
 02 - 105
 03 - 160
 04 - 105
 05 - 130
 06 - 125
 07 - 105
 08 - 105
 09 - 140



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