

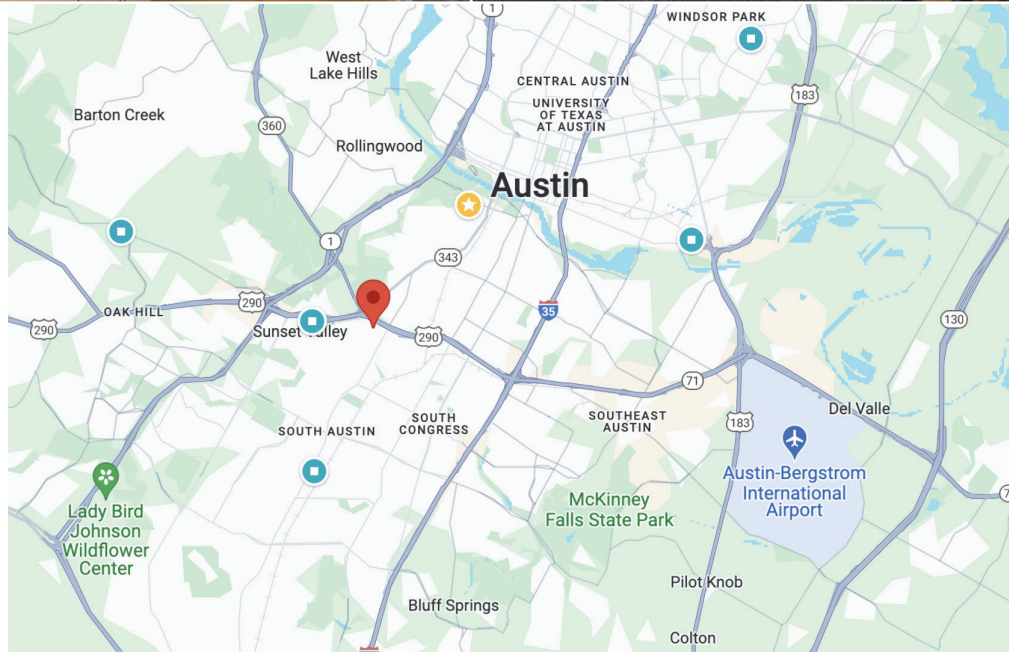
# FOR SALE - COMMERCIAL BUILDING

2210 Western Trails Blvd.  
Austin, Texas 78745

**TOWER**  
commercial  
CORPORATE REAL ESTATE ADVISORS



- 3,636 sqft Commercial Building
- Zoned LO
- Rare opportunity to own a unique, creative, functional, two-story 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 other numerous shopping and dining options
- Asking price ~~\$2,108,880 (\$580/ft)~~  
**\$1,999,800 (\$550/ft)**



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

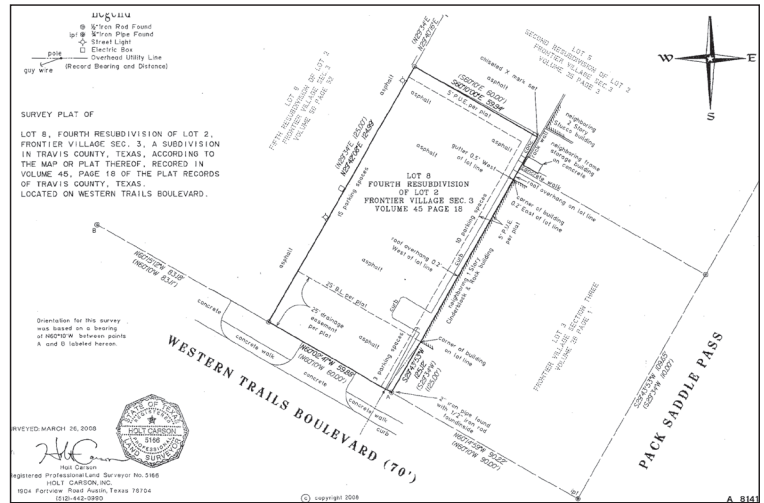
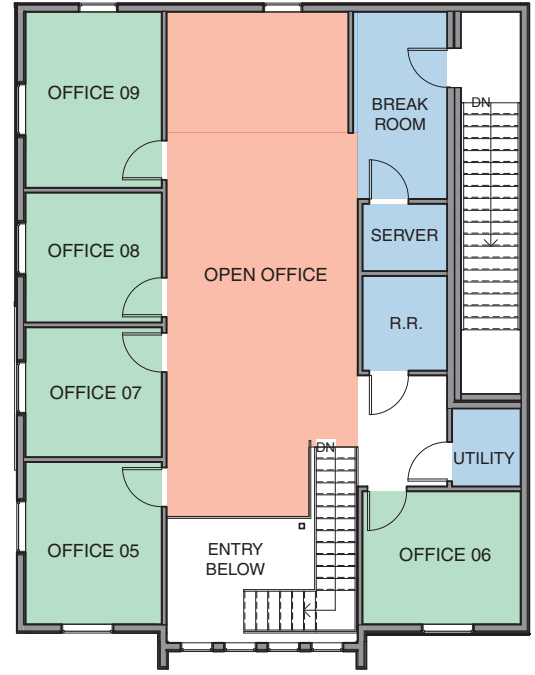
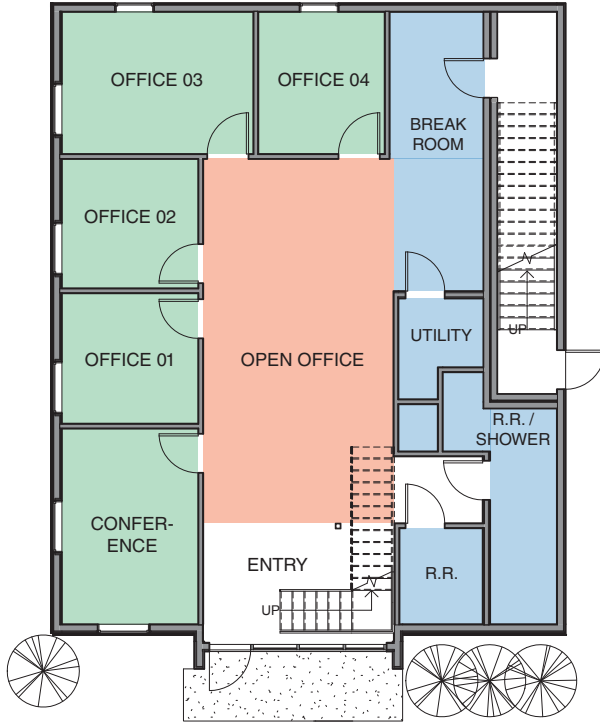
5900 Southwest Pkwy | Suite 5-520 | Austin, TX 78735  
512.582.0150 | www.toweratx.com

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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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