

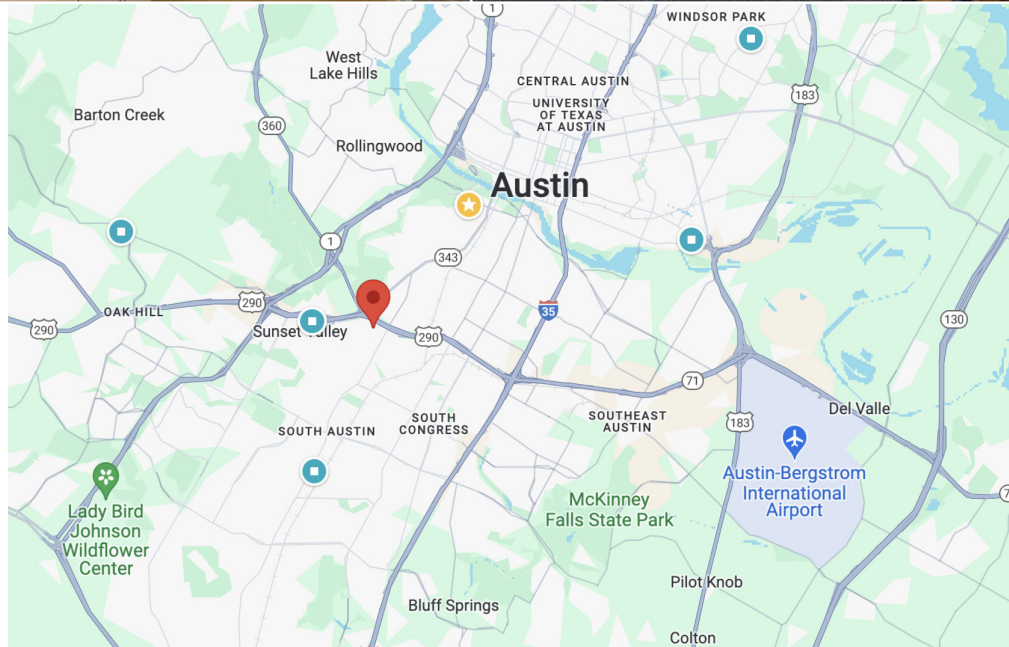
# FOR SALE - COMMERCIAL BUILDING

2210 Western Trails Blvd.  
Austin, Texas 78745

**TOWER**  
commercial  
CORPORATE REAL ESTATE ADVISORS



- 3,636 sqft two-story office building
- In the Opportunity Zone
- Zoned LO
- Unique, creative, functional, building in the heart of South Austin near Central Market
- Perfect for law firm, architect, marketing/advertising group, engineering firm, etc.
- 12 parking spaces with the ability to lease more adjacent to the property
- Asking price ~~\$1,999,800 (\$550/ft)~~  
\$1,890,720 (\$520/ft)



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

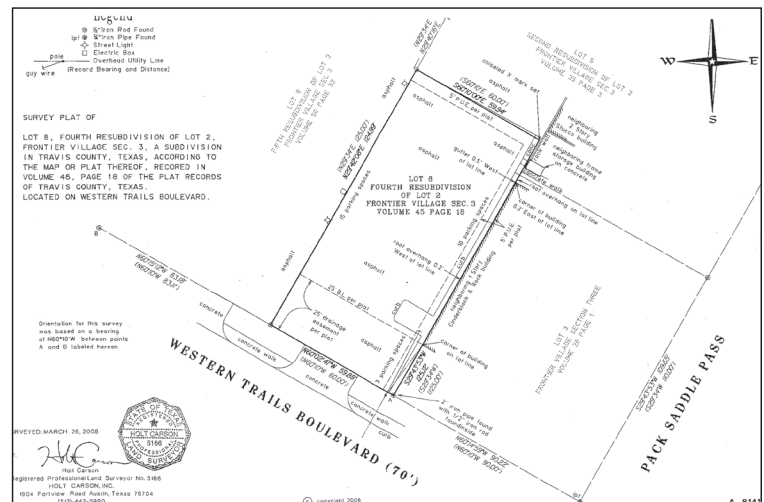
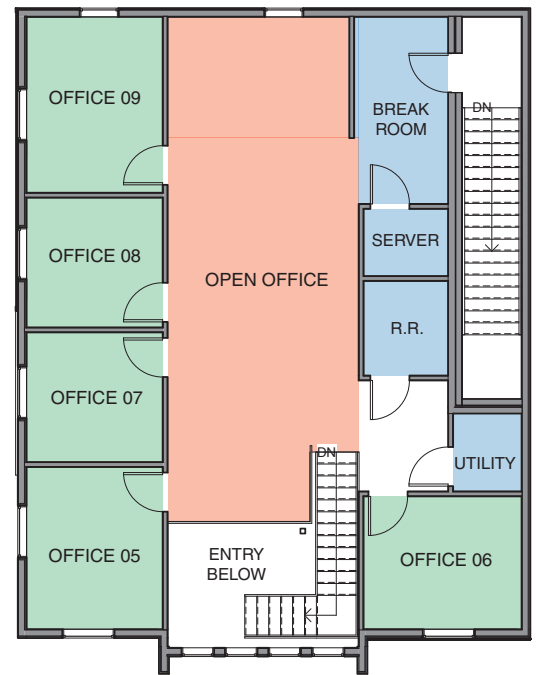
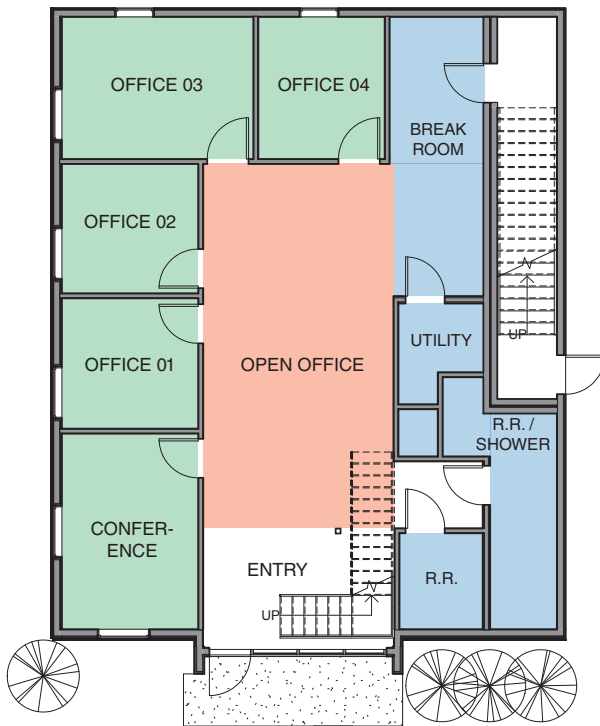
5900 Southwest Pkwy | Suite 5-520 | Austin, TX 78735  
512.582.0150 | www.toweratx.com

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



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