

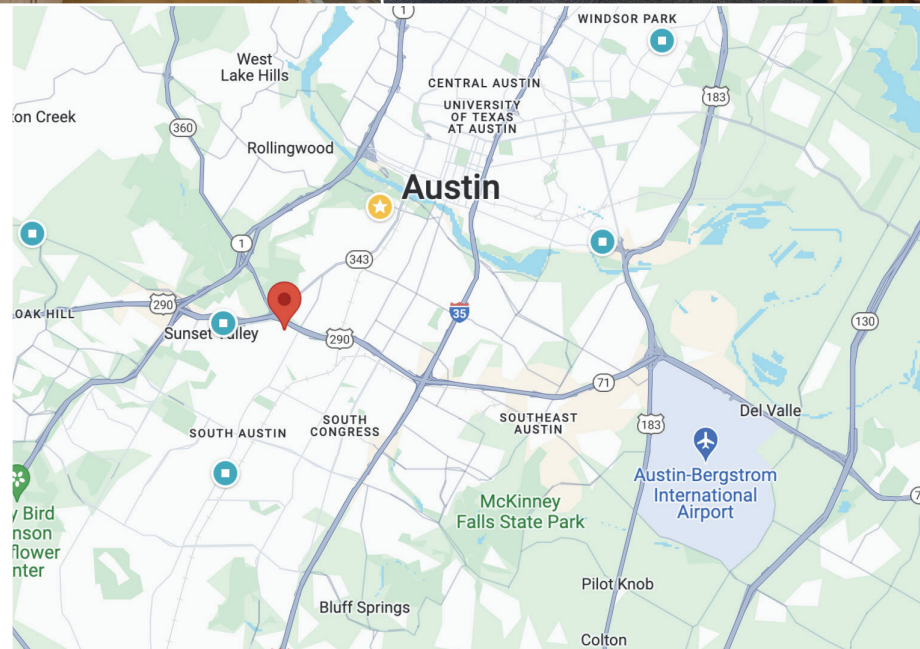
FOR SALE or LEASE COMMERCIAL BUILDING

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 possibility for more
- Reduced Sales Price: ~~\$1,999,800 (\$550/ft.)~~
\$1,799,820 (\$495/ft.)
- For Lease: \$19/ft/yr nnn (1-year term)



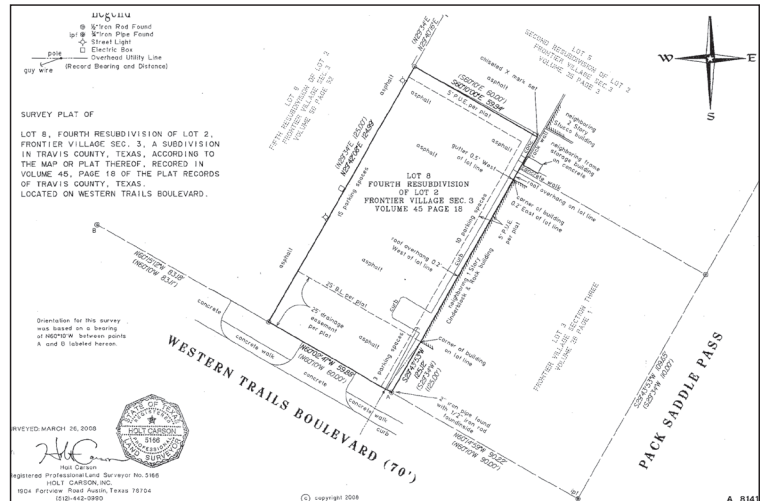
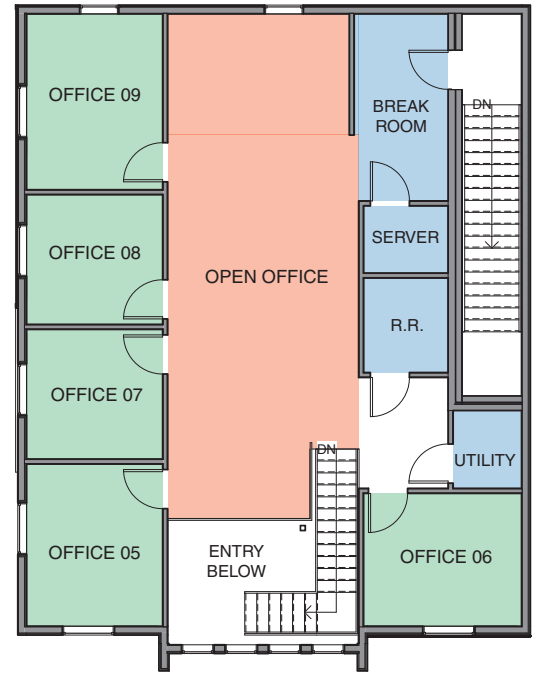
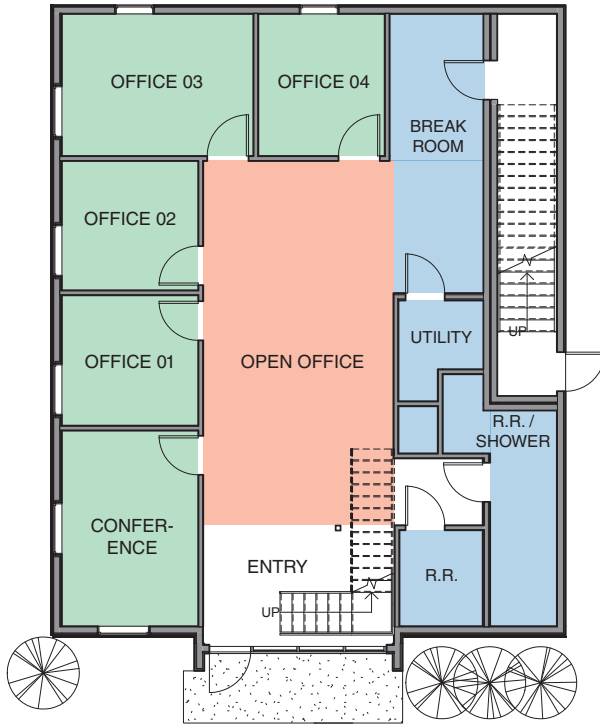
CHRIS ODDO (512) 736-5933
oddo@toweratx.com

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



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.