

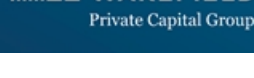
2508 ASHLEY WORTH BOULEVARD

BEE CAVE, TEXAS 78738

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



14,683 SF BOUTIQUE OFFICE BUILDING ON BEE CAVE ROAD | 10,579 SF (72% NRA) AVAILABLE FOR OWNER USER



Cushman & Wakefield's Central Texas Private Capital Group Team is pleased to present to the market 2508 Ashley Worth Boulevard, a 14,683 square foot, two story boutique office building located off Bee Cave Road in Bee Cave, Texas. The property is currently owner occupied on the first floor offering 7,085 square feet of contiguous space for an owner user upon sale. An additional 3,494 square feet is available on the second floor in for a total of 10,579 square feet (72% NRA) available. The balance of the building is leased to a tenant on a short-term lease and features a recently renovated suite. The property is ideally positioned directly off Bee Cave Road offering convenient access to the affluent West Austin communities including Bee Cave, Westlake, and Lakeway. The property is minutes away from the Hill Country Galleria and Shops at the Galleria, two Class A lifestyle retail centers offering over 2 million square feet of retail, shopping, dining, and entertainment options. 2508 Ashley Worth Boulevard offers investors and owner users a quality office building in a premier West Austin location at an attractive basis below replacement cost.

Please reach out to a team member for additional details or to schedule a property tour.

INVESTMENT HIGHLIGHTS



Boutique Office Building in Bee Cave
14,683 SF



Above Market Parking Ratio Supporting Medical Office Use (4.7:1,000)



Premier Location on Bee Cave Road



High Demographic Area
\$225,000 Avg HH Income
\$707,642 Median Home Value
3 mile radius



Owner User Opportunity
10,579 SF Available to Occupy (72% NRA)



Below Replacement Cost in High Barrier to Entry Submarket



Exceptionally Maintained Building Built in 2000

OFFERING OVERVIEW



YEAR BUILT:
2000



OCCUPANCY:
28%



PROPERTY SIZE:
14,683 SF



TENANT OVERVIEW:
Tenant: Bush Rudnicki Shelton
Size: 4,104 SF (28% NRA)



LAND AREA:
±0.99 Acres



AVAILABILITY:
Suite 100 - 3,543 SF (24% NRA)
Suite 110 - 3,543 SF (24% NRA)
Suite 225 - 1,520 SF (10% NRA)
Suite 250 - 1,975 SF (13% NRA)
Total - 10,579 SF (72% NRA)



PARKING:
49 Uncovered Spaces
19 Covered Spaces
69 Total Parking Spaces
4.7:1,000 Parking Ratio

PROPERTY PHOTOS



SUITE 200 CONFERENCE

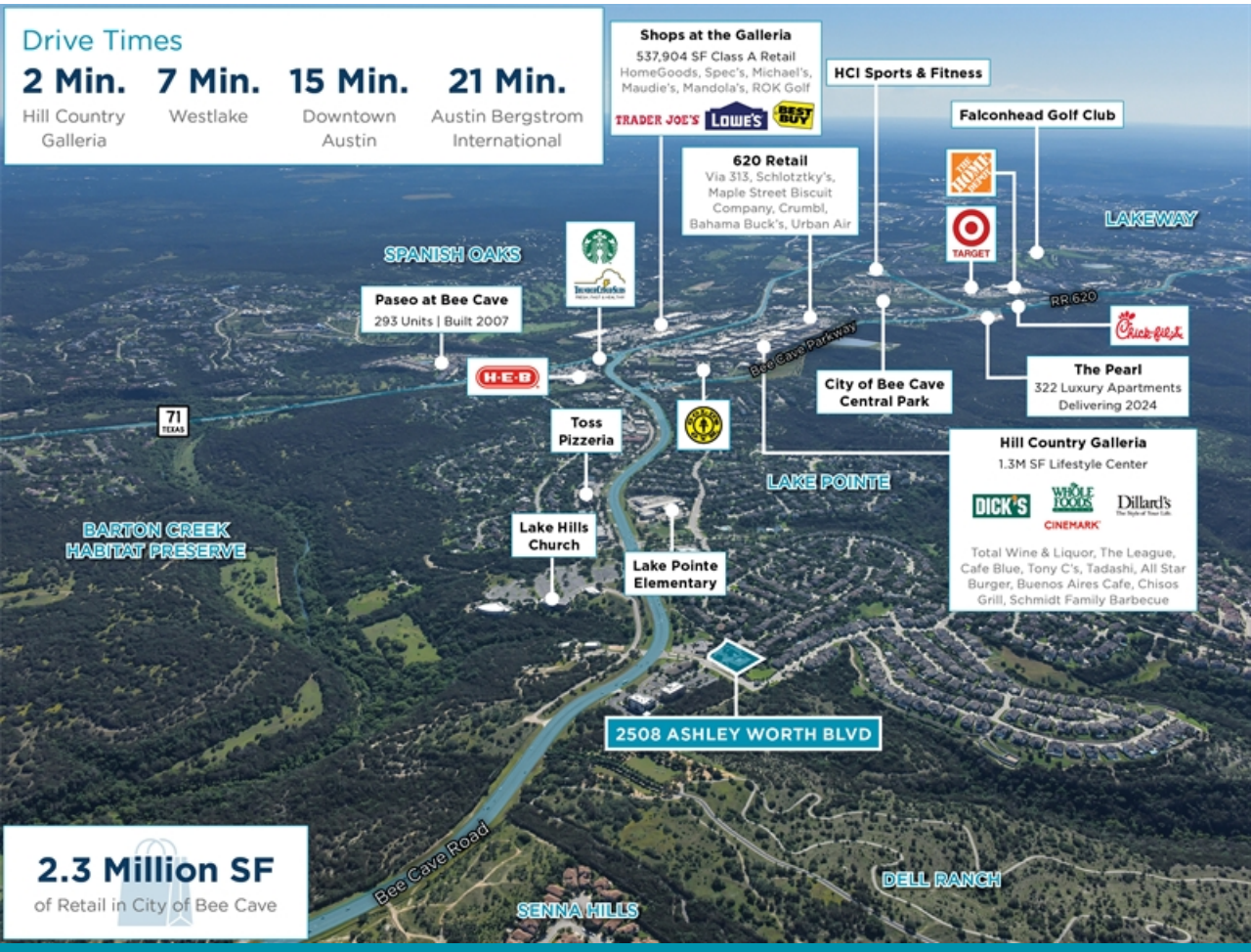


SUITE 250 OFFICE



SUITE 100 CONFERENCE

AERIAL MAP



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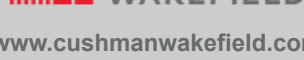
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