

Central Austin Lease Opportunity | 1.99 AC

908 Old Koenig Lane, Austin, TX 78752

**FOR SALE
OR LEASE**



David Stojanik
Commercial Brokerage

512.785.5016
david.stojanik@kuceraco.com



Executive Summary

Ideal location for tenant(s) wanting to be in the heart of Central Austin. Property is walking distance to numerous restaurants, other amenities, and only minutes to the University of Texas, Downtown, major arterials and more.

Lease Possibilities

- Church
- Event Venue
- Co-Working Space
- Wellness Center
- Educational Facility
- Commissary Kitchen

Listing Details

Sale Price:	\$7,000,000 (Seller Financing Available)
Lease Price:	\$12.00 NNN (whole building) \$15.00 NNN (options)
Property Type:	Improved
Building Size:	16,290 SF
Lot Size:	1.99 AC
Parking:	85 Spaces
Zoning:	GR- MU-CO-ETOD-DBETOD-NP

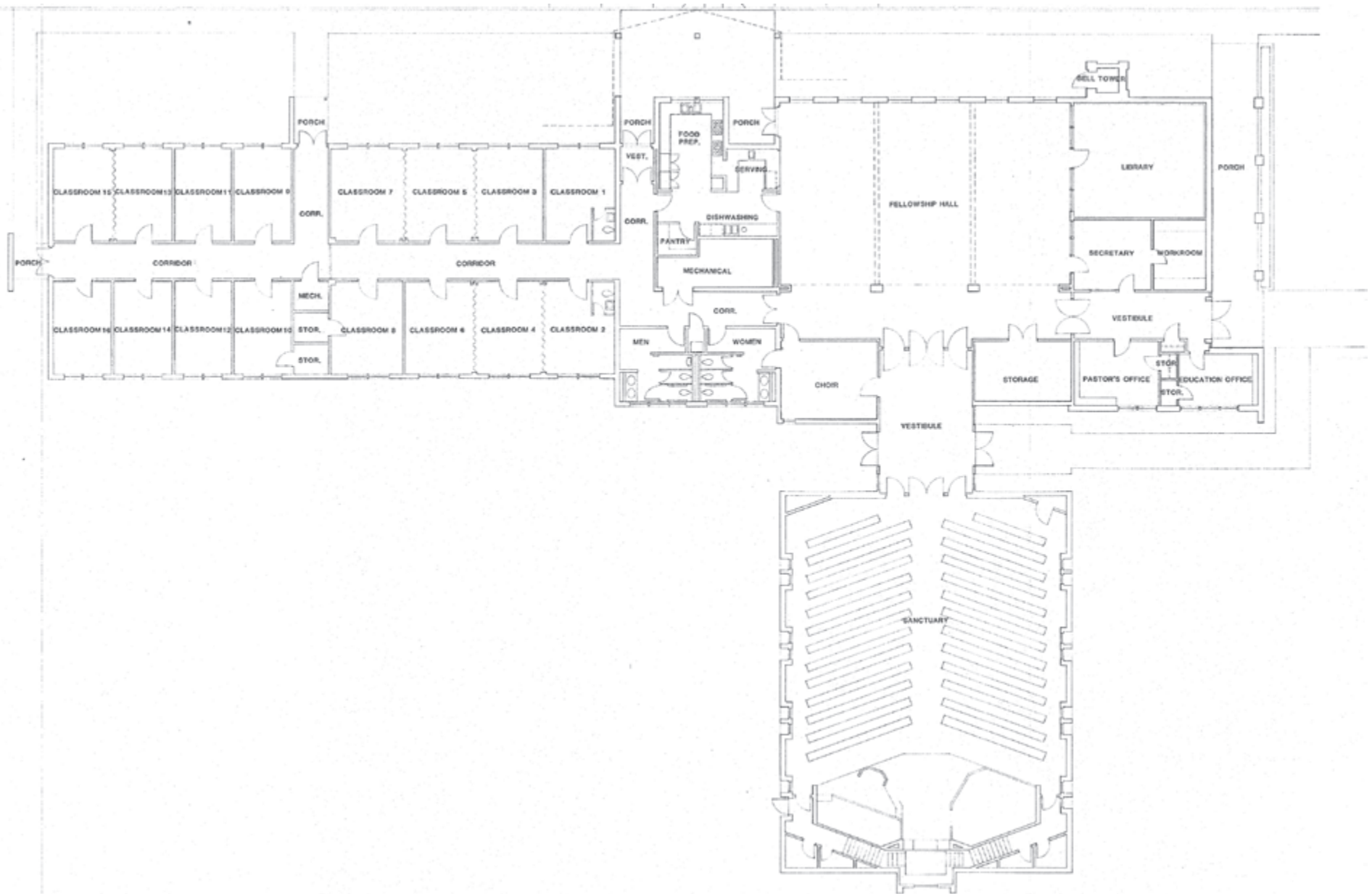


All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.



All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

Floorplan



All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

Location Highlights

Located in the Rapidly Growing North Central Submarket of Austin

This area is defined by residential and commercial uses that blend to make it a vibrant community for both living and working. The accessibility is convenient to North Lamar, Burnet Road, IH-35, MoPac, The University of Texas, Mueller, The Domain, and various entertainment venues. The area has seen significant development in recent years, with new residential apartments, retail shopping centers, and infrastructure improvements. The purpose of the TOD as defined in the zoning is for walkability and transportation.

Area Amenities

- HEB
- Barley Swine
- BG2
- Pedroza's Pizza
- Lala's Little Nugget
- Uchiko
- Brentwood
- Social House
- P. Terry's
- Dan's Hamburgers
- Pinhouse Pizza
- Homeslice Pizza
- Taco Flats
- Mandola's Italian
- Stiles Switch BBQ
- Central Market
- Rudy's BBQ
- Starbucks
- Little Deli
- Bird Bird Biscuit
- Whataburger

