

Western Trails Prof. Bldg

2222 Western Trails Blvd, Austin, TX 78745

Presented by
Western Trails Company



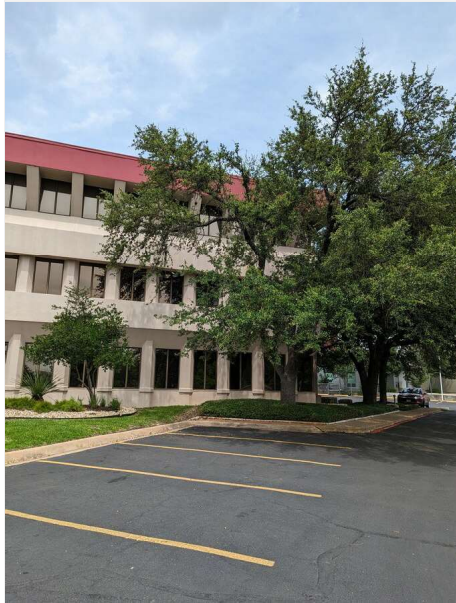
Price: \$28.00 /SF/YR

. A 3-story office building behind Central Market, Cavender's, and Arby's off of Ben White and Pack Saddle Pass on Western Trails Blvd.. Join Therapists, Architects, CPA, Hearing Specialists, Speech Therapist, Massage Therapists, Book Keepers, Locally owned and managed. Bring a LOI and we will work with you.

Location, Location, Location: Easy access to many directions-Lamar, Mopac-Loop 1, Ben White, Congress, 1st St., I-35, 290 Overpass because of Ben White access from Pack Saddle which is 1 block from building. South Austin Convenience to restaurants, walking distance to Central Market, Amy's Ice Cream, Azul's next to Target on Ben White, Randall's, Taco Cabana, etc. 15 minutes to the Airport, 10 minutes to downtown. Bus stop at the building. Picnic table for outdoor lunches. Short 5 minute drive to Barton Creek Greenbelt Trail, Blazer Tag Adventure Center, Regal Westgate Cinema, Toney Burger Activity Center for Friday Night Football. Security Cameras inside the building and on the parking lot. Joslin neighborhood park with tennis courts /pickle ball court less than 1 block from the building. Lots of bicyclists are seen going through the neighborhood in the morning. Great walkability with residential areas across the street. Plenty of parking spaces 62 with 3 handicap spaces. Treed landscaping viewed from the

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Full Service Lease

Great walkability to Central Market South or other restaurants near the Ben White S. Lamar area

Joslin Park 1 block away with tennis courts, can use for pickleball games

Great traffic on Western Trails and Westgate

Location, Location, Location at S. Lamar and Ben White, to 290, Mopac, I-35

1 month free rent

to compete with marketing of NNN's)



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Western Trails Company

2222 Western Trails Blvd, Suite 340

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2222 Western Trails Blvd., Western Trails Professional Building



Western Trails Professional Building

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Western Trails Company	-	

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Right Side of Building (E)

Listing space

3rd Floor Ste 300

Space Available	1,464 - 4,812 SF
Rental Rate	\$28.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 7 Years

The space was renovated by interior design/architectural firm and has 10 private offices and includes 3 large offices that can be shared with 2-3 people = 13 to 16 people in offices, 6 could work in open workstations, 1 large copier & storage room. There is a glass walled (2 walls) conference room within the suite. The private break room across the hall for the largest sq. ft. The elevator is right across the hallway for convenient furniture moving. The main suite entry can be a reception area. It was formerly used as a networking area. Full Service Lease at \$28.00 per sf per year or to compare to NNN's that is \$18.00 + \$10.00 NNN. Plenty of open space for more meeting areas or workstations. Partially fenced parking lot for added security. Bus stop at the street of Western Trails. Walking distance to Central Market. A perfect space for professional service businesses. Location, Location, Location: South Austin Convenient to restaurants, walking distance to Central Market, Amy's Ice Cream, Azul's next to Target on Ben White, Randall's, Taco Cabana, etc. Easy access off Packsaddle Pass to Ben White, Cap. of TX Hwy, MoPac, I-35, Lamar, Congress. On Ramp right at Packsaddle pass to 290 overpass. 15 minutes to the Airport, 10 minutes to downtown. Picnic table for outdoor lunches. Tenants have shared how much they have enjoyed the convenience of the location. Plenty of parking spaces 65 which includes 3 handicap spaces. Treed landscaping viewed from the windows. 3 Story office building. 24/7 Building access, Elevator, Security system. (Call or text 512-917-7782 we can show on the weekends and evenings.)

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Property Photos



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Property Photos



Front of Building



Right Side towards Back of Building

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Property Photos



Central Market at the bottom of the photo



Interior Photo

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Interior Photo



Corner Offices have room for 3 folks

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Interior office



Work Space for 2 folks

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Copier /Storage Room



2nd Large Corner Office shows laminate floors.

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Property Photos



Display Area/Open Work Space area



3rd Corner Office showing large work space

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3rd Corner office showing large work space



Conference Room with glass walls

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Open Work Space



Copier Storage Room

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Copier Storage Room



Interior Office

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Interior Office



Interior Photo

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Property Photos



Open Work Space showing another Door exist



Textured wall at main entry

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Interior Office



Interior Office

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Interior Office



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Interior Office



Hall way at Conference room to offices

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Property Photos



1st Corner Office-Vacant



Entering at 3rd door to suite next to conference room

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Conference Room-Cabinet



Conference Room

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Textured wall at Main Entry



Break Room

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Main Entry with Textured walls



Textured wall at Main Entry

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Glass Wall in Conference Room



Large Corner Office

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Main Entry into Suite



Open Work Space

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Break Room



Our Building at the end of the Rainbow

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Location

