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FOR SALE
OWNER-USER OFFICE CONDO

SUITE 621 · ENTIRE SECOND FLOOR

THE PARK AT EANES CREEK

4407 Bee Caves Road

Unit 621 · West Lake Hills, Texas

7,701 SF Whole Floor · \$3,580,965 (\$465/SF) • Demisable 2,647–5,054 SF · \$1,310,000–\$2,500,000 (\$495/SF)

A rare owner-user opportunity in Austin's coveted West Lake Hills.

Partners is pleased to offer for sale Unit 621 at The Park at Eanes Creek — an entire 7,701-square-foot second-floor office condominium in Building 6. Currently built out as professional office and delivered ideal for immediate occupancy, the suite can be easily demised into smaller units ranging 2,647–5,054 SF across three configurations — well suited to an owner-user looking to occupy a portion of or the entire floor. Eight covered parking spaces located under the building are allocated for the entire floor, one space per 1,000 SF.

WHOLE FLOOR**7,701 SF****\$3,580,965** (\$465/SF)**DEMISABLE · PARTIAL FLOOR****2,647–5,054 SF****\$1,310,000–\$2,500,000** (\$495/SF)**Connor Watson, SIOR**

Senior Vice President

512 643 8079

connor.watson@partnersrealestate.com

**Nicholas Moss**

Associate

512 601 8127

nick.moss@partnersrealestate.com

PROPERTY AT A GLANCE

The opportunity at a glance.

ADDRESS	4407 Bee Caves Rd, Unit 621
CITY, STATE, ZIP	West Lake Hills, TX 78746
BUILDING SIZE	7,701 SF · Whole Floor
SALE PRICE	\$3,580,965
PRICE PER SF	\$465
DEMISABLE UNIT RANGE	2,647 – 5,054 SF
UNIT PRICING RANGE	\$1,310,000 – \$2,500,000 \$495/SF
YEAR BUILT	2001
TOTAL OFFICE PARK	4.25 Acres
PARKING	40+ Unreserved · 8 Covered
MONTHLY ASSOCIATION DUES	\$2,156.28 · \$0.28/SF Covers water/sewer, trash, landscaping/parking lot & insurance
PARCEL / COUNTY	0113190820 · Travis

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A turn-key suite in irreplaceable real estate.

01 Owner-User Opportunity

A customizable condo suite ideal for professionals or businesses seeking to occupy space in one of the most affluent locations in the Austin MSA. High-speed fiber-optic internet is available on-site.

02 Proactive Professional Management

The management proactively replaced the previous sprinklers with a dry-pipe (non-corrosive) system that prevents leaking. The roofs were recently resealed, preventing water penetration, and they maintain a healthy reserve account.

03 Built To Last — Steel & Concrete

Steel-and-concrete construction delivers exceptional durability, sound attenuation, and long-term structural integrity. Built in 2001, it is significantly newer than the majority of private offices in West Lake Hills.

04 Covered Parking Included

Eight covered parking spaces convey with the entire floor; if sold partially, one space per 1,000 SF is conveyed. Direct access to the elevator.

05 Priced Below Market Comps

Professional office suites in this corridor have historically traded in the \$500–\$600 PSF range. Priced at \$465 PSF, this offering sits significantly below recent comps — leaving plenty of room to invest into the space.

06 Flexible, Demisable Floor Plate

The whole 7,701 SF floor can be occupied as-is or easily demised into smaller units ranging 2,647–5,054 SF, with restrooms located in the common area.

A move-in-ready professional office interior.



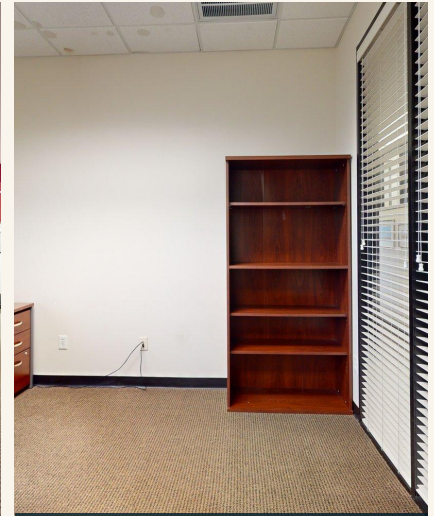
RECEPTION



WAITING AREA



CONFERENCE



PRIVATE OFFICE



PRIVATE OFFICE



BREAK ROOM



PRIVATE OFFICE



CORRIDOR

Occupy the whole floor — or divide into two suites.

The 7,701 SF floor plate is fully demisable. Three demising configurations allow an owner-user to occupy either a portion of or the entire floor, with each suite priced at \$495 per square foot.

OPTION 1

2,647 SF
\$1,310,265

5,054 SF
\$2,501,730

OPTION 2

3,258 SF
\$1,612,710

4,443 SF
\$2,199,285

OPTION 3

3,717 SF
\$1,839,915

3,984 SF
\$1,972,080

Suite areas are approximate and include a proportionate share of common area. Detailed demising floor plans available on request.

FLOOR PLAN · DEMISING OPTION 1 OF 3

A compact suite plus a large anchor.

■ GREEN SUITE

2,647 SF

\$1,310,265

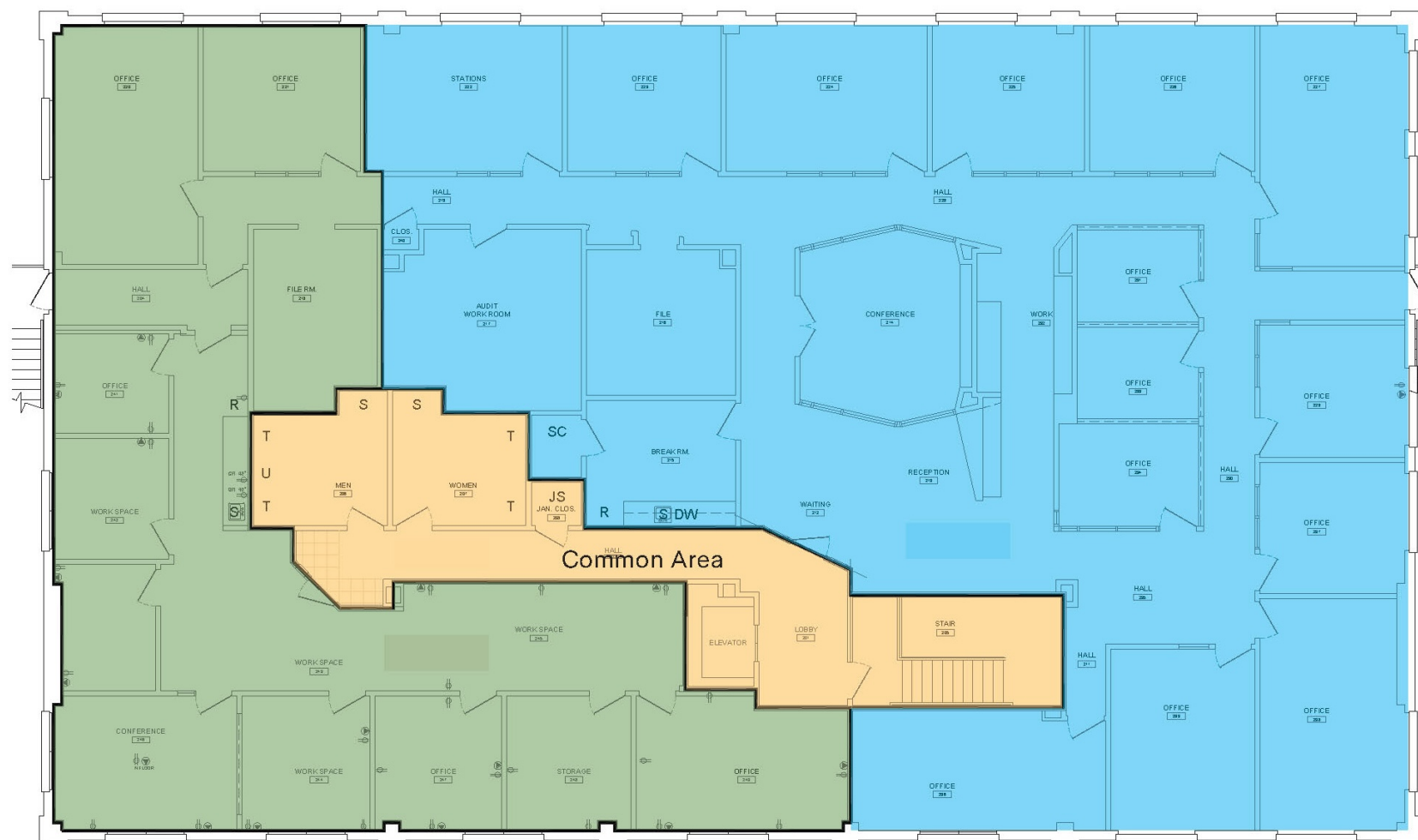
\$495 / SF

■ BLUE SUITE

5,054 SF

\$2,501,730

\$495 / SF



FLOOR PLAN · DEMISING OPTION 2 OF 3

A balanced two-suite split.

■ GREEN SUITE

3,258 SF

\$1,612,710

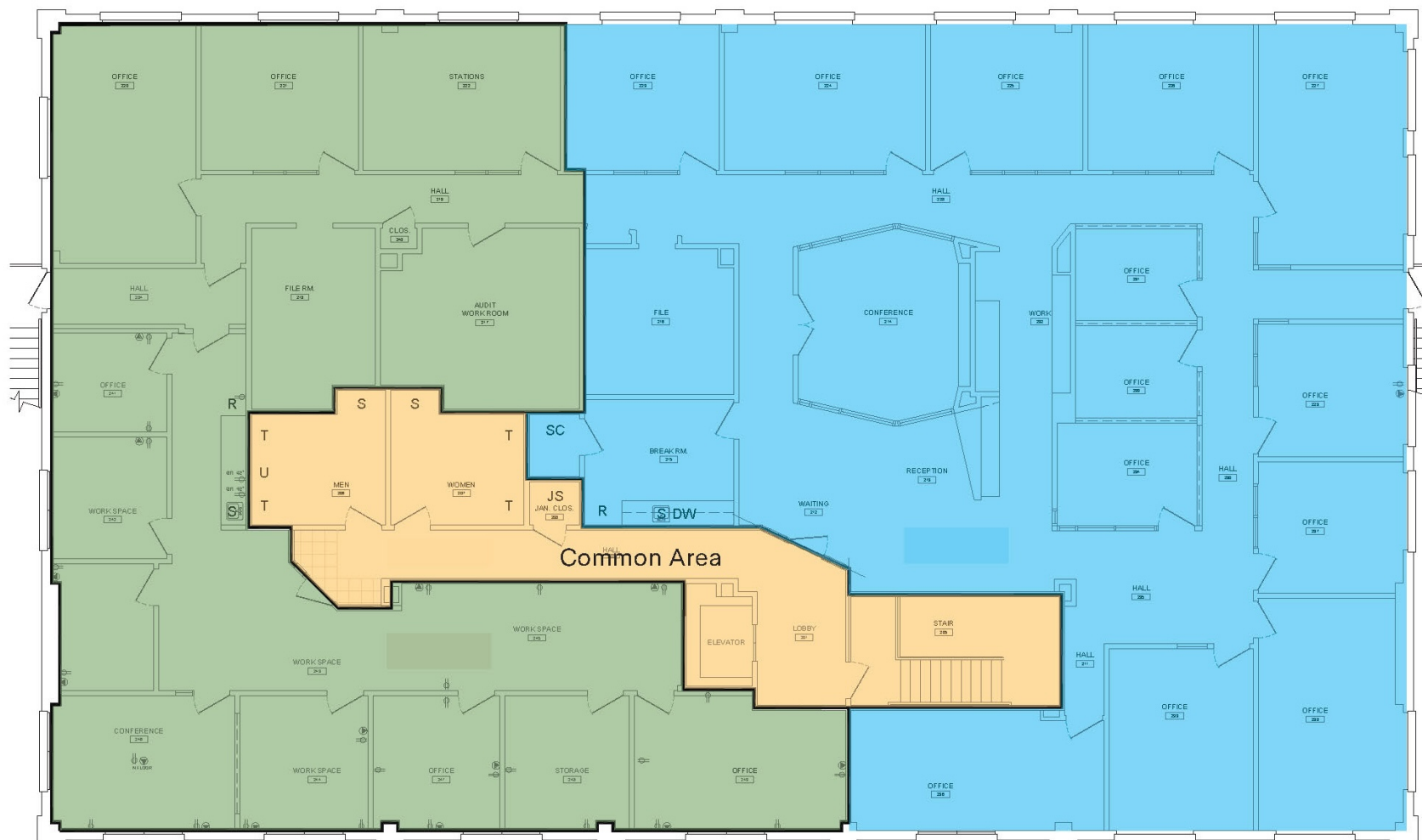
\$495 / SF

■ BLUE SUITE

4,443 SF

\$2,199,285

\$495 / SF



FLOOR PLAN · DEMISING OPTION 3 OF 3

Two nearly equal suites.

■ GREEN SUITE

3,717 SF

\$1,839,915

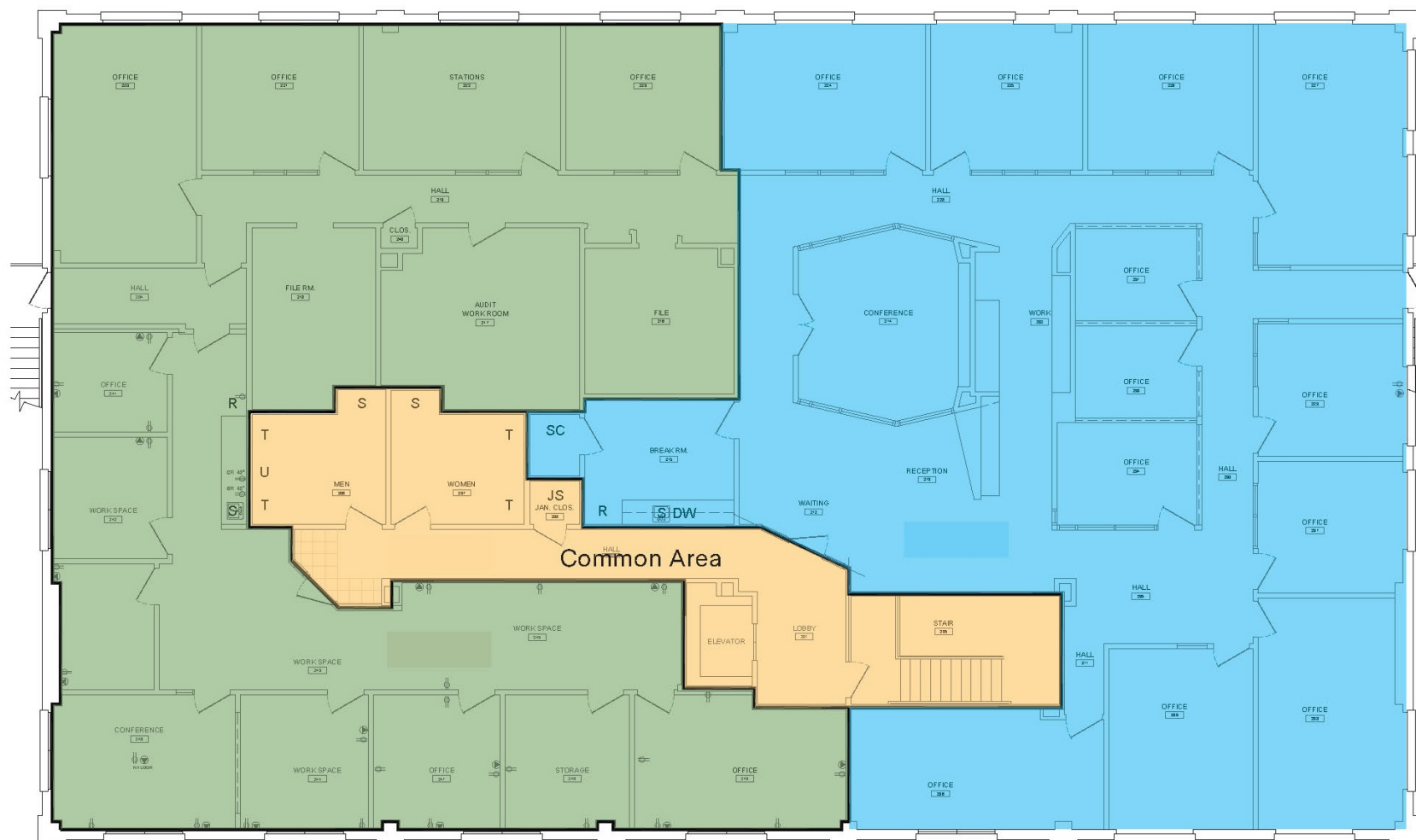
\$495 / SF

■ BLUE SUITE

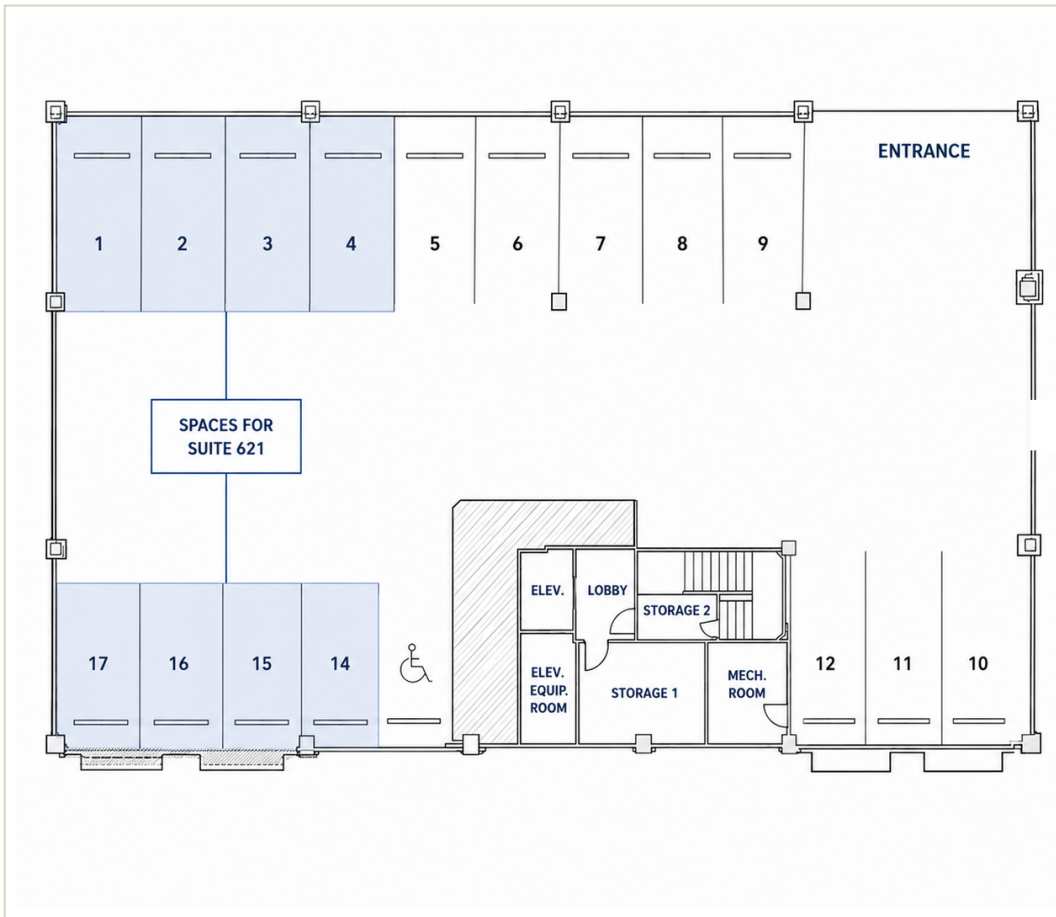
3,984 SF

\$1,972,080

\$495 / SF



Eight reserved covered spaces with direct elevator access.



Suite 621 conveys with eight covered spaces on the secure garage level — spaces 1–4 and 14–17 — alongside a shared accessible space.

DIRECT ELEVATOR ACCESS

The building elevator serves the garage level directly, connecting reserved parking to the second-floor suite — no stairs required.

8

Reserved covered spaces

Garage

Secure covered level

Elevator

Garage direct to suite

Accessible

Shared ADA space

LOCATION

Minutes from downtown Austin and the Hill Country.

Fronting Bee Caves Road in the heart of West Lake Hills, the property sits between downtown Austin's skyline and the Hill Country — surrounded by a trove of retail, dining, and medical amenities, and served by the acclaimed Eanes ISD.

30,355

Vehicles per day
on Bee Caves Rd

± 6 mi

To downtown
Austin

Eanes ISD

Top-rated
school district

AREA AMENITIES

Surrounded by West Lake Hills' best retail, dining, and care.

GROCERY & RETAIL

H-E-B · Randalls · Trader Joe's · CVS
· Walgreens · Michaels · Petco

DINING & FITNESS

CAVA · Chick-fil-A · Orangetheory ·
Gold's Gym · F45

Right on Bee Caves Road in the heart of West Lake Hills, the property puts daily-needs retail, standout dining, and top medical care all within a few minutes' drive — and sits inside the top-rated Eanes ISD.

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HEALTHCARE

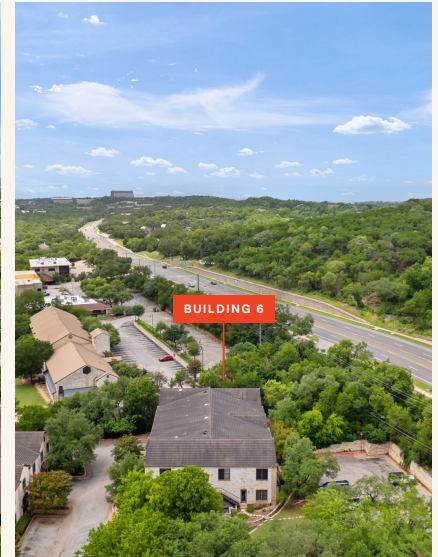
The Hospital at Westlake Medical Center · Austin Foot & Ankle · Kunik Orthodontics

EANES ISD SCHOOLS

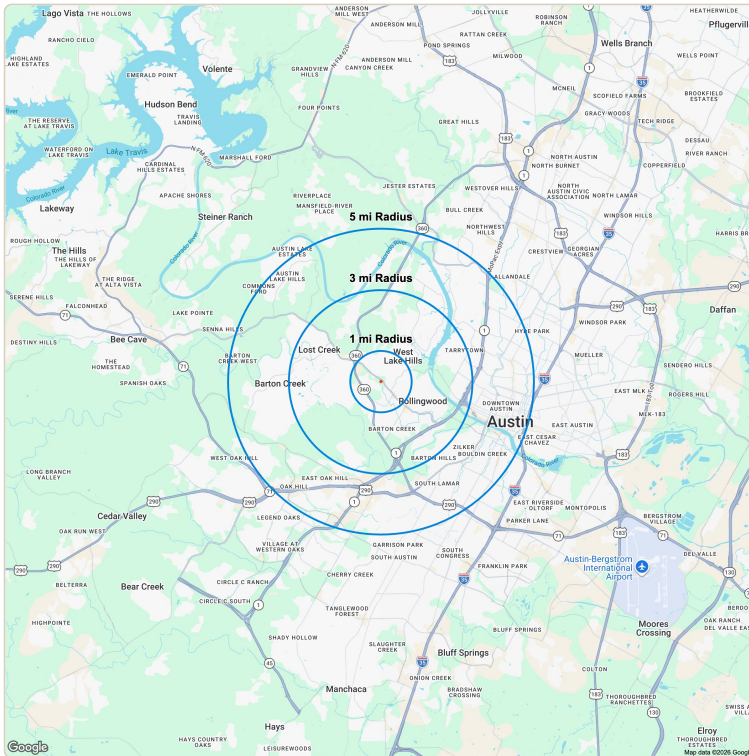
Westlake High · Hill Country Middle · Forest Trail, Cedar Creek & Valley View Elementary



A wooded West Lake Hills office park.



A look at the surrounding trade area.



	1 MILE	3 MILES	5 MILES
2024 Population	4,507	41,207	207,054
2029 Projection	4,887	44,547	224,317
2024 Households	1,555	17,057	93,876
Avg. HH Income	\$208,395	\$174,666	\$135,361
Median HH Income	\$202,160	\$149,902	\$100,250
Median Age	47.4	42.0	35.2

Source: CoStar.

\$208,395

Average household income (1 mi)

13,519

Daytime employees (1 mi)

2,166

Businesses (1 mi)

254,245

Daytime employees (5 mi)

For more information, contact the team.

partnersrealestate.com



Connor Watson, SIOR

Senior Vice President

512 643 8079

connor.watson@partnersrealestate.com



Nicholas Moss

Associate

512 601 8127

nick.moss@partnersrealestate.com

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