

OFFICE FOR SALE

MESA OAKS OFFICE CONDO

5920 West William Cannon Drive, Austin, TX 78749



PROPERTY DESCRIPTION

Located within the Mesa Oaks office campus, this move-in-ready office condo is available for sale or lease. It is ideal for office, professional, and medical users in Southwest Austin. The property offers a tranquil, park-like environment while being conveniently situated off William Cannon Drive, just off Highway 290.

It is in close proximity to several major semiconductor manufacturers, including NXP, AMD, and GlobalFoundries. Additionally, it is less than one mile from the Seton Southwest Hospital complex and provides easy access to a variety of local and nationally recognized retail shops, restaurants, and hotels.

Notably, this office is just a 15-minute drive from Austin Bergstrom Airport and downtown Austin. The area features a range of single-family and multifamily residential options, along with local schools, making it a convenient location for anyone working in

OFFERING SUMMARY

Sale Price:	\$1,165,325
Number of Units:	1
Building Size:	25,856 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	380	3,656
Total Population	83	952	8,756
Average HH Income	\$150,252	\$148,700	\$159,698

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RICHARD GARY
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TX #0675838

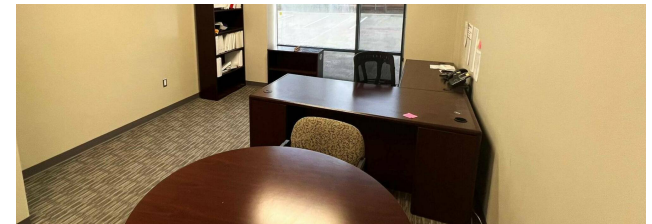
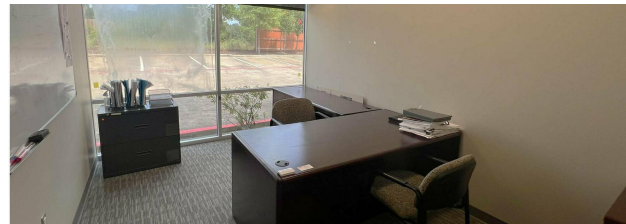
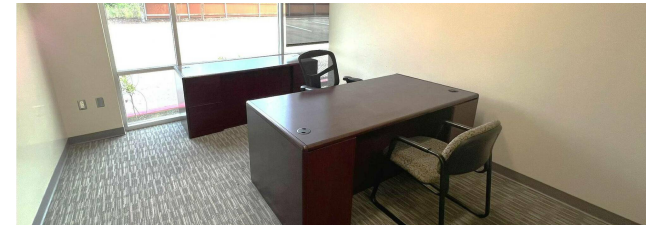
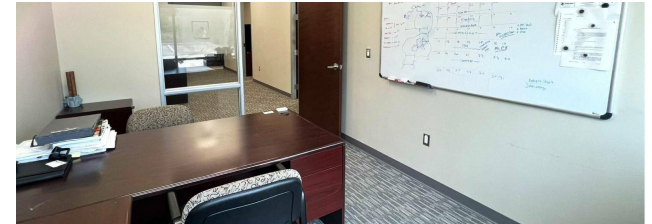
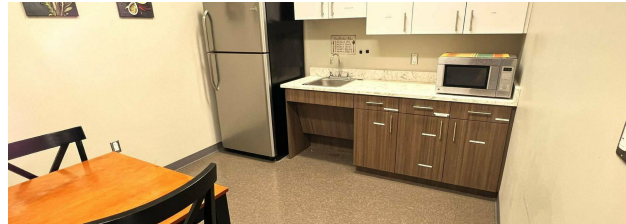
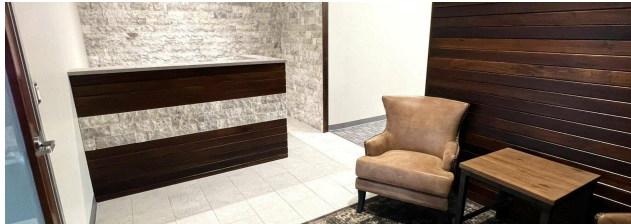
KW COMMERCIAL
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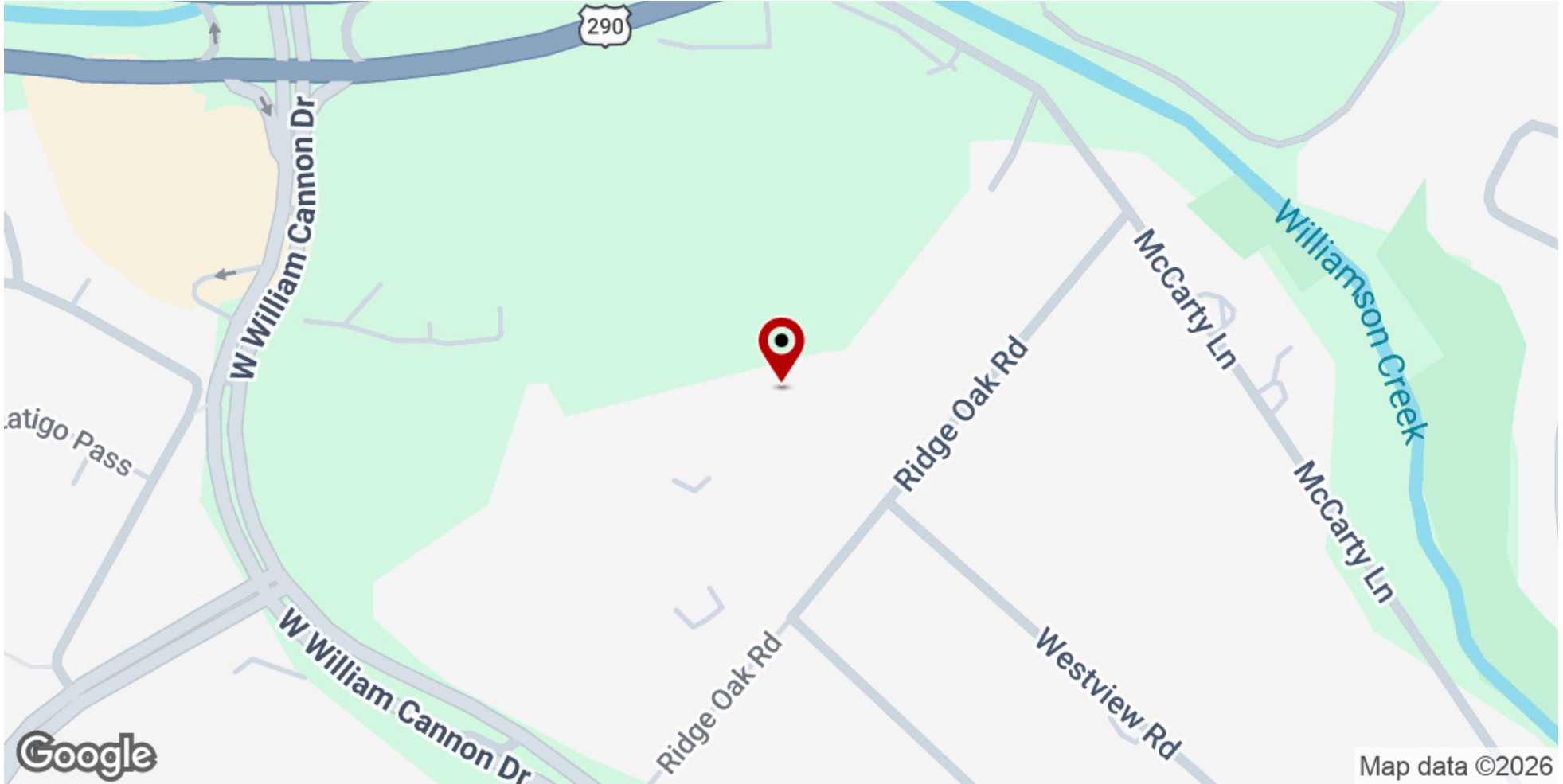
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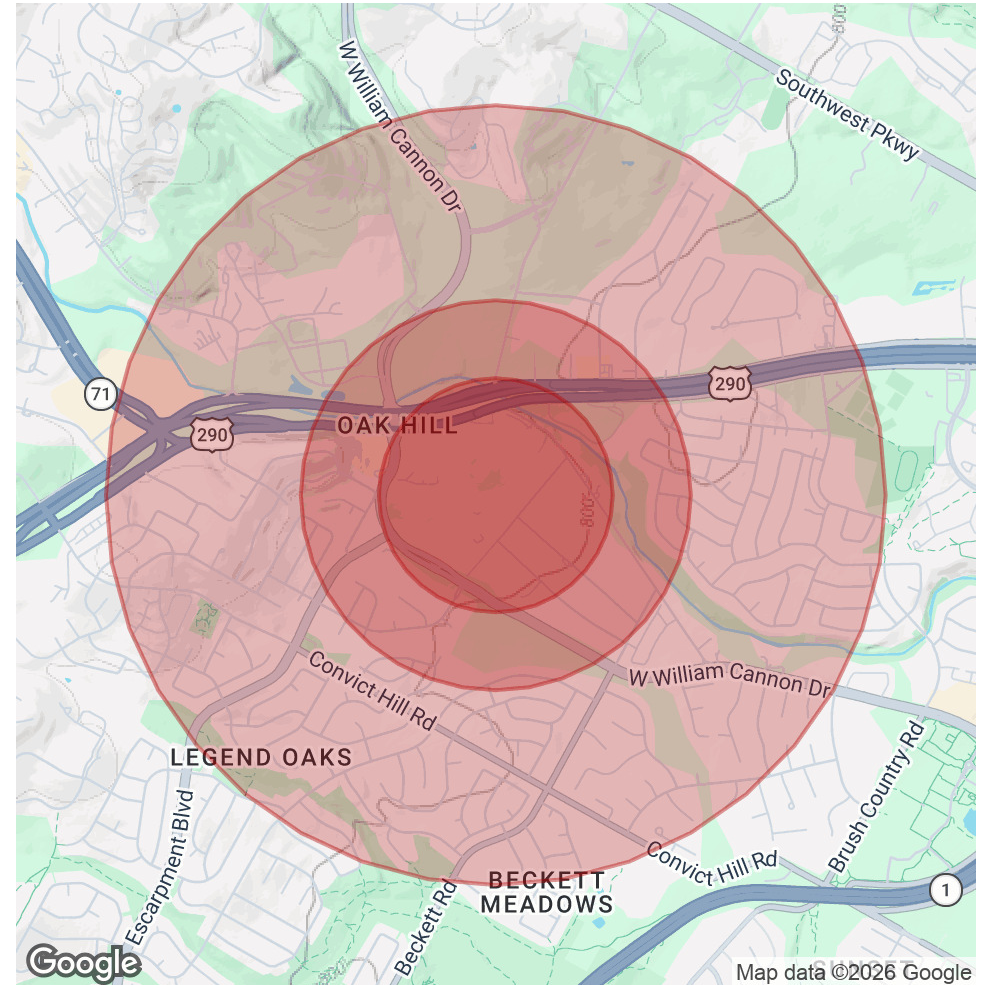
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	83	952	8,756
Average Age	45	42	41
Average Age (Male)	42	41	40
Average Age (Female)	48	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	380	3,656
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$150,252	\$148,700	\$159,698
Average House Value	\$769,307	\$664,133	\$682,858

Demographics data derived from AlphaMap



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