



FOR SALE ~3,369 SF ±

5750 BALCONES DRIVE
AUSTIN, TX 78731



**CUSHMAN &
WAKEFIELD**

5750 BALCONES DRIVE

AUSTIN, TX 78731

PROPERTY DETAILS

- Medical or Office condo for sale
- Asking price is \$1,283,600
- 3,369 SF on 2nd floor with seasonal, nicely shaded treetop views on three sides
- 625 AMPS of electric power
- Waiting area seating for up to 14, Reception area with Business Office, ~11 private exam rooms/offices (9 with large windows), nice bathroom, and a Breakroom/Kitchen

PROPERTY HIGHLIGHTS

Approx. Building Size: ~20,000 SF

Total Available: ~3,369 SF including common areas

Office Area: ~2,970 SF

Parking: 3.3/1,000 SF

Year Built: 1984

Floor: Second, in front of elevator

LOCATION

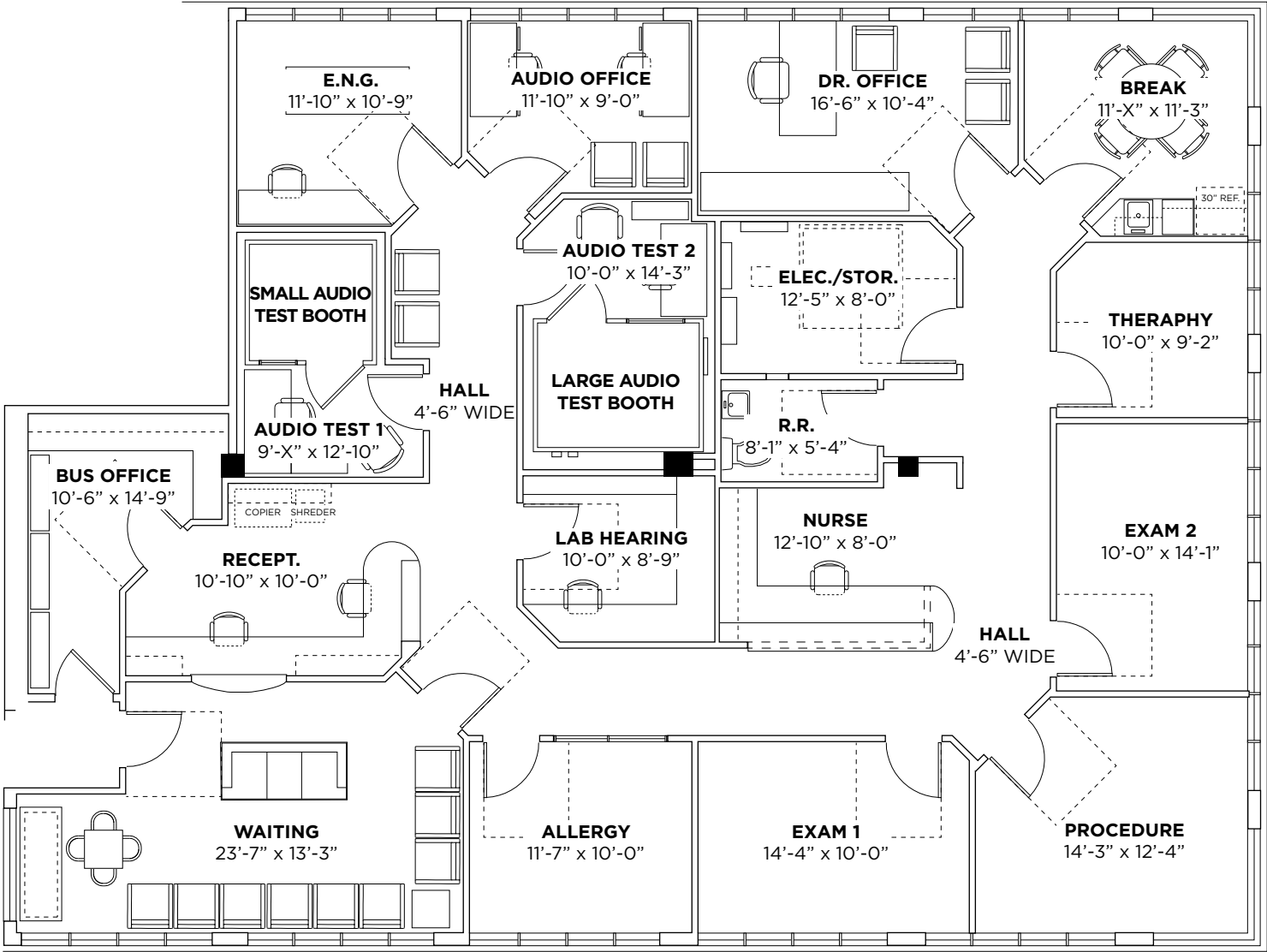
- Extremely good access from North/South via MoPac (Loop 1) AND East/West via Northland/FM 2222.
- The building has two ingress/egress access points off Balcones Drive allowing safe, easy parking.
- The unit is a medical office that can be easily modified for general office use.
- Excellent Owner-Occupant opportunity superior location.
- The immediate area has easy access to a variety of restaurants and retailers plus an Randalls Grocery store.

[4-MINUTE WALK THROUGH VIDEO](#)



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FLOOR PLAN



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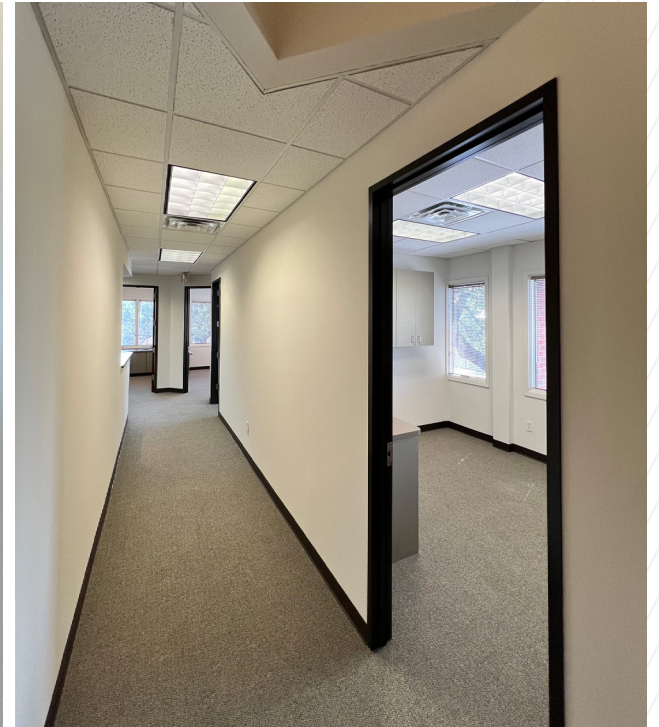
PROPERTY PHOTOS



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PROPERTY PHOTOS





FOR MORE INFORMATION, CONTACT:

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