



PROPERTY OVERVIEW

Premier office condominium for sale or lease in the heart of Bee Cave. This 1,730 SF second-floor suite at 3821 Juniper Trace offers a turn-key opportunity for professional service providers, with furniture available as a negotiable item. Positioned just off Highway 71 and Bee Cave Road, the property delivers immediate access to West Austin's premier submarket and a direct corridor to downtown. An ideal home for attorneys, financial advisors, wealth managers, or boutique professional firms seeking a refined Westside address.

**FOR SALE OR
FOR LEASE**

Offering Summary

| | |
|------------------------------|----------------------------|
| Address | 3821 Juniper Trace STE 203 |
| City, State, Zip Code | Austin, TX 78738 |
| Sale Price | Negotiable |
| Building SF | 1,730 |
| Available SF | 1,730 |
| Year Built | 2002 |
| Building Class | A |
| Lease Rate | NNN |
| Lease Term | Negotiable |
| Type | Office |

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PROPERTY HIGHLIGHTS

- 1,730 SF second-floor office condominium — flexible, professional-grade, space available For Sale or For Lease
- Furniture negotiable — turn-key opportunity to minimize move-in cost and downtime
- High-traffic corridor — Highway 71 carries one of the highest daily vehicle counts west of downtown Austin, providing substantial visibility and brand exposure for client-facing businesses
- Affluent demographic base — situated in the 78738 zip code, where the median household income exceeds \$183,000 and average household income exceeds \$258,000, more than double the Austin and Travis County averages

PROPERTY PHOTOS



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LOCATION MAP



TO LEARN MORE ON
THIS PROPERTY
SCAN THE QR CODE



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