

FOR SALE & LEASE

Medical/Professional Office Condo - The Park at Eanes Creek

4407 Bee Caves Rd, Bldg 3 Unit 320, West Lake Hills, TX 78746



EXCLUSIVELY LISTED BY:


PRIMARY CONTACT



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Vice President

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PROPERTY AT A GLANCE

ADDRESS	4407 BEE CAVES RD, BLDG 3 UNIT 320
CITY, STATE, ZIPCODE	WEST LAKE HILLS, TX, 78746
BUILDING SIZE	3,005 SF
YEAR BUILT	2001
PARCEL NUMBER	113190815
ZONING, COUNTY	TRAVIS

EXECUTIVE SUMMARY

Take advantage of this rare ownership opportunity in Austin's prestigious West Lake Hills. Located in Building 3 at The Park at Eanes Creek, this second-floor professional office is surrounded by top amenities and just minutes from downtown and the Hill Country. Perfect for office or medical use. In addition to ample uncovered parking the space offers four covered parking spaces. It is adjacent to a fully licensed (AAAASF) surgery center, making it an ideal location for another surgery clinic to seamlessly integrate with the existing clinic.

Please contact Connor Watson for More information at (512) 643-8079



OFFERING DETAILS



SALE PRICE
Contact Broker



LEASE RATE
\$26/SF + \$11.26/SF NNN



SUITE SIZE
3,005 SF



TOTAL OFFICE PARK
4.25 AC



YEAR BUILT
2001



PARKING SPACES
**40+ Unreserved
4 Dedicated & Covered**



MONTHLY ASSOCIATION DUES
\$933.03

PROPERTY HIGHLIGHTS

OWNER/USER OPPORTUNITY

This turn-key condo suite presents an ideal owner/user opportunity for professionals or businesses looking for a ready-to-occupy space in a prime location.

PERFECT LOCATION | THE PARK AT EANES CREEK

Situated in The Park at Eanes Creek, this property is located in one of the most desirable areas of West Lake Hills, offering easy access to nearby amenities and major thoroughfares, making it an ideal spot for business operations.

IRREPLACEABLE REAL ESTATE

The property is located in a highly sought-after area of West Lake Hills, making the real estate irreplaceable. Its prime location provides long-term value and unmatched appeal in the market.

COVERED PARKING INCLUDED

The suite includes convenient covered parking, ensuring ease of access and protection for employees and clients alike, adding an additional layer of convenience and value to the property.

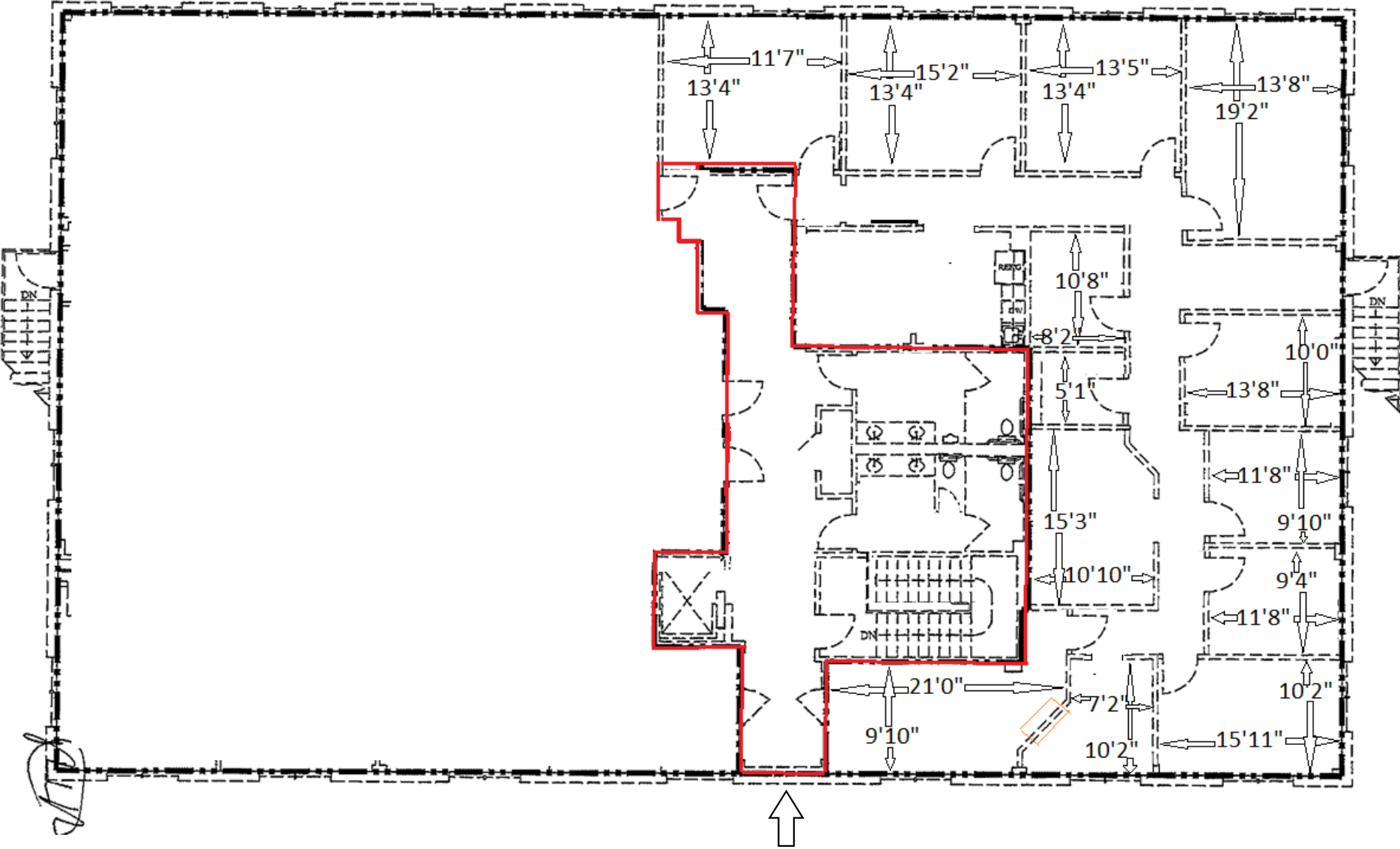
UNPARALLELED MARKET GROWTH

In West Lake Hills, Texas, the medical office and ambulatory surgery market is driven by advanced facilities like Baylor Scott & White Clinic – Westlake and St. David's Westlake Medical Center. These facilities exemplify the shift towards cost-effective, patient-centered outpatient care, with state-of-the-art technologies and a focus on patient recovery. This positive trajectory in West Lake Hills' healthcare real estate market reflects its capability to meet growing demands with efficiency and excellence.




FLOORPLAN

Click or Scan
for Virtual Tour



Common Area

INTERIOR PHOTOS



Click or Scan
for Virtual Tour

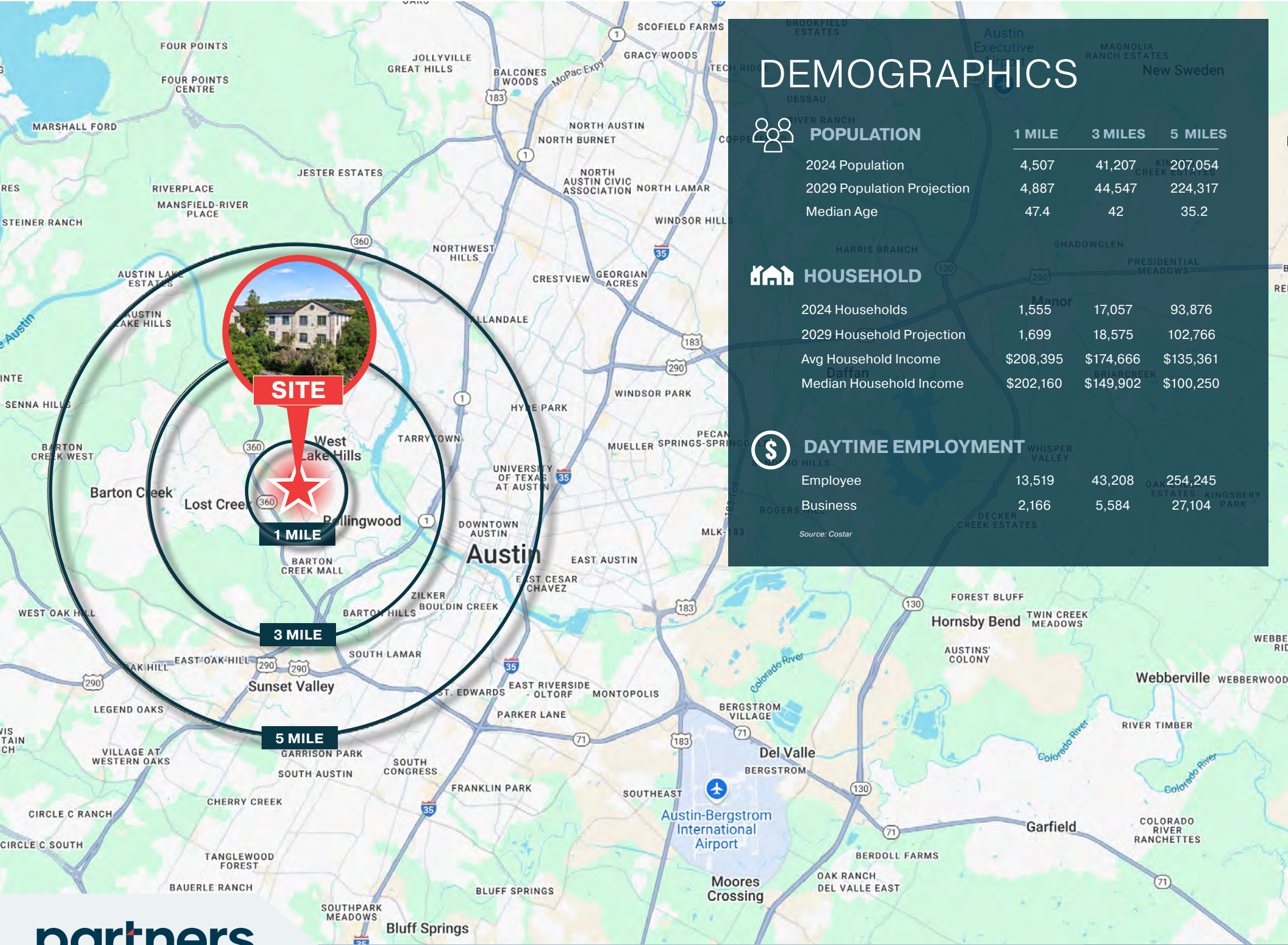


ACCESS TO NEIGHBORING AAAASF SURGERY CENTER



Not Included in
Sale/Lease





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	4,507	41,207	207,054
2029 Population Projection	4,887	44,547	224,317
Median Age	47.4	42	35.2



HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2024 Households	1,555	17,057	93,876
2029 Household Projection	1,699	18,575	102,766
Avg Household Income	\$208,395	\$174,666	\$135,361
Median Household Income	\$202,160	\$149,902	\$100,250

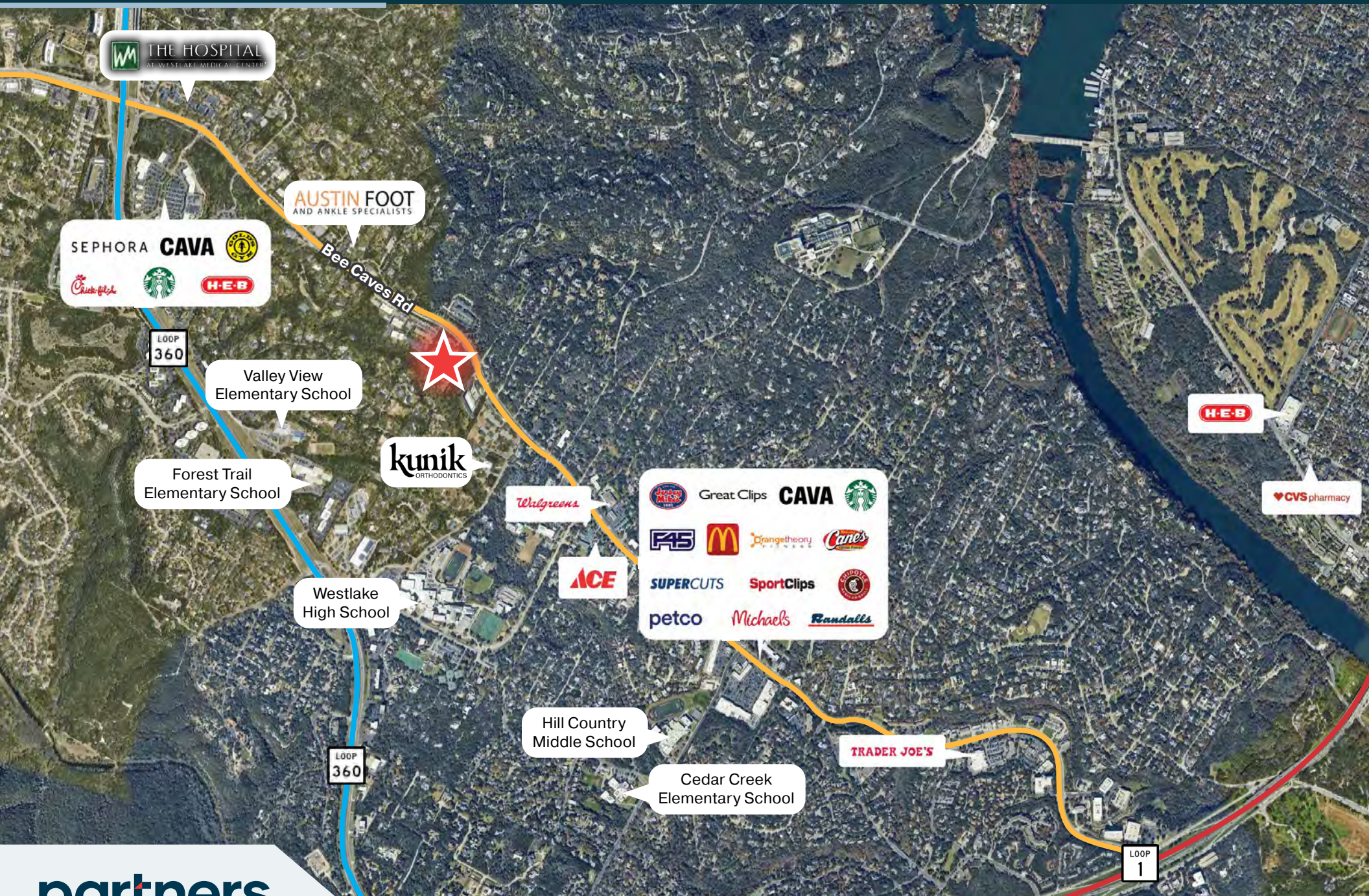


DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	13,519	43,208	254,245
Business	2,166	5,584	27,104

Source: Costar

NEARBY RETAIL





DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

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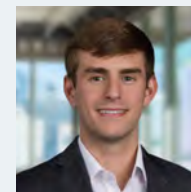


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