

**FOR SALE & LEASE**

# Turn Key Owner-User Dental Office

2500 W William Cannon Dr, STE 103, Austin, TX 78745



**partners**

# EXCLUSIVELY LISTED BY:

## PRIMARY CONTACT



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**Ryan McCullough, SIO®**  
Partner

 **512.580.6224**

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## PROPERTY AT A GLANCE

ADDRESS

**2500 W WILLIAM CANNON DR - 103**

CITY, STATE, ZIPCODE

**AUSTIN, TX 78745**

BUILDING SIZE

**3,959 SF**

YEAR BUILT/RENOVATED

**2008**

PARCEL NUMBER

**415191804**

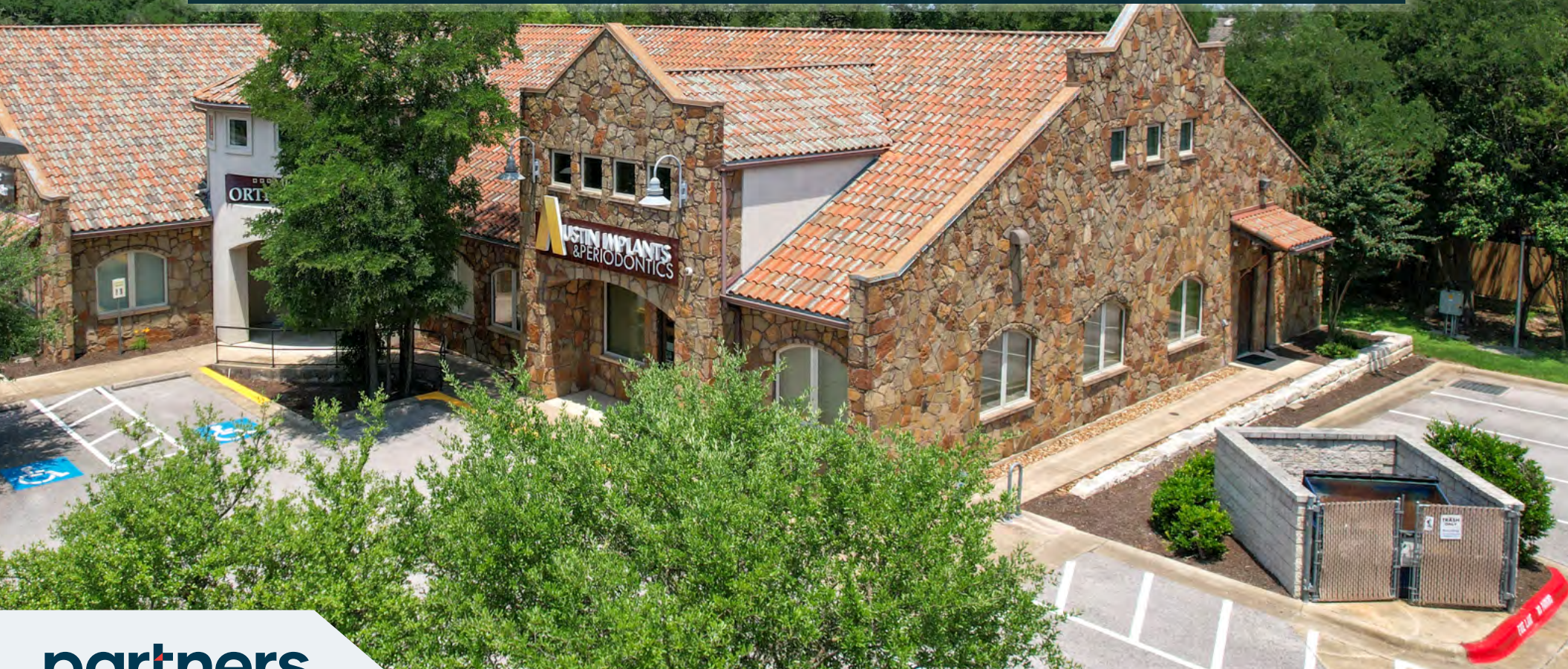
ZONING, COUNTY

**LO-CO-NP, TRAVIS**

# EXECUTIVE SUMMARY

Partners is pleased to present suite 103 at Stonegate II Plaza for sale. The property is a 3,959 SF turn-key dental office with **select equipment included**, ideal for a medical user seeking quick start up. Located in the heart of South Austin close to the corner of William Cannon and West Gate Blvd with the ability to serve the fast growing surrounding neighborhood. The property has excellent frontage and accessibility, allowing for convenient access to the surrounding schools, highways, and other medical operators. Previously operated by Austin Implants & Periodontics, this medical office is ideal for a wide variety of practices and specialties.

**Please contact Sean Anderson for More information at (512) 647-1541**



# OFFERING DETAILS



SALE PRICE  
**\$1,795,000**



LEASE RATE  
**\$32 PSF + NNN**



PRICE PER SF  
**\$453.40**



OCCUPANCY  
**Single**



BUILDING SIZE  
**3,959 SF**



YEAR BUILT  
**2008**



## PROPERTY HIGHLIGHTS

### TURN-KEY DENTAL OFFICE

Full wet medical buildout with **select equipment included:**

- Waiting room furniture
- Wall mounted surgical tables in all operatories
- Cabinet mounted ADEC Water supply in all operatories
- All ceiling mounted monitors on articulating arms
- Progeny X-ray units in back surgical operatories
- ScanX Phosphor Plate X-ray scanner
- Fridge, microwave, table, chairs in staff lounge
- Vacuum pump
- Air compressor
- Fridge, microwave, coffee maker upstairs

### MEDICAL CENTRIC LOCATION

Located in Stonegate Two Plaza, surrounded by other dental specialists and medical operators allowing for patient cross traffic creating beneficial synergies with neighboring practices.

### HIGH VISIBILITY LOCATION

Excellent frontage on W William Cannon Dr, the main East/West arterial in South Austin, with easy access to MoPac Expy, HW 290, and St David's Medical Center South.

### QUALIFIES FOR SBA FINANCING

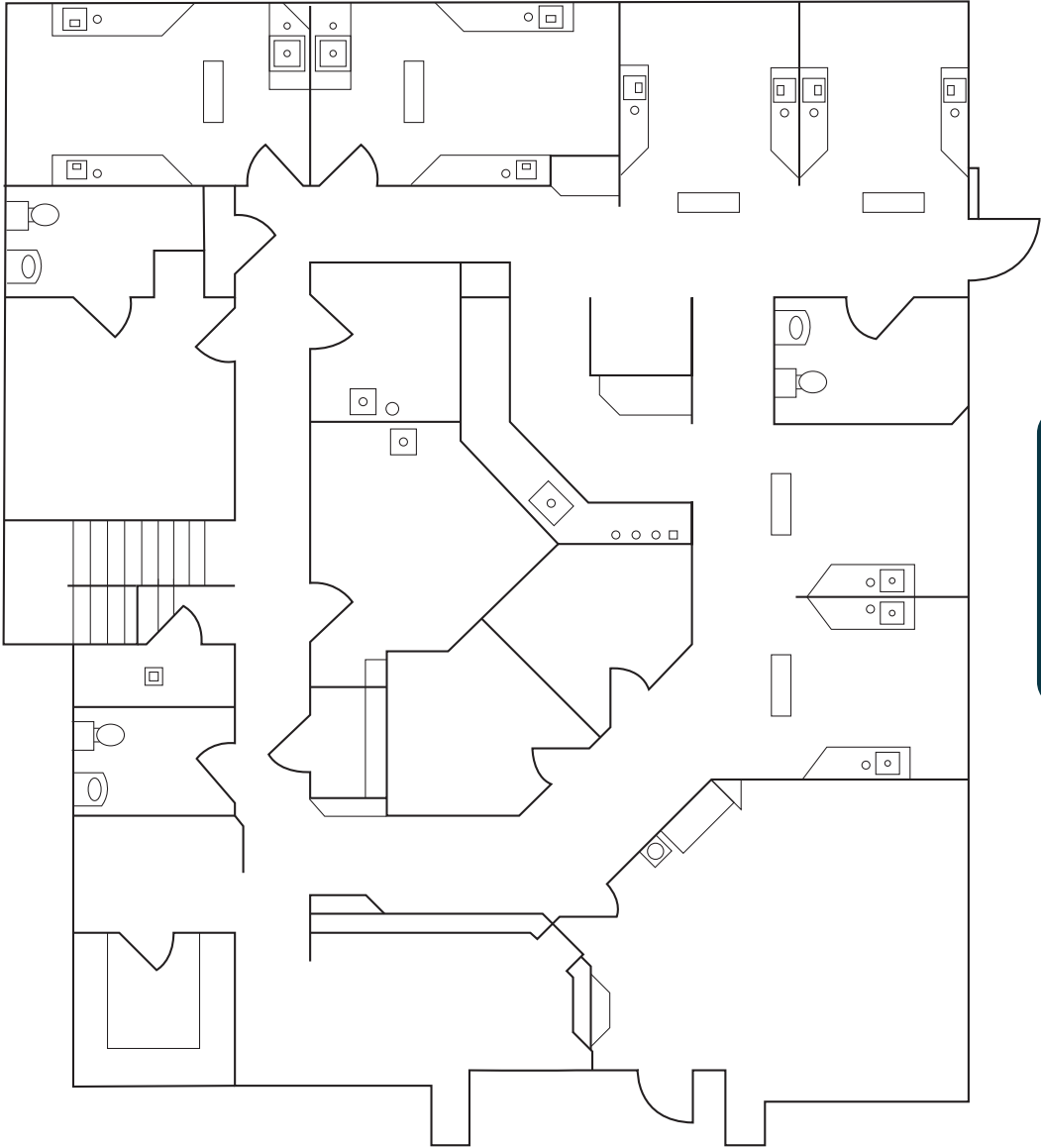
### UNPARALLELED MARKET GROWTH

In the first quarter of 2024, Austin's office market displayed resilience with 1.2 million square feet of space transacted, reflecting strong demand for smaller office spaces. The slight increase in vacancy rates is largely due to 4 million square feet of new office space currently under development, preparing the market for future growth and opportunity. This is complemented by a modest 1.8% year-over-year rise in rental rates, indicating a healthy, expanding office market that continues to attract business and investment.

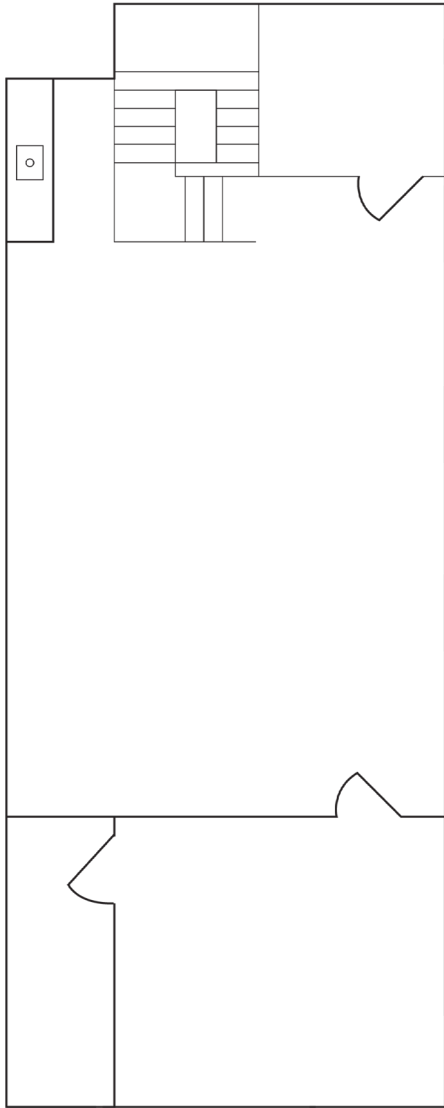
### FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.

# FLOOR PLAN



**FLOOR 1**



**FLOOR 2**

# INTERIOR PHOTOS



Click or Scan for  
Virtual Tour



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	14,785	123,125	296,694
2028 Population Projection	15,102	126,660	306,674
Median Age	39.6	37.6	37.1



## HOUSEHOLD

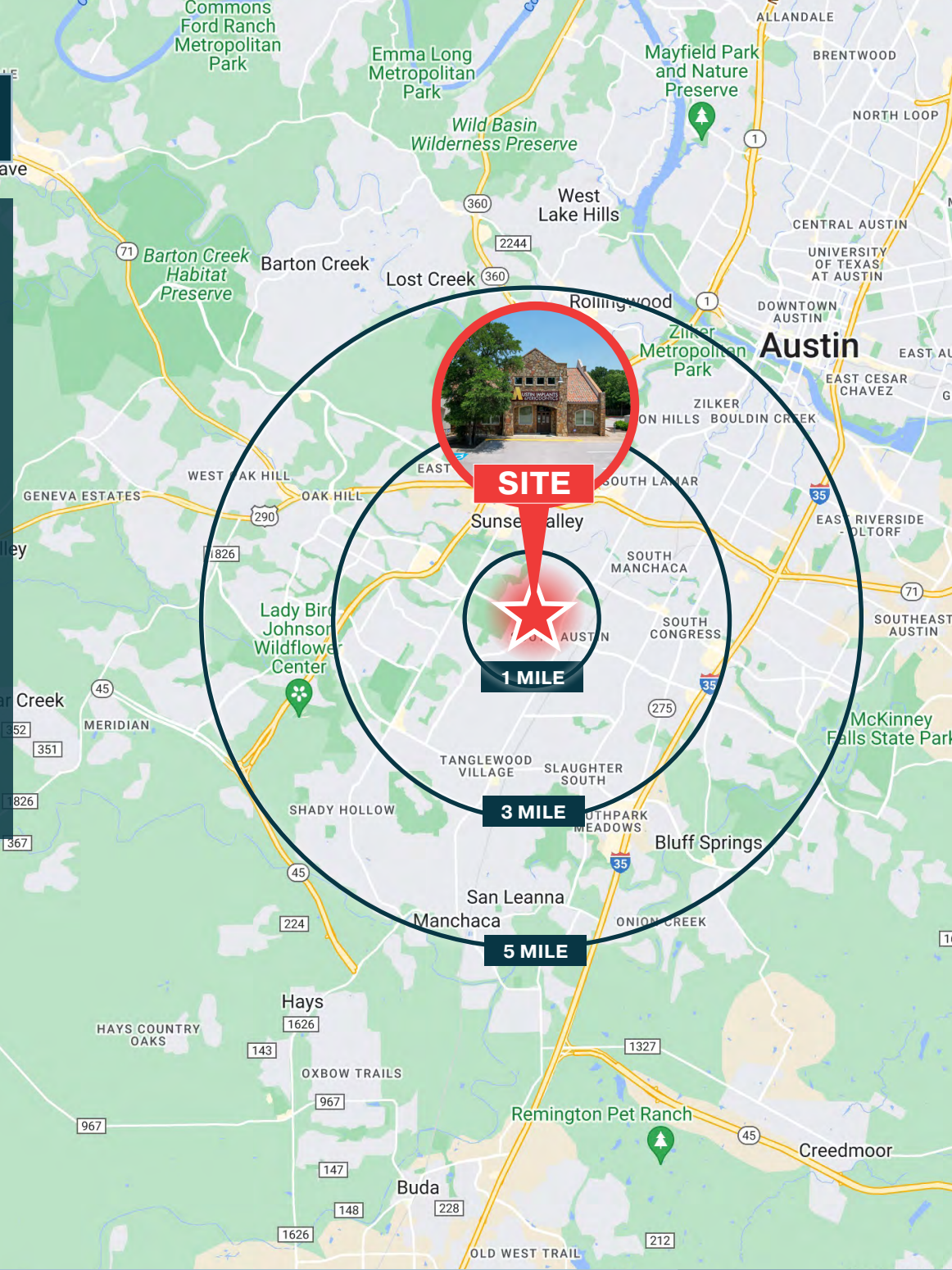
	1 MILE	3 MILES	5 MILES
2023 Households	6,592	54,934	125,225
2028 Household Projection	6,748	56,692	129,946
Avg Household Income	\$98,633	\$97,565	\$107,892
Median Household Income	\$80,643	\$78,405	\$84,059



## DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	3,026	42,639	111,342
Business	590	5,890	13,978

Source: Costar







EST. 1959  
**WESTGATE LANES**  
PIZZA & GRILL | ARCADE | BILLIARDS

**planet fitness**

**Adventure**  
TRAMPOLINE PARK



Westgate Blvd | 9,500 VPD

W William Cannon Dr | 26,000 VPD

**SITE**



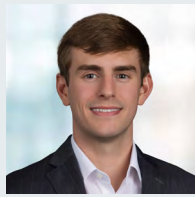
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