

8500 Shoal Creek Blvd, Austin, TX 78757

\$994,200

Austin Office Condo: 8500 Shoal Creek Blvd, Bldg 4, Ste 208

For Sale: Office Condo | 3,314 SF North Central Austin



Details

David Huffaker TX 0455955 512.658.0890

Listing Added: Today Listing Updated: Today

JB Goodwin

Asking Price	\$994,200	Property Type	Office
Subtype	Creative Office, Executive Office, Traditional Office	Investment Type	Owner/User
Square Footage	3,314	Price/Sq Ft	\$300
Occupancy Date	10/01/2023	Year Built	1972
Stories	2	Broker Co-Op	Yes

Marketing Description

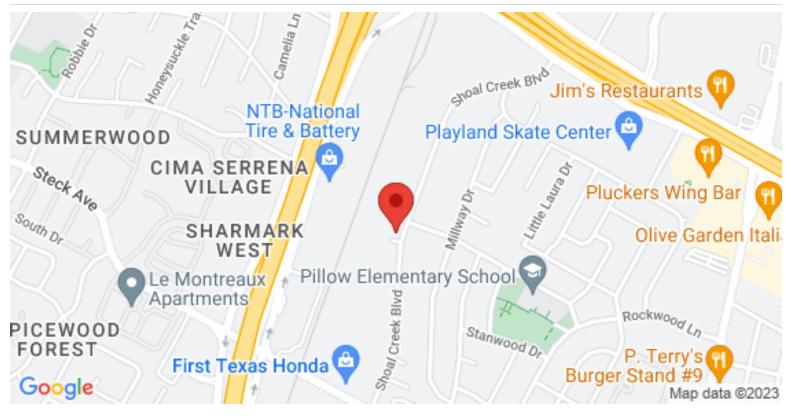
Why rent when you can buy?

- 9 Private Offices
- Conference Room/Break Room
- Work/Printer/Storage Room
- Thoughtfully updated to maximize efficient use.
- Would be excellent for Tech Firm, Law Firm, CPA Firm, Real Estate Office
- Open Parking

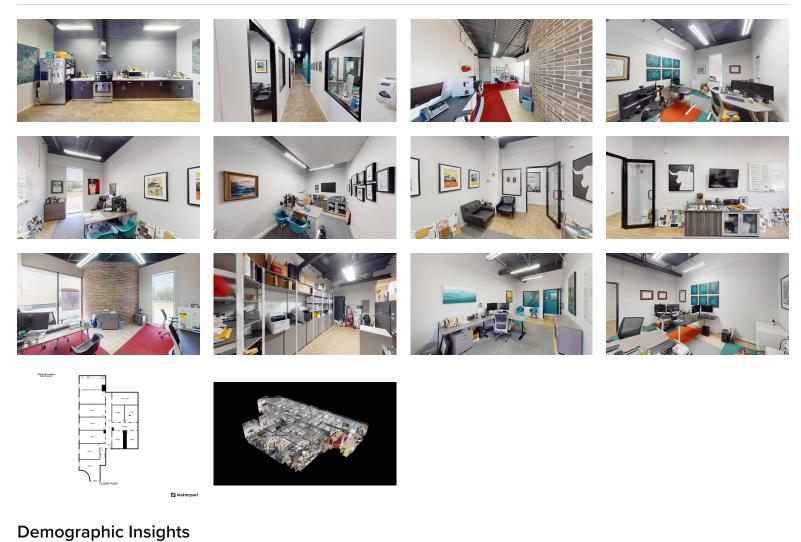
Investment Highlights

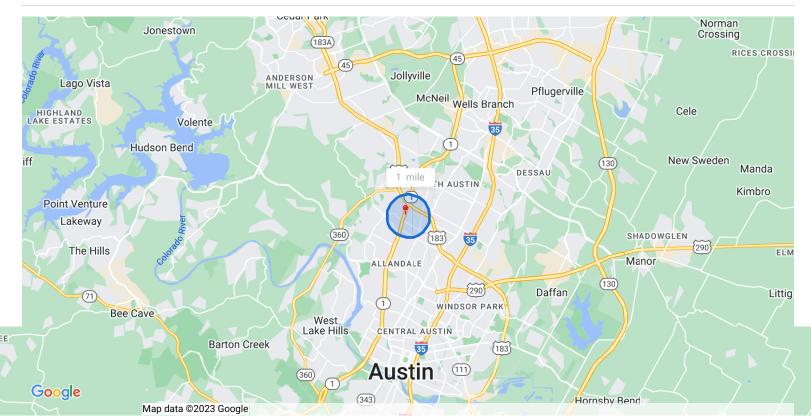
Excellent Owner/User opportunity to purchase for about the cost of rent.

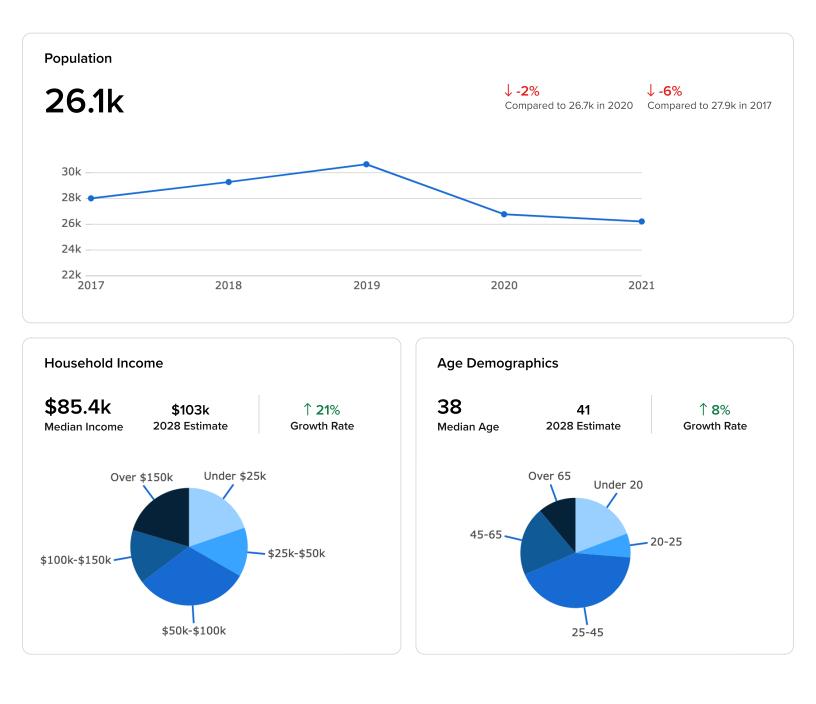
Location (1 Location)



Property Photos (14 photos)







Number of Employees

21.7k

Top Employment Categories

Management, business, science, and arts occupations

Professional, scientific, and management, and administrative, and waste management services

Educational services, and health care and social assistance

Retail trade

Arts, entertainment, and recreation, and accommodation and food services

Manufacturing

Construction

Finance and insurance, and real estate, and rental and leasing

Public administration

Information

Other services, except public administration

Transportation and warehousing, and utilities

Wholesale trade

Agriculture

Housing Occupancy Ratio

12:1 11:1 predicted by 2028

Occupied

Vacant

Renter to Homeowner Ratio

2:1 1:1 predicted by 2028

Renters

Homeowner