

Private Office  
FOR SALE

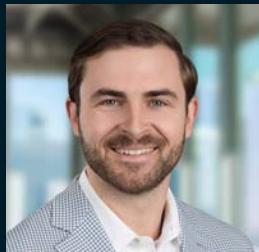
8320 BEE CAVES RD  
AUSTIN, TX 78746



Freestanding Office Building on a Private, 2.79-Acre Lot

**partners**  
medicalcre.com

# Our Team



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# Investment Summary

Partners Real Estate is pleased to present a rare opportunity to acquire a distinctive, standalone office building in a prestigious submarket of Austin, Texas. Totalling 5,480 square feet of air conditioned office, this three-story building offers commanding views of the Colorado River Valley. With proximity to Downtown Austin, Loop 360, the Hill Country Galleria, and some of the city's most affluent residential communities, this offering is suited for professional uses. The seller would like to remain in the building after closing providing rental income to offset ownership expenses.

Price	\$2,900,000
Occupancy	39% Vacant
Total Building Size	6,891 SF
Total Air Conditioned Office	5,480 SF
Second Floor	2,297 SF
First Floor (Available)	2,297 SF
Basement Air Conditioned	886 SF
Basement Storage Space	553 SF
Basement Mechanical Area	858 SF
Floors	3
Lot Size	2.79 AC
Year Built	1997
Parking	21 Spaces
Zoning, County	ETJ, Travis
Parcel Number (TCAD)	122161





# Financials

SUITE	TENANT	RENTABLE SF	% OF TOTAL	LEASE TYPE	ORIGINAL START DATE	LEASE EXPIRATION	RENT PSF/ YEAR	MONTHLY RENT	ANNUAL RENT	INCREASES	OPTIONS	NOTES
200/B200	BEC	2,911	49%	MG	1/1/26	12/31/26	\$39.99	\$9,700.33	\$116,403.96	5.0% Annually	1, 1-year	BEC is leasing storage space in basement
100	Vacant	2,297	39%	-	-	-	-	-	-	-	-	-
B100	LECC	886	12%	MG	5/5/24	5/5/26	\$10.84	\$800.00	\$9,600.00	-	-	Basement Space
-	Total	6,094	-	-	-	-	\$20.68	\$10,500.33	\$126,003.96	-	-	-



## B | E | C Austin

GENERAL CONTRACTOR

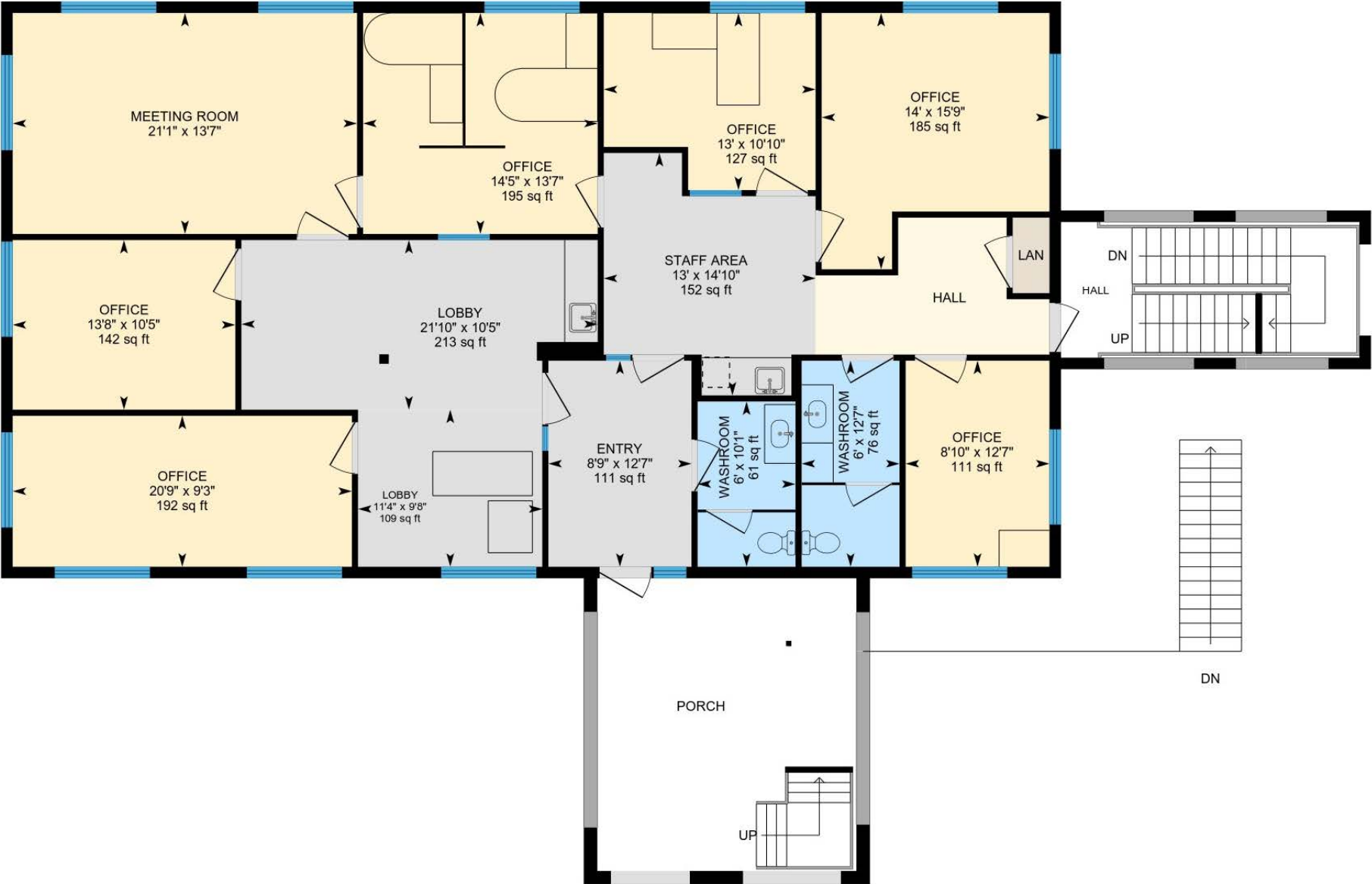
BEC Austin is a well-established commercial general contractor with over five decades of experience building for the Central Texas community. Headquartered in Austin, the company has earned a trusted reputation for delivering high-quality construction projects across diverse industries including office, education, healthcare, religious institutions, and more. Their team specializes in both ground-up construction and large-scale renovations, with capabilities ranging from pre-construction consulting to LEED-certified builds and specialized project types.

BEC Austin is known for its client-first mindset—prioritizing the unique needs of both owners and end-users to ensure each project stands the test of time. Their meticulous project management, emphasis on long-term value, and collaborative approach have resulted in a high volume of repeat business and referrals throughout their 50+ year history. As a deeply rooted and reputable player in the Central Texas commercial construction sector, BEC Austin brings long-term stability, professional credibility, and strong market alignment to any asset they occupy.

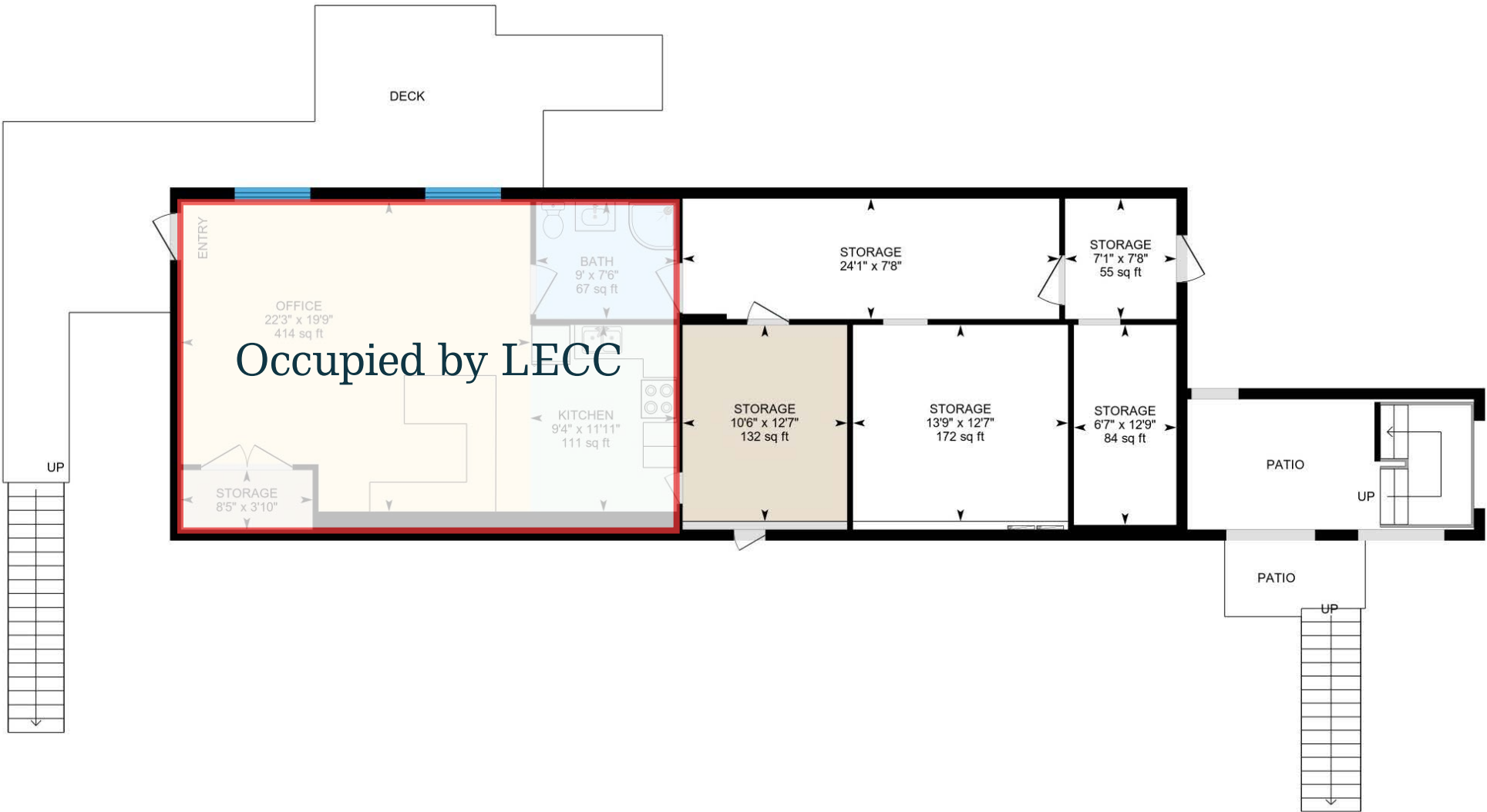
# Second Floor Floorplan | Occupied by: **B | E | C** Austin



# First Floor Floorplan | Available



# Basement Floorplan





# Property Highlights



## **RARE OWNERSHIP OPPORTUNITY**

Freestanding office building on a private, 2.79-acre lot — a unique offering in one of Austin's most sought-after submarkets.

## **OVERLOOKING RIVER VALLEY**

Three-story structure with breathtaking Colorado River Valley views.

## **ADDITIONAL INCOME IN PLACE**

The seller plans to stay in the building after closing providing the buyer with rental income to help offset ownership expenses. This property also has a tenant leasing a portion of the basement.

## **IDEAL BUYER PROFILE**

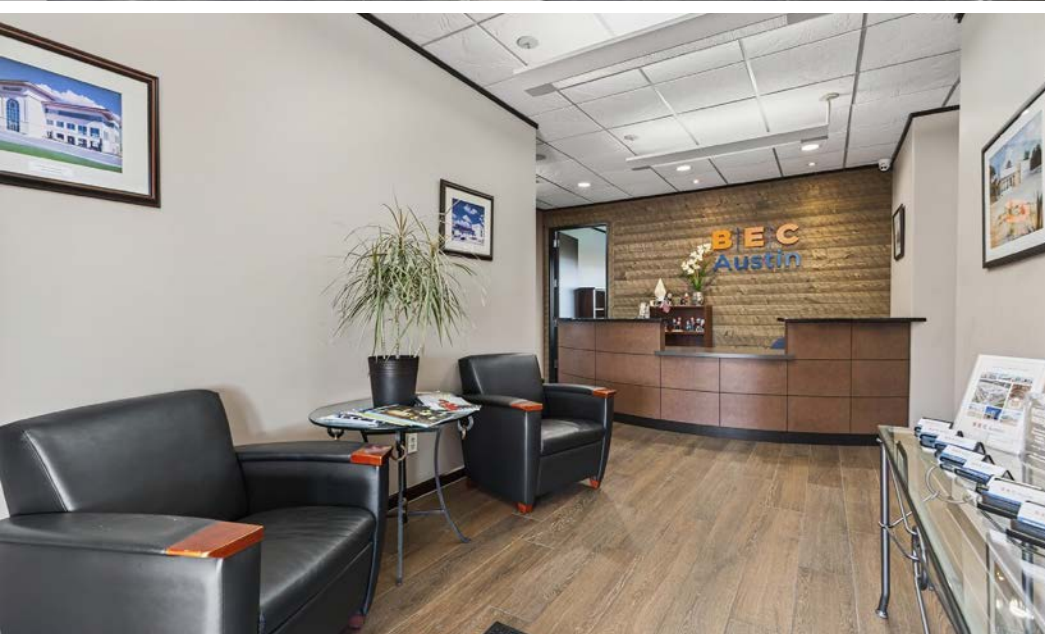
With the first floor being delivered vacant, the ideal buyer would occupy that floor and receive rental income from the other two floors.

## **AFFLUENT LOCATION**

Convenient access to the Hill Country Galleria's shops and restaurants, surrounded by high-income neighborhoods and top schools.



# Interior Photos



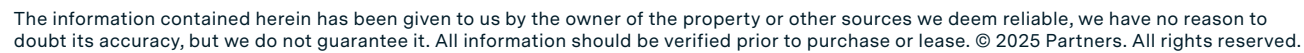


# Interior Photos





## 11

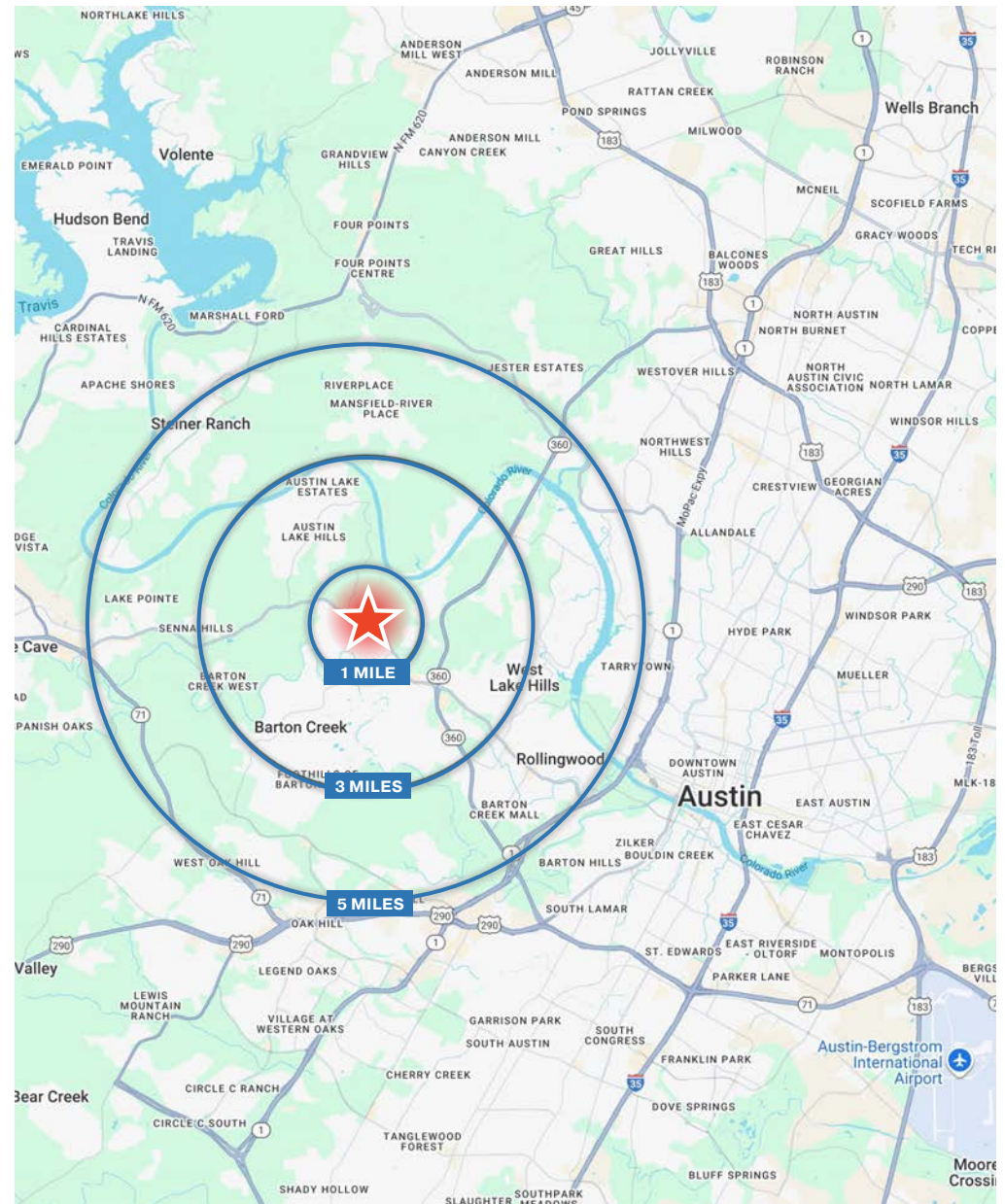


# Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	1,401	21,176	80,917
2029 Population Projection	1,501	22,746	86,811
Median Age	45.6	46.5	43.1

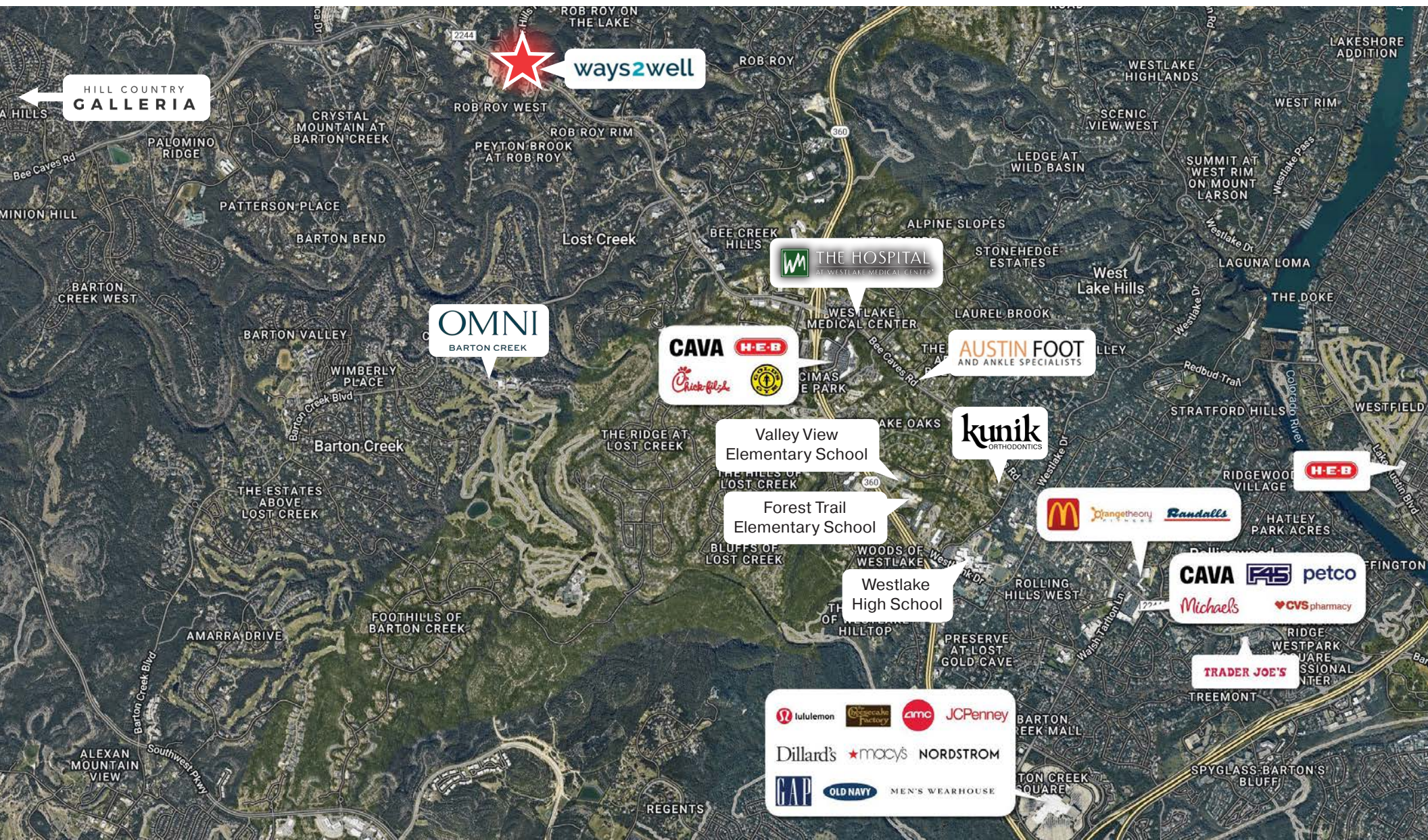
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	473	7,592	29,991
2029 Household Projection	510	8,216	32,418
Avg Household Income	\$200,115	\$206,172	\$187,322
Median Household Income	\$186,144	\$194,566	\$170,447

EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	1,228	17,832	51,262
Businesses	204	2,138	6,435





# Nearby Businesses





# Site Overview







## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Austin, LLC dba Partners      **9003950**      [licensing@partnersrealestate.com](mailto:licensing@partnersrealestate.com)      **713-629-0500**

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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