



# 20,042 Office/Medical Building For Sale in Westlake Hills

7000 Bee Cave Rd, Austin, TX 78746

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 **Spaeth • Cook**  
Brokerage & Development



# Investment Highlights

- **Price:** \$8,500,000
- **Building Size:** 20,042 RSF
- **Lot Size:** 1.00 Acre
- **Year Built:** 1999
- **Parking:** 73 total garage and surface spaces
- **Occupancy:** 100%
- **NOI:** Approx \$550,000





# Investment Highlights

## **IRREPLACEABLE REAL ESTATE**

Sitting on 1 Acre along Bee Cave Road just past Hwy 360, this site offers easy accessibility, immediate entry to surrounding amenities, and close-proximity to prestigious neighborhoods

## **STRONG SUBMARKET:**

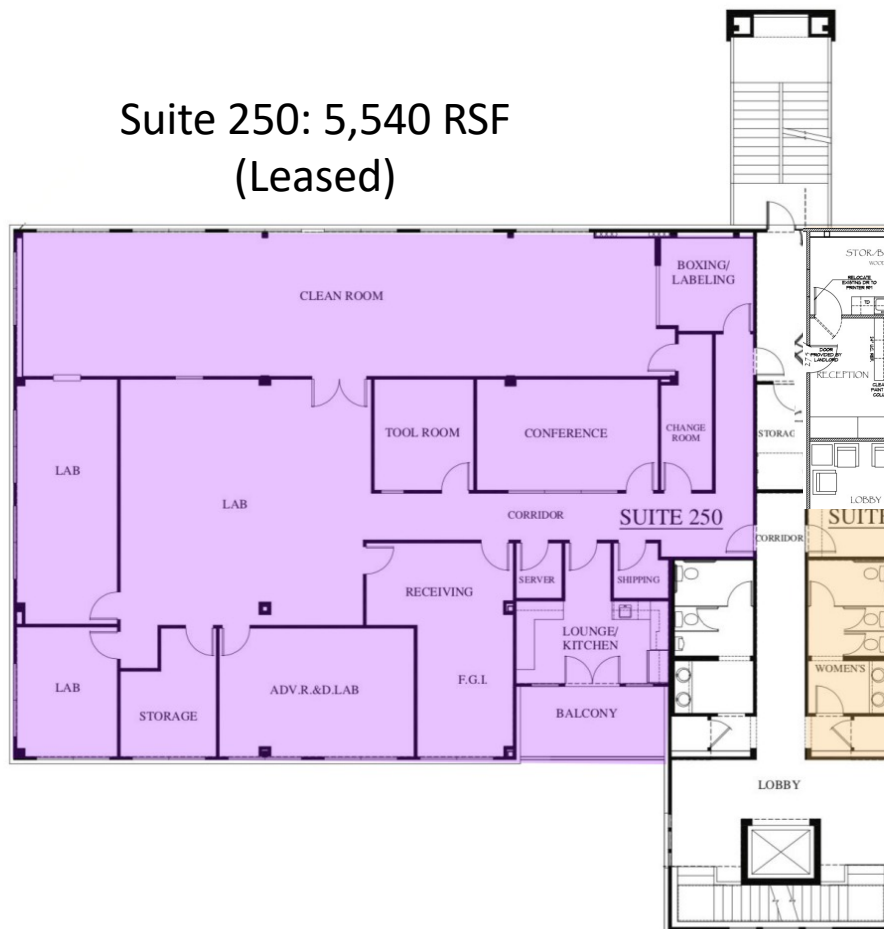
It is no secret that Austin is on a long trajectory of population and job growth and remains one of the most desirable cities to live and work in. Anyone who knows Austin, knows that Westlake Hills is one of the Austin's most desirable submarkets with consistent rent growth and value appreciation. Small tenants in this submarket, especially medical tenants, generally have a long history of leasing space with little to no tenant improvement allowances and Canyon Vista is no exception. Historically, small medical tenants in this submarket also have a high probability of renewing leases.



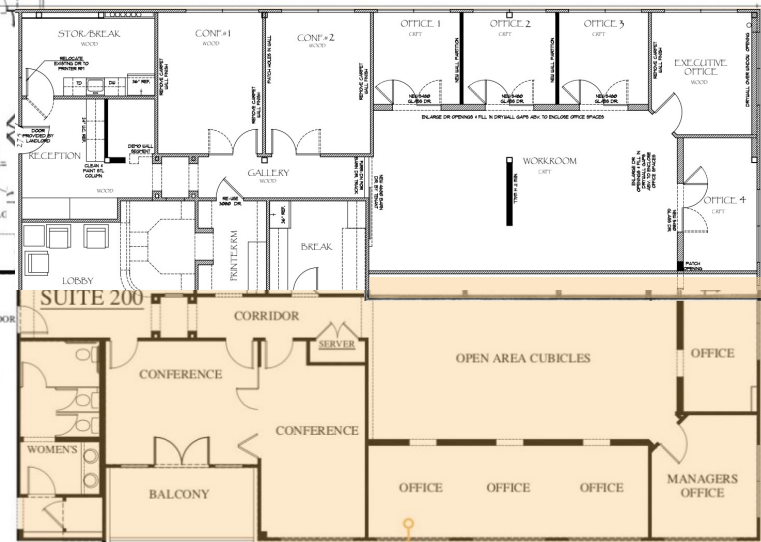
# Floor Plans



Suite 250: 5,540 RSF  
(Leased)



Suite 275: 2,797 RSF  
(Leased)



Suite 200: 2,743 RSF  
(Leased)



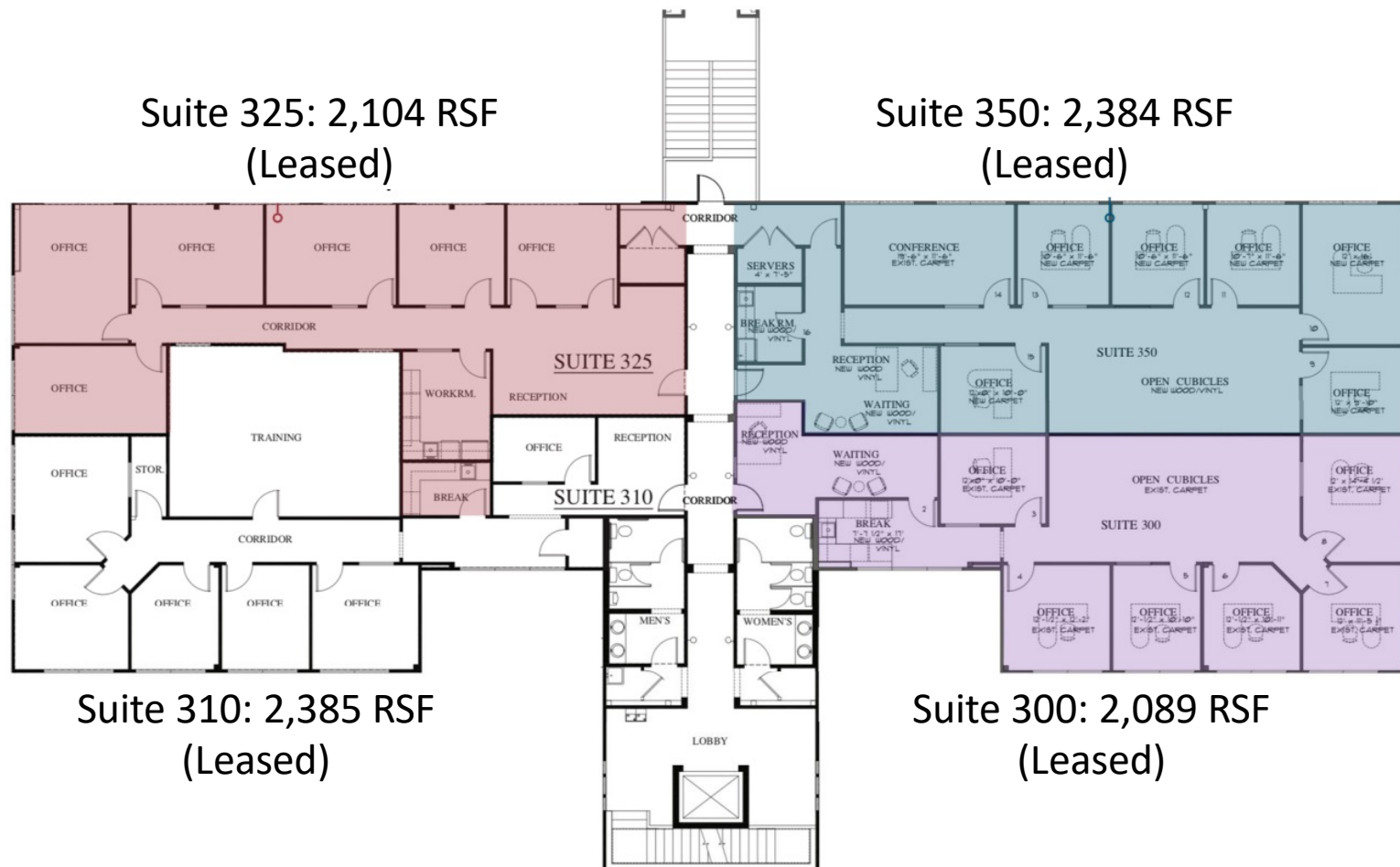


# Floor Plans



Suite 325: 2,104 RSF  
(Leased)

Suite 350: 2,384 RSF  
(Leased)

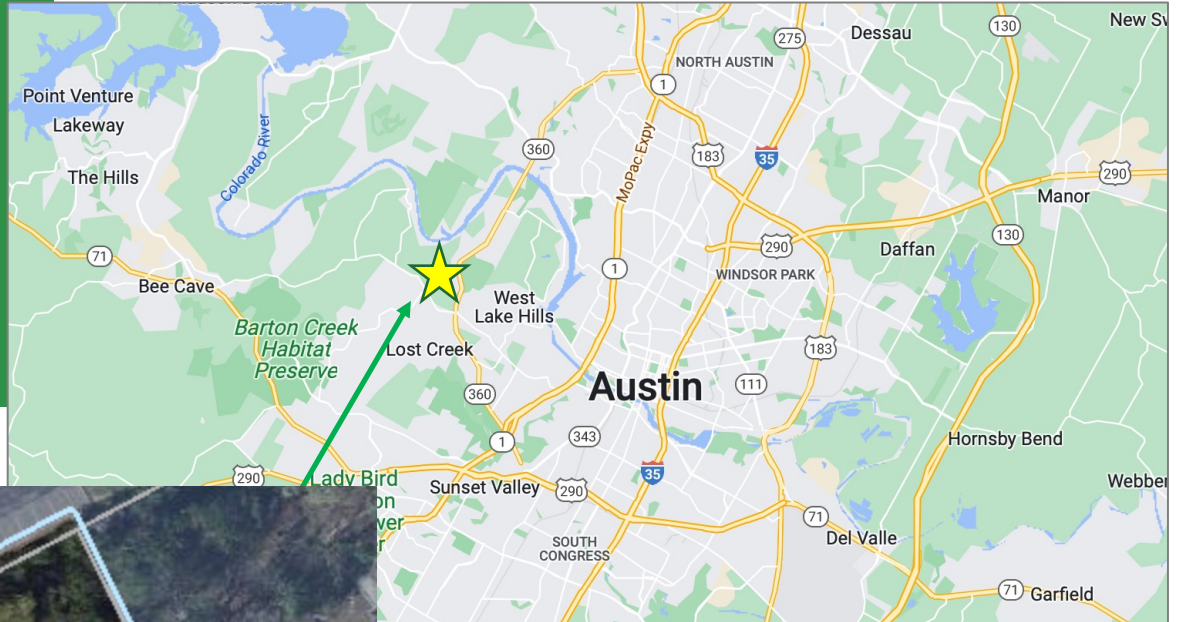


Suite 310: 2,385 RSF  
(Leased)

Suite 300: 2,089 RSF  
(Leased)



# Parcel





# Amenities

