



2204 WESTERN TRAILS BLVD.

AUSTIN, TX 78745

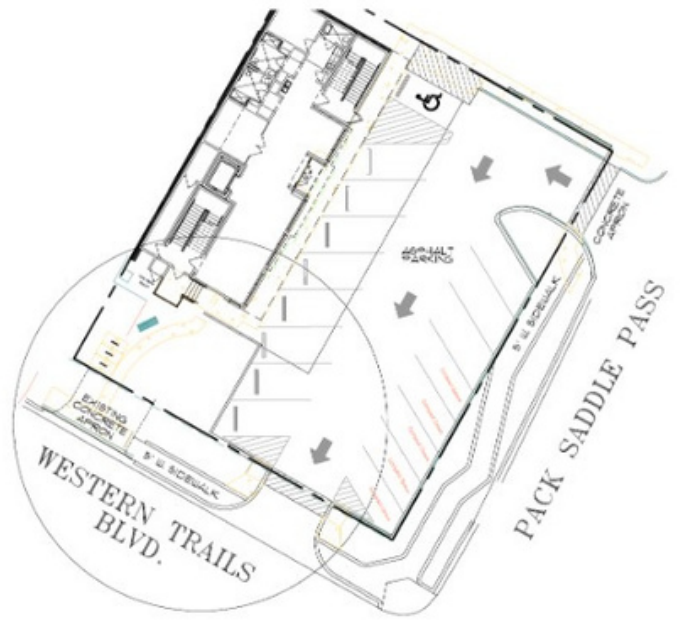


FOR SALE OR LEASE

- BUILDING SIZE : 6,503 SF +/-
- FOR SALE OR LEASE
- PRICING : CONTACT BROKER
- NNN : \$12.50 - 2026 ESTIMATE
- LEASE TERM : 5+ YEARS PREFERRED
- AVAILABILITY : 1/1/27



CHAD JEWELL // 512-633-7703 MOBILE
CHAD@AUSTINOFFICESPACE.COM



PROPERTY HIGHLIGHTS :

- 3-STORY BUILDING
- 6,503 SF +/- LEASED OR SOLD TOGETHER
- 1ST FLOOR LEASED WITH MO-MO TENANTS
- MODERN 2020 CONSTRUCTION
- 17 PRIVATE OFFICES
- 3 CONFERENCE ROOMS
- KITCHENETTES ON EACH FLOOR
- 6 RESTROOMS
- 2 SHOWERS ON 1ST FLOOR WITH LOCKERS
- ELEVATOR & 2 STAIRWELLS
- 17 PARKING SPACES
- GREAT SIGNAGE POTENTIAL
- EASY ACCESS TO US-290/ BEN WHITE, I-35, AND MOPAC
- <10 MINUTES TO DOWNTOWN AUSTIN

