

# For Sale or Lease

## Office Condo NW Austin

### 1,075 SF



**Address:** 8500 Shoal Creek Blvd. #104  
Austin, TX 78757

**Property Type:** Office

**Submarket:** Northwest

**Sale Price:** \$ 165,000

**Sale Price / SF:** \$ 153.49 (1075 SF  
Per TCAD)

**Sale Terms:** Third Party Financing

**Lease Rate:** \$19 PSF / YR

**Rentable Area:** 1075 SF

**Tenant Improvements:** Negotiable

**Details:** Office layout includes a nice reception, two large offices and a large conference room. Layout can be modified to include up to five hard wall offices, room for two cubicles and a receptionist. Great location in NW Austin, close to 183/Mopac and the Arboretum and Domain.

- Looks onto lovely courtyard
- Floor to ceiling windows on two sides
- Lots of natural light
- Reception is on the first floor lobby of the building
- Separately metered electric utility account with the city of Austin
- Great colors throughout

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611 W. 14<sup>th</sup> St, Ste. 200, Austin, TX 78701  
Active TREC LIC#0552218

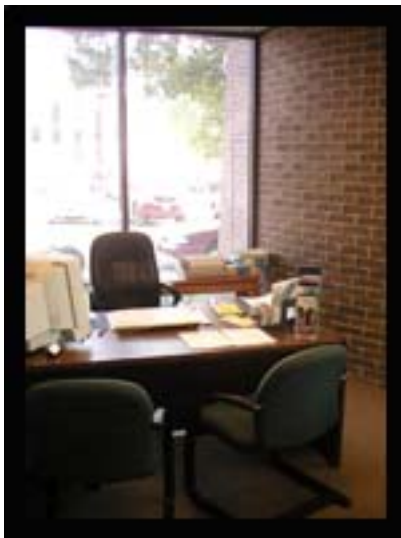
# Photos



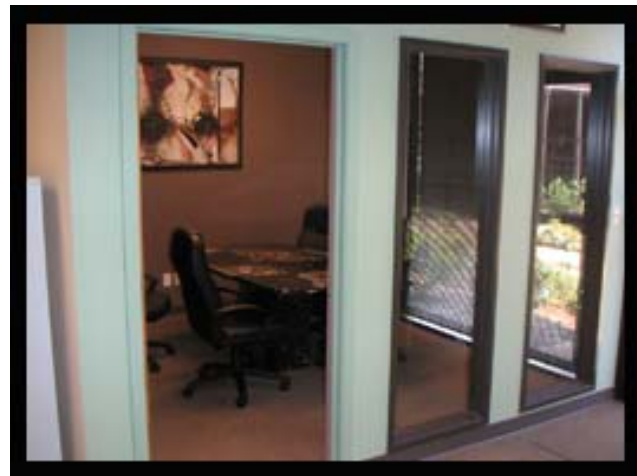
**Lobby**



**Courtyard**



**Typical Office**



**Typical Conference Room**

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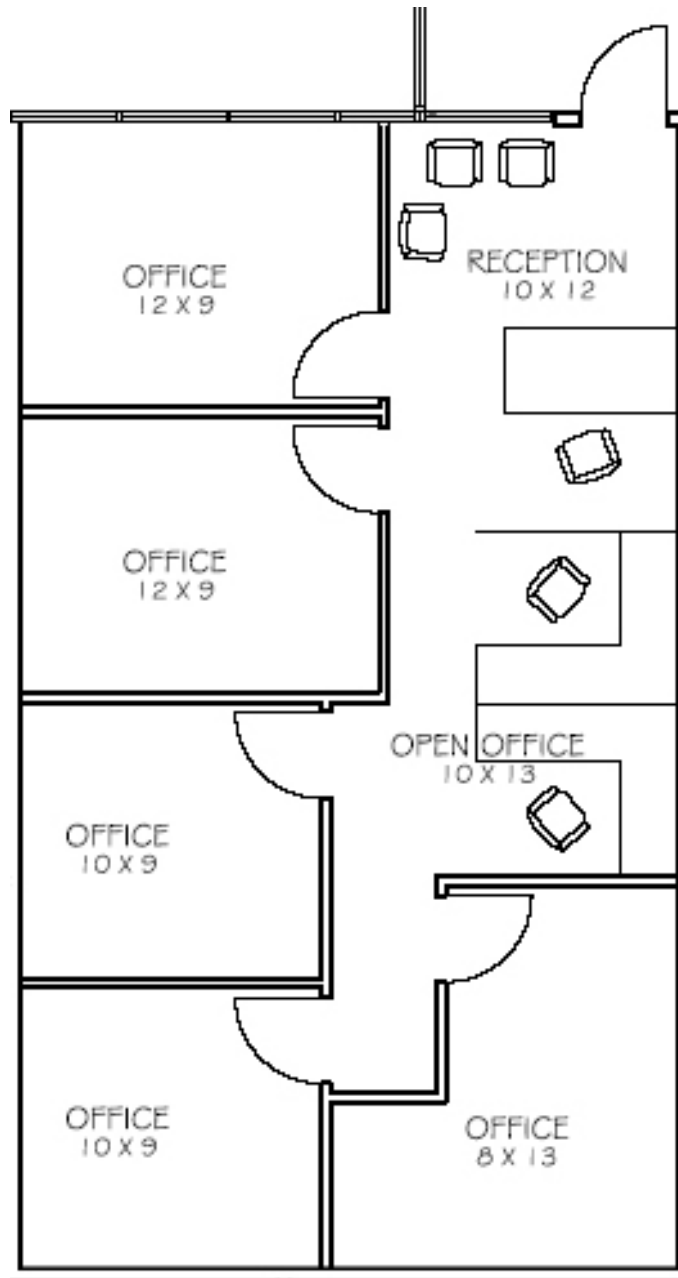
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## 5 Office Floor Plan

(Currently configured as three offices plus reception)



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