

PRICE REDUCTION



For Sale - Single Story Office / Medical Office Condo

PRICE REDUCTION: ~~\$1,637,000~~ \$1,540,000

4005 Spicewood Springs Rd. Bldg. C - Austin, TX

3,982 SF Building

- 1,926 SF - AVAILABLE FOR AN OWNER/USER OR INVESTOR
- 2,056 SF - LEASED TO 512 SMILES

Property Overview

- 3,982 SF medical/office building
 - 1,926 SF available office or medical office space (previously occupied by an Ophthalmologist)
 - 2,056 SF currently leased by 512 Smiles
- Easy access to Mopac Expy, Loop 360 and Hwy 183
- Monument signage available
- Parking lot recently repaved and striped

Location	4005 Spicewood Springs Rd. Bldg. C, Austin, TX 78759
Access/Visibility	Spicewood Springs Rd. Greenslope Dr.
Zoning	LO (Limited Office)
Existing Curb Cuts	<ul style="list-style-type: none"> • <u>Greenslope Dr</u>: 1 curb cut
Area Retail	Randall's, Torchy's Tacos, Walgreens, Another Broken Egg, Galaxy Cafe, Grove Wine Bar, Jack Allen's Kitchen, Einstein Bros, Lowes, Jiffy Lube



Demographics	1 mile	3 miles	5 miles
2024 Estimated Population	14,377	99,909	278,565
2024 Estimated Households	7,252	49,307	128,645
2024 Average HH Income	\$147,411	\$151,907	\$140,956
2024 Daytime Population	25,816	158,573	384,044

For Sale Option



For Sale:

Property:	4005 Spicewood Springs Rd. Building C, Austin, TX 78759
Purchase Price:	\$1,637,000 \$1,540,000
Property Type:	Medical Office or Office (Condo)
Sale Type:	Owner-Occupier or Investment
Building Size:	3,982 SF (Two tenant building) - 1,926 SF - Available Now - 2,056 SF - Leased to 512 Smiles
Stories:	1
Year Built:	1984
Zoning:	LO (Limited Office)



For Lease Option



For Lease:

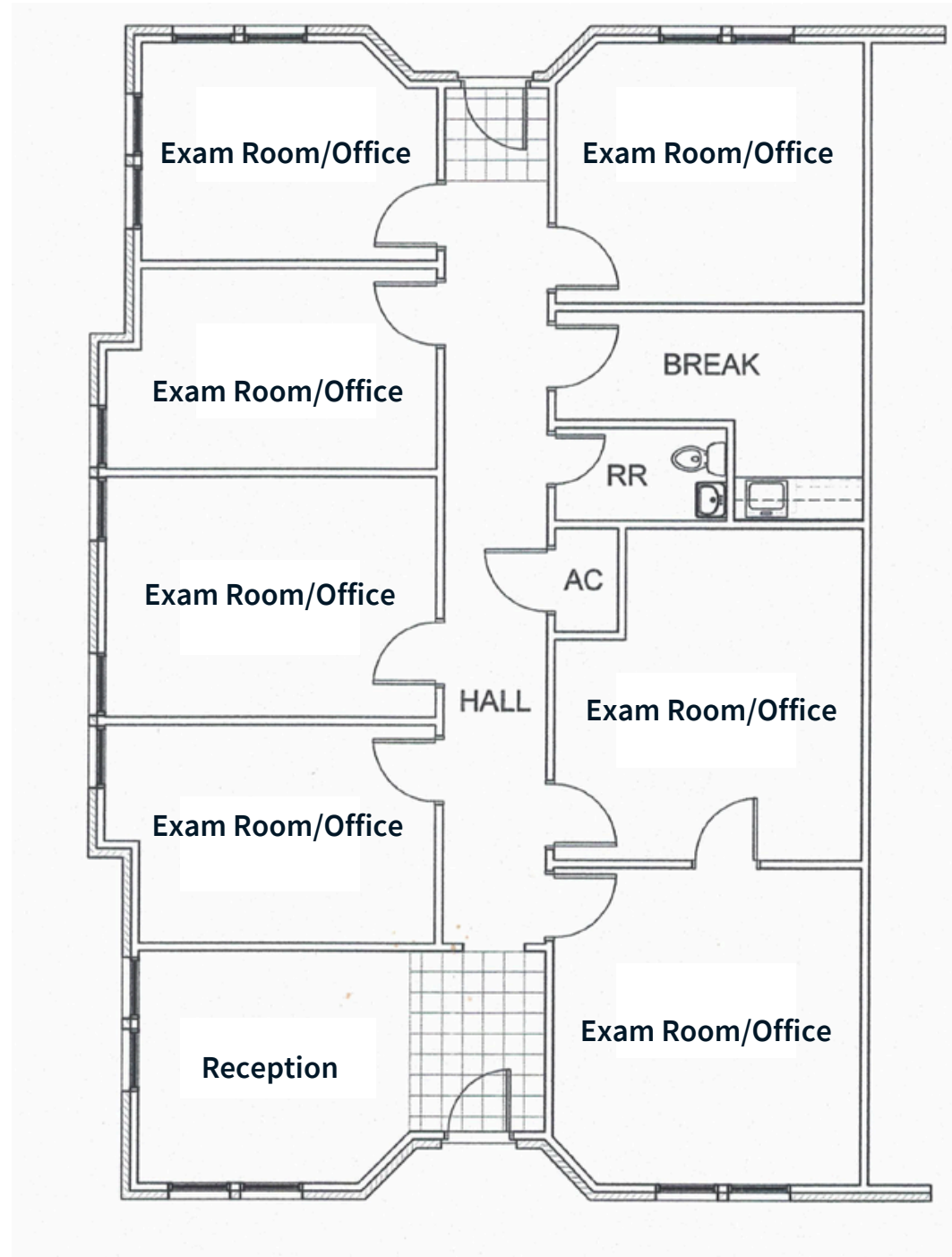
Property:	4005 Spicewood Springs Rd. Building C, Austin, TX 78759
Base Rent:	Call Broker for Details
NNN's:	\$11.66/SF for 2024
TI Allowance:	Negotiable (Landlord recently repainted the space, installed new flooring & bathroom fixtures)
Available for Lease:	1,926 SF
Zoning:	LO (Limited Office)



Photos



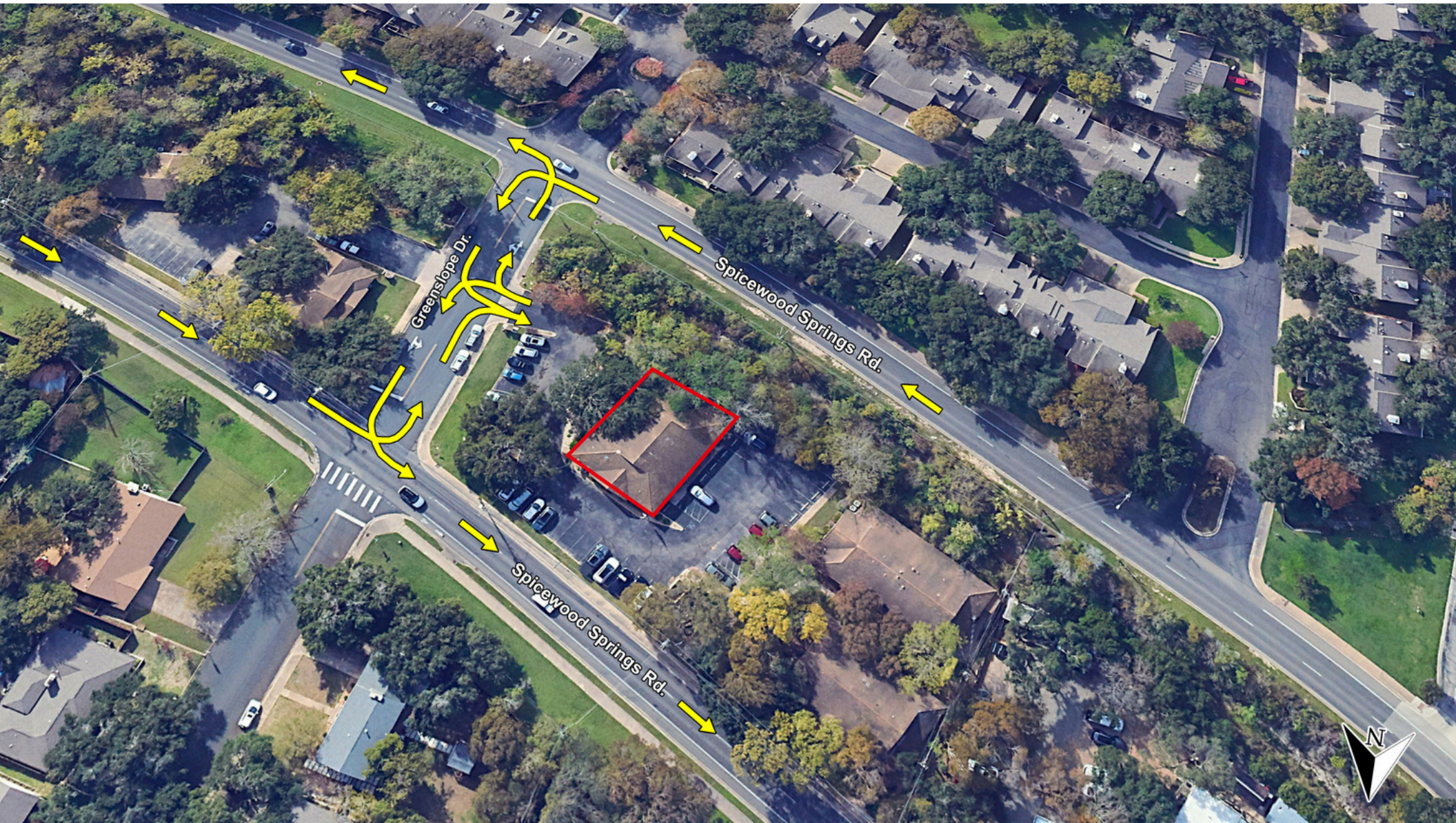
Lease Floorplan



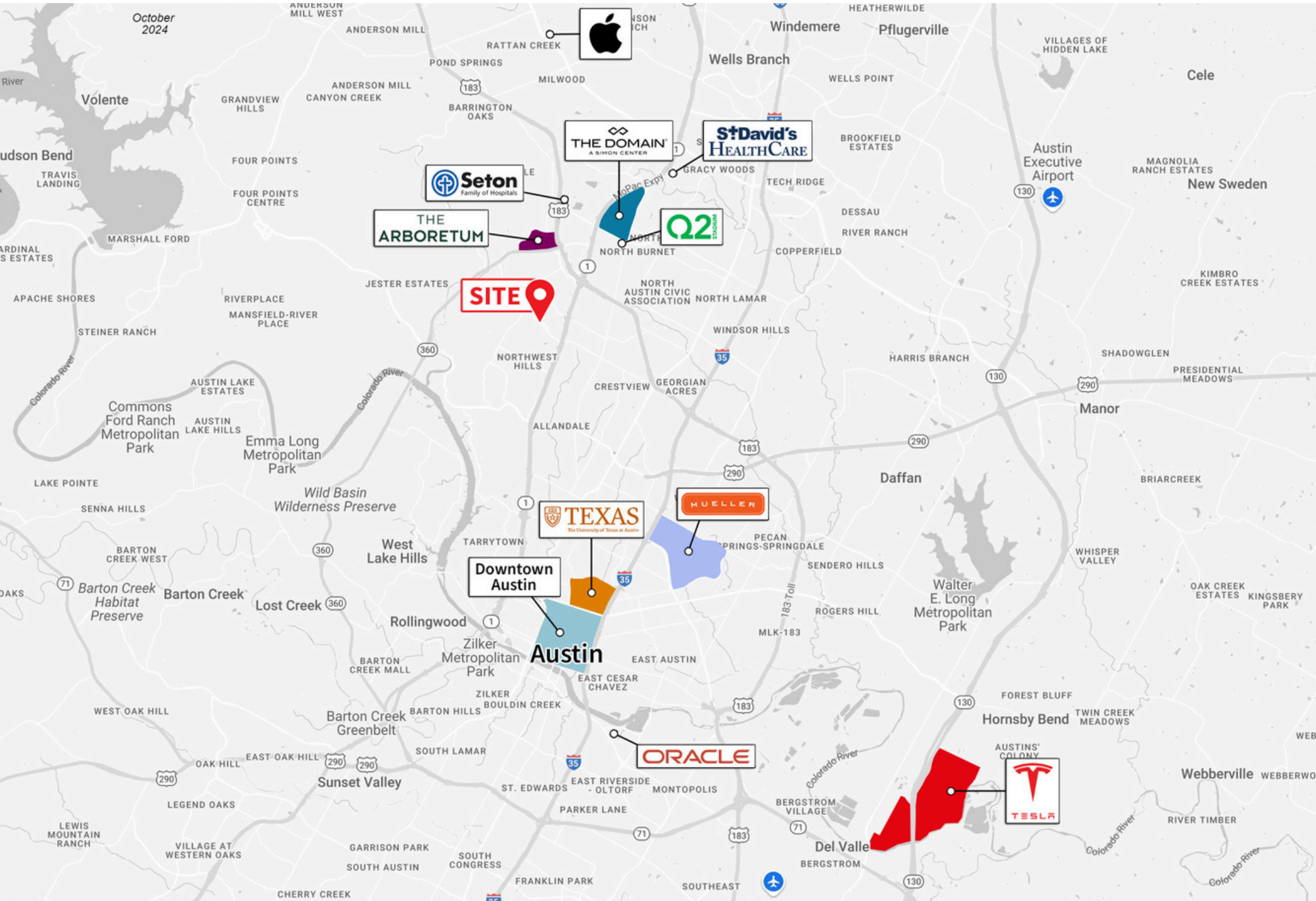
Site Overview



Site Access



Austin Overview



Market Snapshot



The Austin MSA Highlights

Austin, Texas is a vibrant metropolitan area with a population of 2.5 million people, known for its diverse culture and thriving tech scene. The city is home to the University of Texas at Austin, which boasts 53,864 students, and employs approx. 21,000 people.

Austin offers numerous attractions, including the Domain, a popular mixed-use development, and Q2 Stadium, home to the Austin FC soccer team. As the self-proclaimed "Live Music Capital of the World," Austin hosts a multitude of music venues and festivals.

The city has become a major tech hub, attracting industry giants such as Tesla, Samsung, Facebook, Amazon, Oracle, Dell, and Indeed, which have established significant operations in the area. With its blend of education, entertainment, and innovation, Austin continues to be a dynamic and fast-growing metropolitan center.



Downtown Austin

15M SF of Office
4M SF of Retail
23,969 Multi-Family Units
14K Hotel Rooms



University of Texas at Austin

53,864 Students
21,000 Employees



Q2 Stadium

20,700 seats
410K SF Complex



The Domain

5.2M SF of Office
2.2M SF of Retail
6,318 Multi-Family Units
1,218 Hotel Rooms



Tesla Gigafactory

10M SF Factory
20,000 Employees

Contact



Andrew Cornwell

Vice President

Andrew.Cornwell@jll.com

+1 (512) 368 7122