



# 7701 SAN FELIPE

SAN FELIPE PROFESSIONAL BUILDING // AUSTIN, TX 78729



## FOR SALE

OFFICE INVESTMENT | NORTHWEST AUSTIN

- 12,324 SF · 2-STORY OFFICE BUILDING
- CLASS B · BUILT IN 2007 · MULTI-TENANT
- TYPICAL FLOOR : 6,162 SF · SLAB-TO-SLAB 12'
- 50 PARKING SPACES (4.06 / 1,000 SF)
- 1.16 AC LOT · ZONED F1 GENERAL OFFICE
- MONUMENT SIGNAGE ON SAN FELIPE BLVD

### OWNER-USER OPPORTUNITY

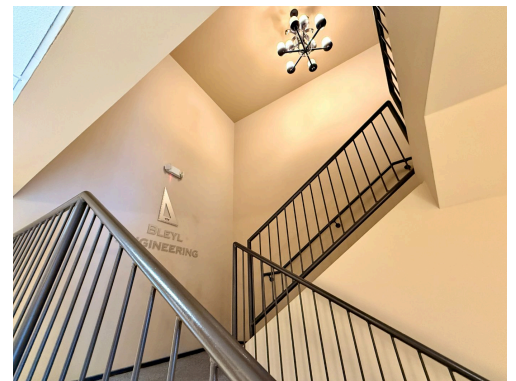
Occupy the entire 2nd floor — about **6,162 SF** — while 4 income-producing 1st-floor tenants help offset the mortgage.

**SALE PRICE — CONTACT BROKER**



**CHAD JEWELL // 512-633-7703 MOBILE**

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## INVESTMENT HIGHLIGHTS

- RARE OWNER-USER PLAY — OCCUPY THE ENTIRE ±6,162 SF 2ND FLOOR; 4 TENANTS ON THE 1ST FLOOR HELP OFFSET THE MORTGAGE
- CURRENT OWNER WILL VACATE BEFORE SALE — OR SIGN A SHORT-TERM LEASEBACK ON YOUR TIMING
- BUILT IN 2007 AND IN GREAT SHAPE — BELOW REPLACEMENT COST
- PRIVATE OFFICES, CONFERENCE ROOMS & OPEN BULLPENS WITH ABUNDANT NATURAL LIGHT
- AMPLE ON-SITE PARKING — 50 SPACES — WITH MONUMENT SIGNAGE ON SAN FELIPE

# PROPERTY DETAILS

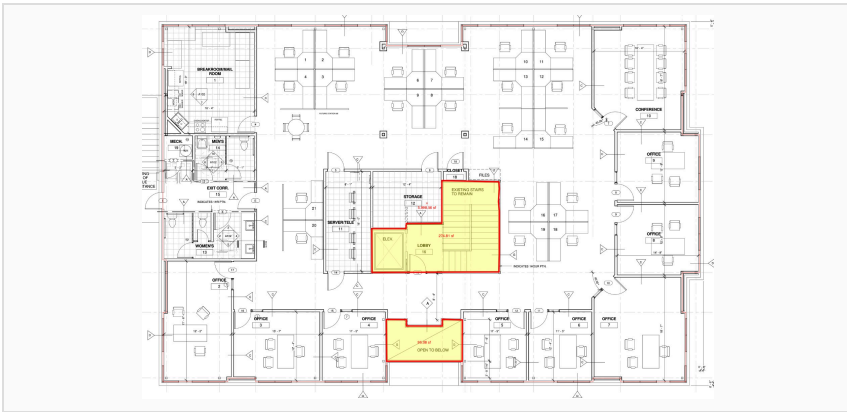


Amazing purchase opportunity in a high-growth Northwest Austin submarket. The buyer can occupy the entire ±6,162 SF 2nd floor and enjoy four income-producing tenants in place on the 1st floor to help offset mortgage costs. The owner will vacate before the sale or sign a short-term leaseback based on the buyer's timing. Contact the broker for pricing.

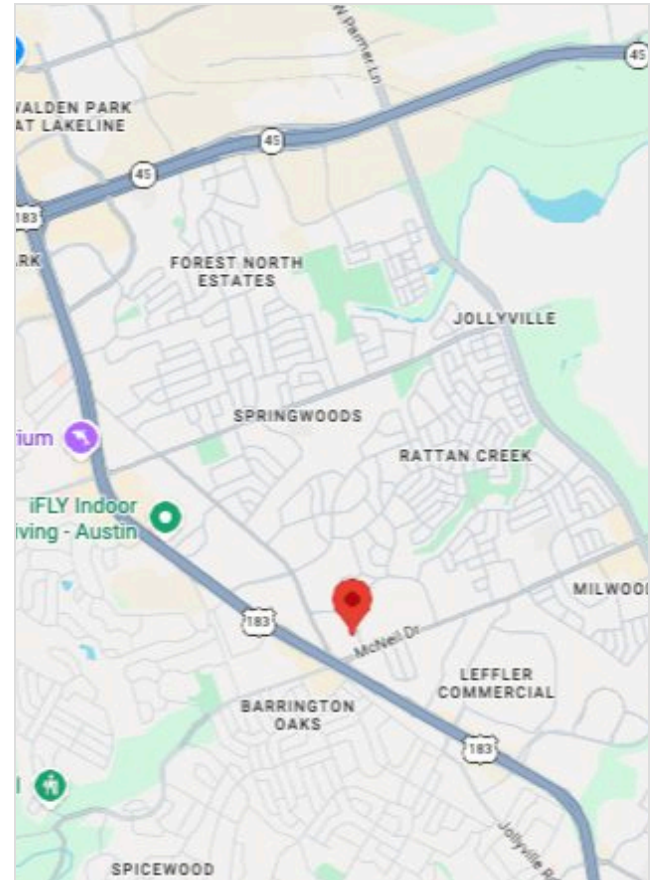
- **GREAT LOCATION IN NORTHWEST AUSTIN**
- **MULTI-TENANT · OWNER-USER SALE**
- **WALK TO SEVERAL RESTAURANTS AND BARS NEXT DOOR AND NEARBY!**

<b>BUILDING SIZE</b> <b>12,324 SF</b>	<b>YEAR BUILT</b> <b>2007</b>	<b>BUILDING CLASS</b> <b>B</b>
<b>STORIES</b> <b>2</b>	<b>TYPICAL FLOOR</b> <b>6,162 SF</b>	<b>SLAB-TO-SLAB</b> <b>12'</b>
<b>PARKING</b> <b>50 SPACES</b>	<b>LOT SIZE</b> <b>1.16 AC</b>	<b>ZONING</b> <b>F1 OFFICE</b>

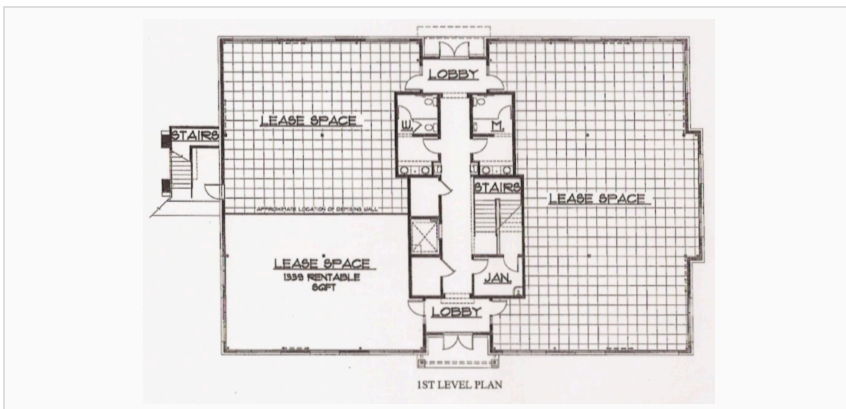
## SECOND FLOOR — OWNER SUITE



## LOCATION — OFF MCNEIL RD



## FIRST FLOOR — LEASED



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