

FOR SALE

Professional Office Condo - The Park at Eanes Creek

4407 Bee Caves Rd, Unit 621, West Lake Hills, TX 78746



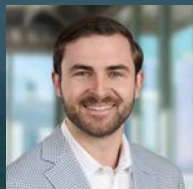
Downtown
Austin

UNIT

Bee Caves Rd | 30,355 VPD

EXCLUSIVELY LISTED BY:


PRIMARY CONTACT



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Vice President

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Nicholas Moss

Associate

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PROPERTY AT A GLANCE

ADDRESS	4407 BEE CAVES RD, UNIT 621
CITY, STATE, ZIPCODE	WEST LAKE HILLS, TX, 78746
BUILDING SIZE	7,701 SF
YEAR BUILT	2001
PARCEL NUMBER	0113190820
ZONING, COUNTY	TRAVIS

EXECUTIVE SUMMARY

Rare ownership opportunity in Austin's coveted West Lake Hills. Located in building 6 at the Park at Eanes Creek, this second floor unit is surrounded by a trove of amenities and is a short drive from downtown and the hill country. Currently built out as professional office, this suite would be ideal both as-is or converted for medical use to synergize with the many medical tenants in the business park. 8 covered parking spaces included.

Please contact Connor Watson for More information at (512) 643-8079



OFFERING DETAILS



SALE PRICE
\$3,580,965



WHOLE FLOOR
7,701 SF



UNIT SIZE RANGE
2,647 - 5,054 SF



UNIT PRICING RANGE
\$1,310,265 - \$2,501,730



PRICE PER SF
\$495



TOTAL OFFICE PARK
4.25 AC



YEAR BUILT
2001



PARKING SPACES
**40+ Unreserved
8 Covered**



MONTHLY ASSOCIATION DUES
**\$2,156.28
\$0.28 Per SF**

PROPERTY HIGHLIGHTS

OWNER/USER OPPORTUNITY

This turn-key condo suite presents an ideal owner/user opportunity for professionals or businesses looking for a ready-to-occupy space in a prime location.

DEMISABLE SUITE OPTIONS

PERFECT LOCATION | THE PARK AT EANES CREEK

Situated in The Park at Eanes Creek, this property is located in one of the most desirable areas of West Lake Hills, offering easy access to nearby amenities and major thoroughfares, making it an ideal spot for business operations.

IRREPLACEABLE REAL ESTATE

The property is located in a highly sought-after area of West Lake Hills, making the real estate irreplaceable. Its prime location provides long-term value and unmatched appeal in the market.

COVERED PARKING INCLUDED

The suite includes convenient covered parking, ensuring ease of access and protection for employees and clients alike, adding an additional layer of convenience and value to the property.

UNPARALLELED MARKET GROWTH

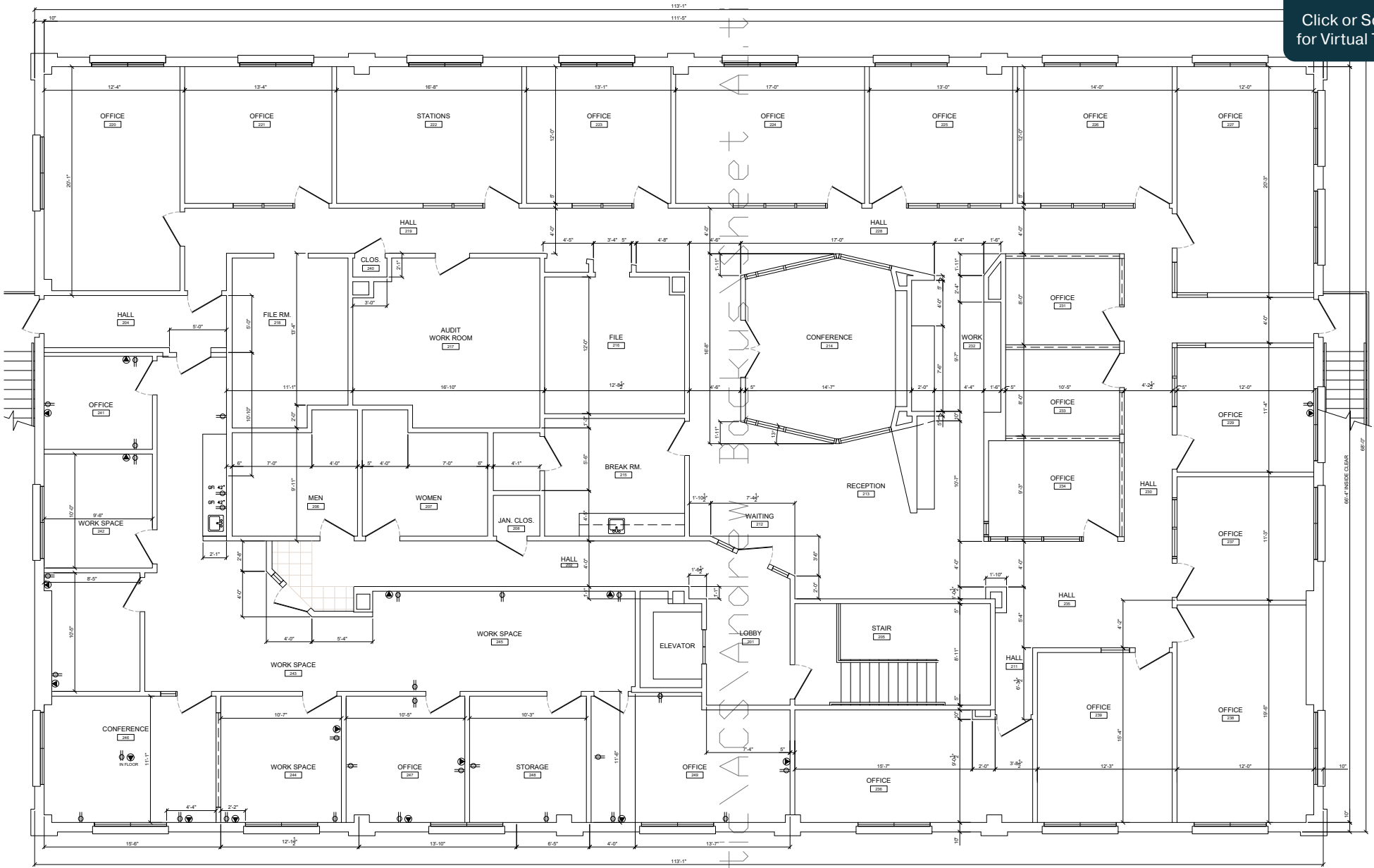
In West Lake Hills, Texas, the medical office and ambulatory surgery market is driven by advanced facilities like Baylor Scott & White Clinic – Westlake and St. David's Westlake Medical Center. These facilities exemplify the shift towards cost-effective, patient-centered outpatient care, with state-of-the-art technologies and a focus on patient recovery. This positive trajectory in West Lake Hills' healthcare real estate market reflects its capability to meet growing demands with efficiency and excellence.



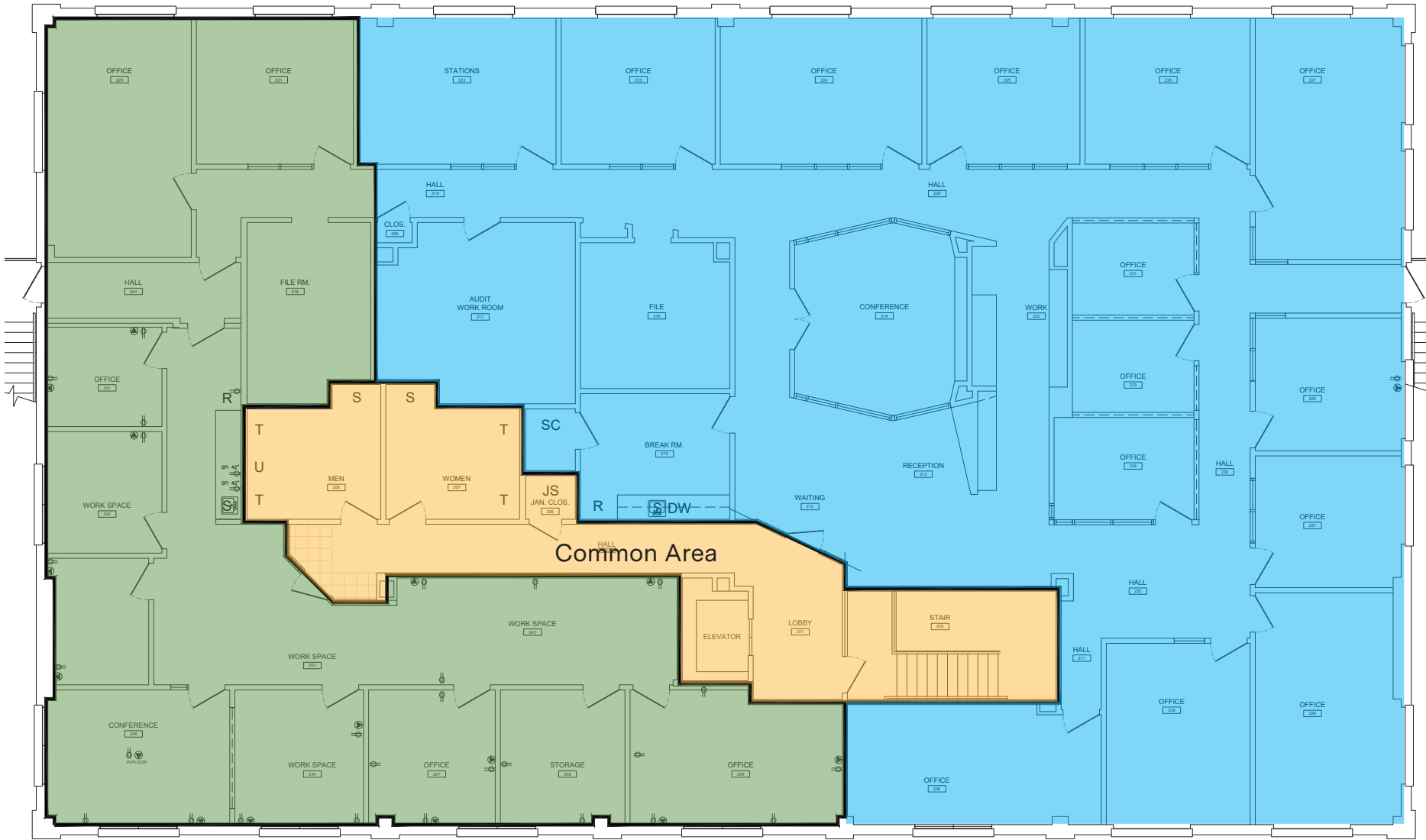
FLOOR PLAN



Click or Scan for Virtual Tour



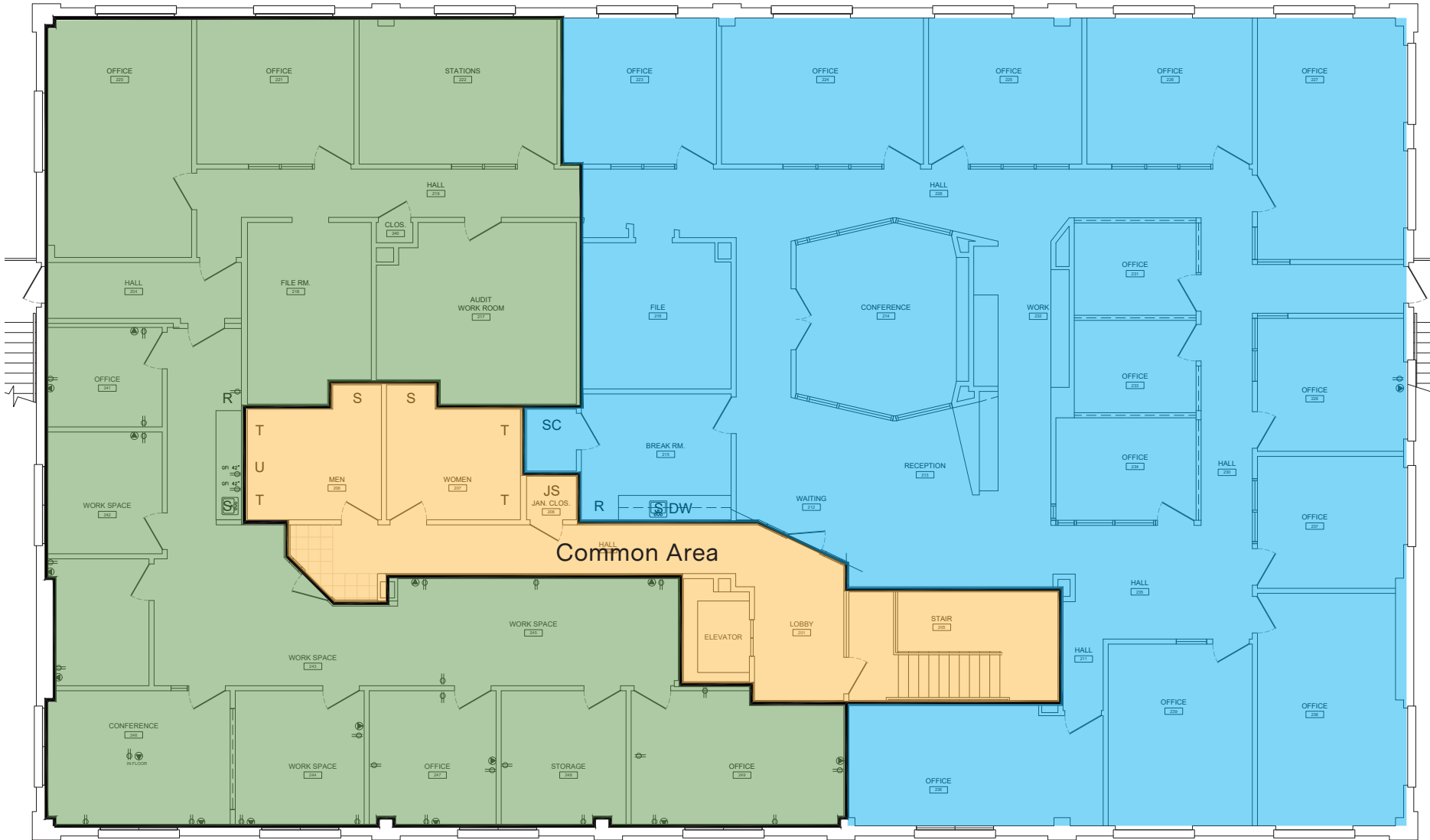
DEMISING OPTION 1



2,647 SF: \$1,310,265
 5,054 SF: \$2,501,730

- LEGEND**
- DW - DISHWASHER
 - S - SINK
 - R - REFRIGERATOR
 - SC - SERVER CLOSET
 - JS - JANITOR SINK
 - T - TOILET
 - U - URINAL

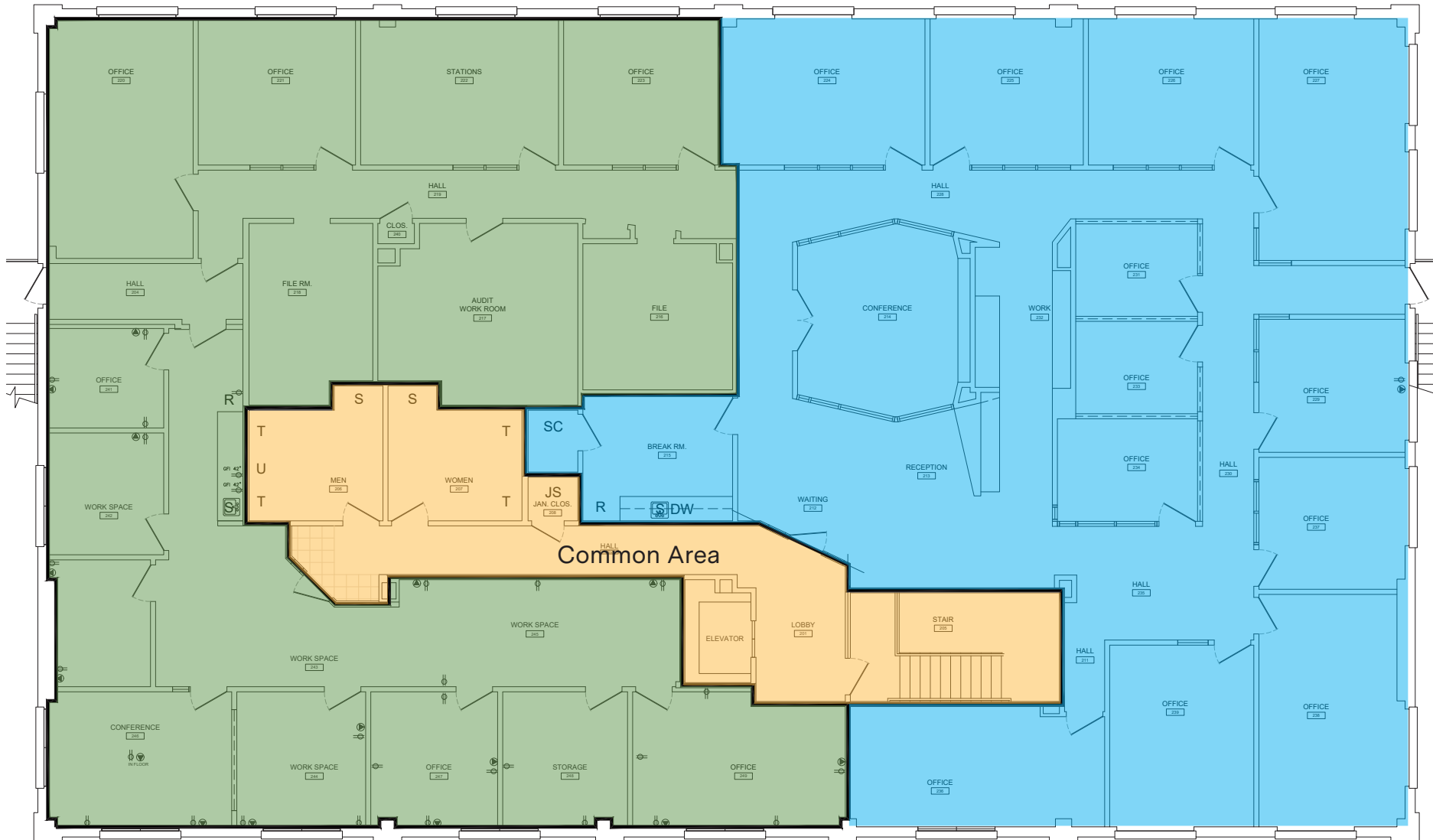
DEMISING OPTION 2



3,258 SF: \$1,612,710
 4,443 SF: \$2,199,285

- LEGEND**
- DW - DISHWASHER
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 - R - REFRIGERATOR
 - SC - SERVER CLOSET
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DEMISING OPTION 3




3,717 SF: \$1,839,915
 3,984 SF: \$1,972,080

LEGEND

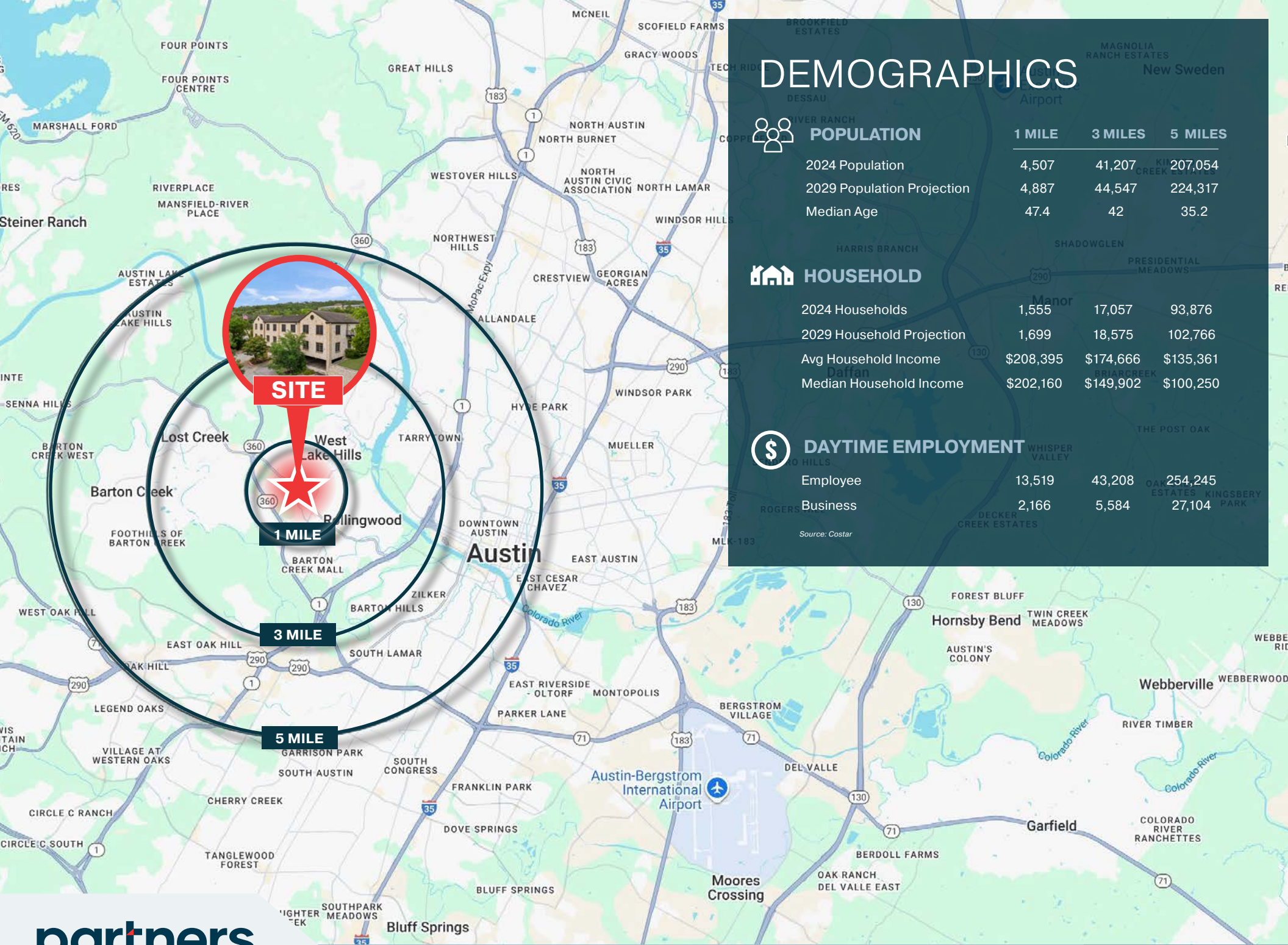
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INTERIOR PHOTOS



Click or Scan
for Virtual Tour





DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	4,507	41,207	207,054
2029 Population Projection	4,887	44,547	224,317
Median Age	47.4	42	35.2

HOUSEHOLD

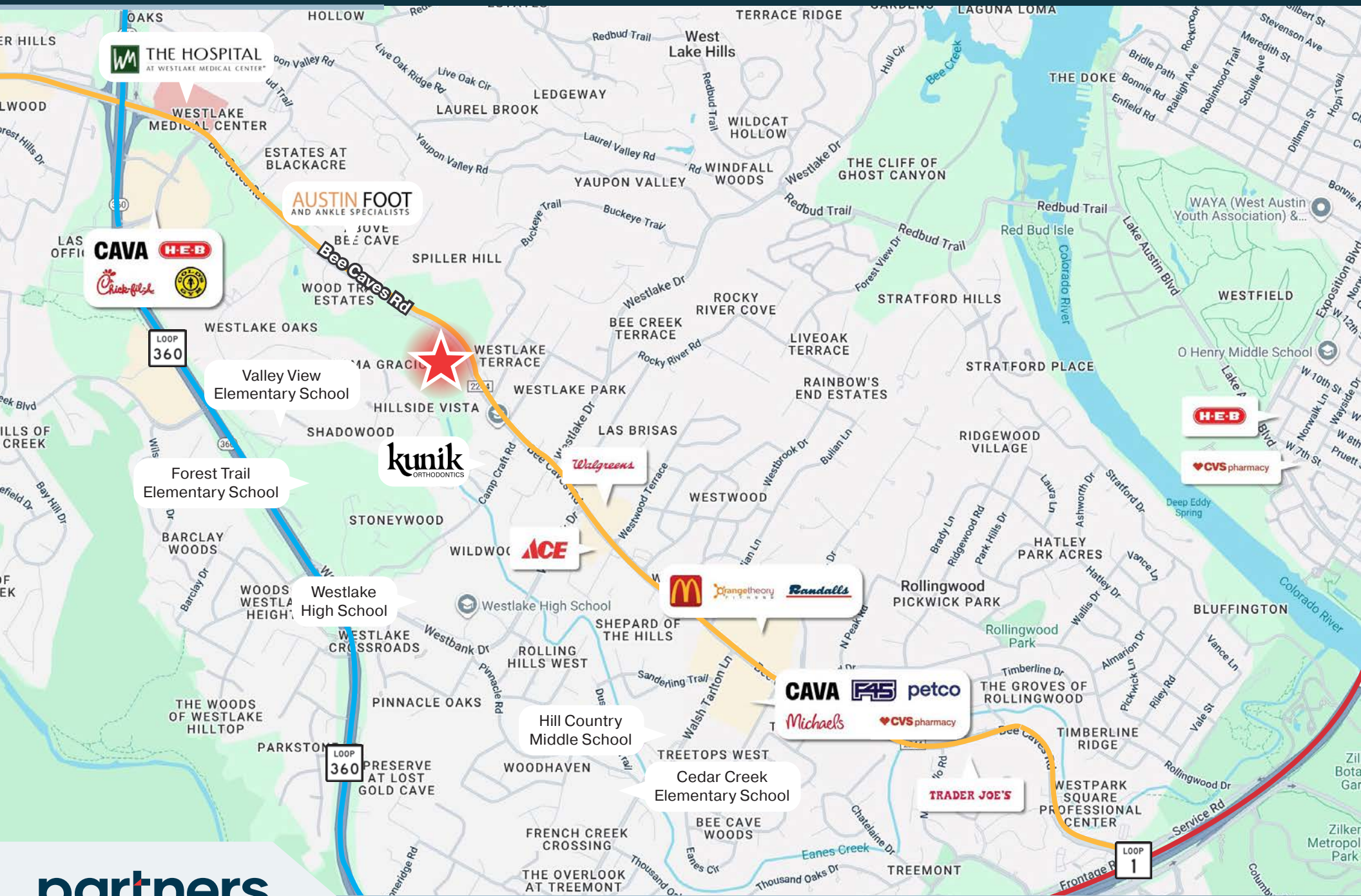
	1 MILE	3 MILES	5 MILES
2024 Households	1,555	17,057	93,876
2029 Household Projection	1,699	18,575	102,766
Avg Household Income	\$208,395	\$174,666	\$135,361
Median Household Income	\$202,160	\$149,902	\$100,250

DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	13,519	43,208	254,245
Business	2,166	5,584	27,104

Source: Costar

NEARBY RETAIL





DISCLAIMER

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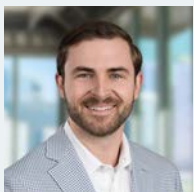
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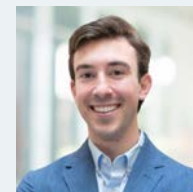


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