



LEADCOMMERCIAL

VILLITA WEST OFFICE CONDO FOR SALE

2301 S CAPITAL OF TX HIGHWAY, J-102 | AUSTIN, TX 78746

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

The Spanish-style office condo contains approximately 3,037 square feet within the Villita West Office Condos located in the heart of Westlake. The Property provides great access with easy ingress/egress and convenient location off Loop 360 with proximity to Mopac Expressway. The Property is well positioned for a professional office user with perimeter glass/hard wall offices, a central conference room, and three restrooms. The office condominium project hosts a mix of professional office users ranging across nine buildings in a serene environment.

PROPERTY HIGHLIGHTS

- 8 Executive Perimeter Offices & Central Conference Room
- Private Restroom with Shower & 3 Individual Restrooms
- Kitchenette
- Access to Pool for Tenants/Owners
- Tall Ceilings
- Ample Parking
- Available for Immediate Occupancy

OFFERING SUMMARY

SIZE:	3,037 SF
YEAR BUILT:	1999
ZONING:	GO-CO
SUBMARKET:	Westlake Hills
HOA CONDO DUES:	~\$909.92/Mo Inclusive of Insurance, Common Areas, Exterior Building Maintenance, Water & Trash
SALES PRICE:	Call Broker for Details



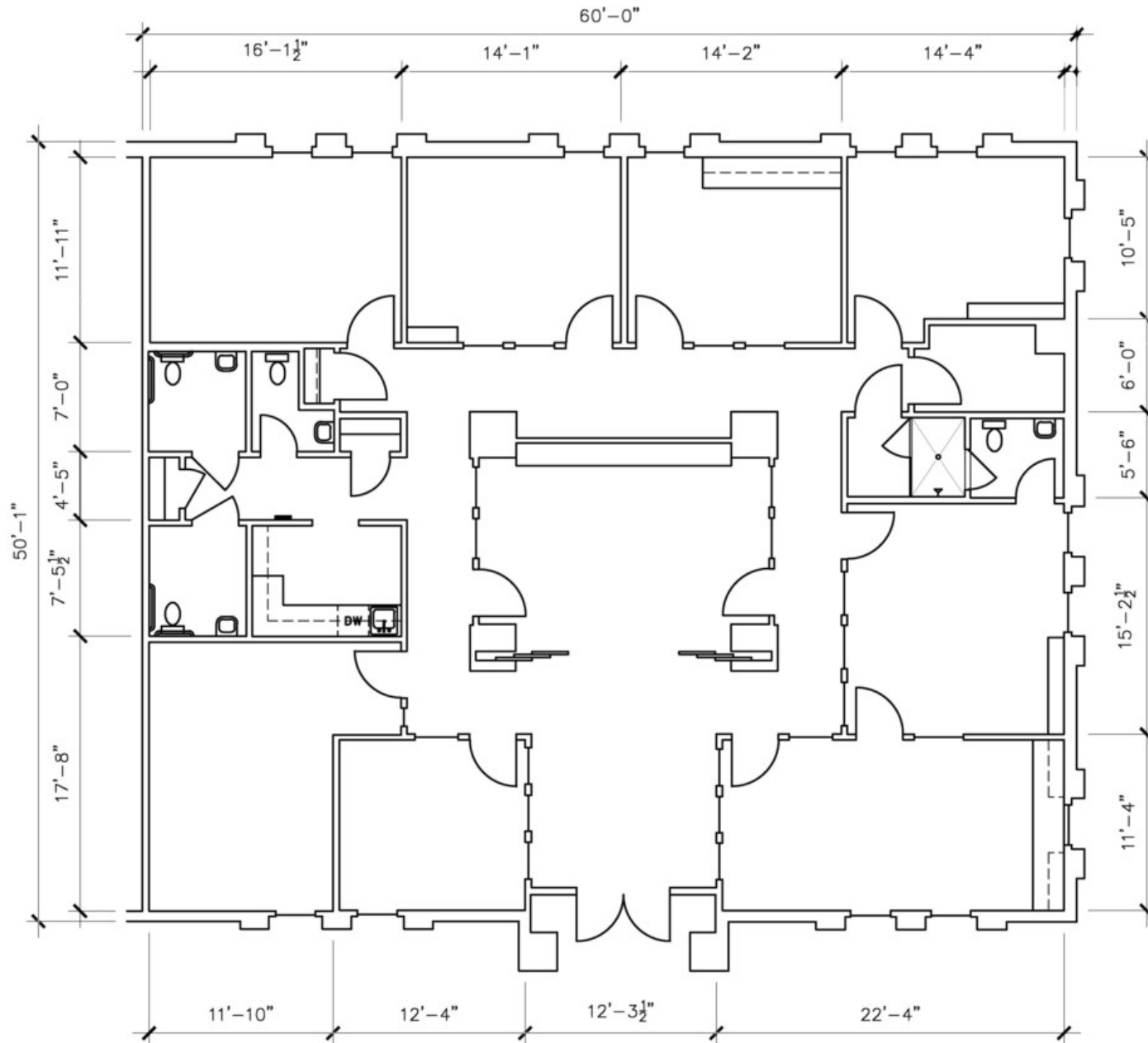
2301 S
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CONDOMINIUM PHOTOS

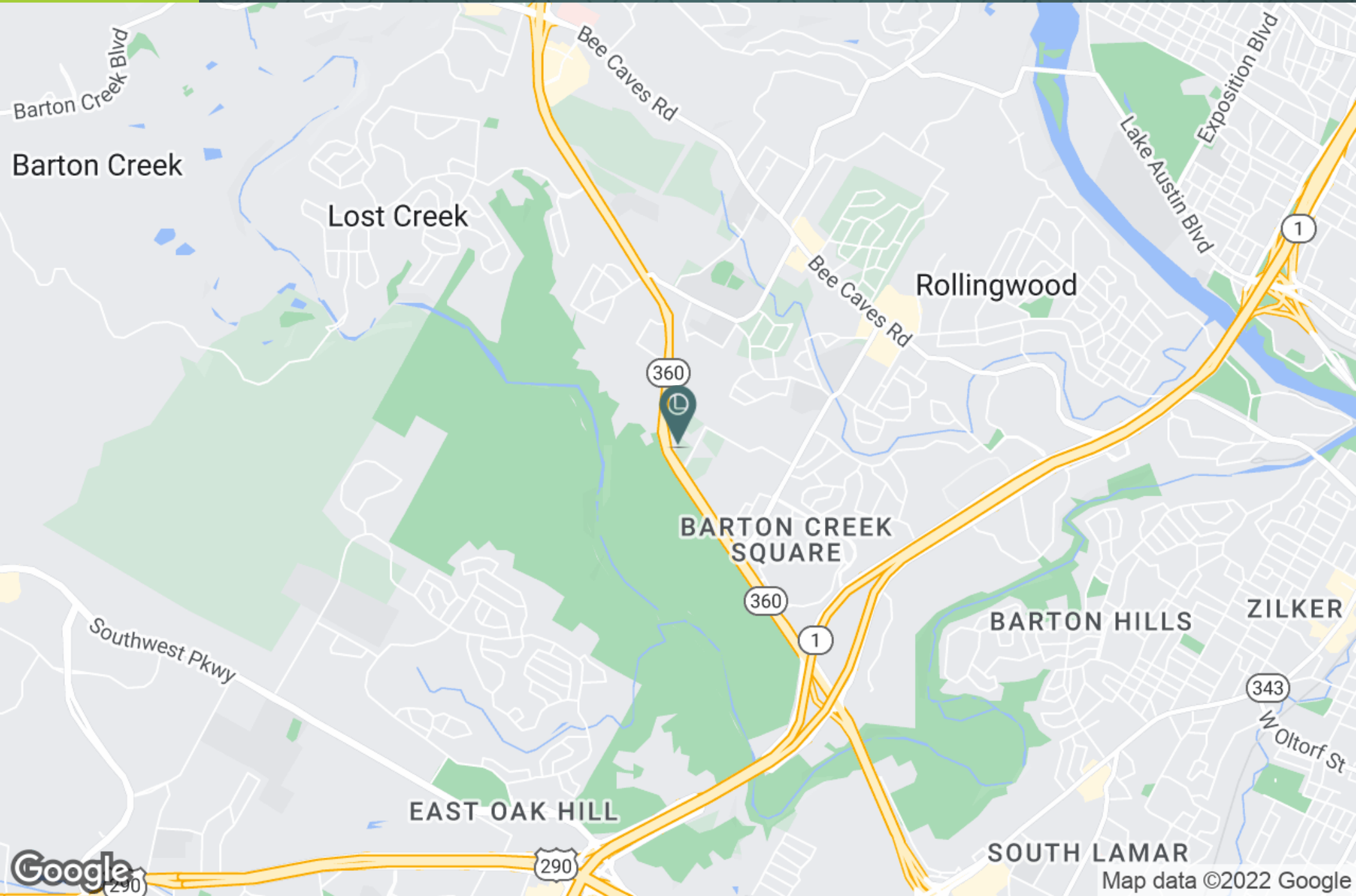
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FLOOR PLAN



LOCATION MAP



RETAILER MAP





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