

LEADCOMMERCIAL

4942 W HIGHWAY 290

OFFICE ON 2 ACRES FOR SALE OR LEASE | SOUTHWEST AUSTIN

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

4942 W Highway 290 is an amazing piece of property situated in the Sunset Valley neighborhood of Southwest Austin. Located directly off of Highway 290 at the junction of 290, Mopac Expressway and Loop 360, ingress and egress are hassle free. In addition to the high visibility location, what really sets this property apart is its access to the Greenbelt. The property sits right along the entrance of the Violet Crown Trailhead of the Barton Creek Trail. The combination of big city and environmental amenities makes 4942 W Highway 290 a true oasis in the heart of a booming metro.

The site currently houses a one-story office building measuring 2,993 square feet and a shop measuring 482 square feet making the total existing square footage 3,475. The owner has permits to add an additional two-story building measuring 4,892 square feet. Construction will start March 7 with a delivery date toward the end of the year.

OFFERING SUMMARY

LEGAL DESCRIPTION	LOT 1 SW 4942 VIEW SUBD
BUILDING SIZE (EXISTING OFFICE & SHOP)	+/- 3,475 SF
BUILDING SIZE (PROPOSED BUILDING 2)	4,892 SF (Suite A: 2,446 SF / Suite B: 2,446 SF)
LOT SIZE	1.96 Acres
YEAR BUILT	1946
PARKING	26 Surface Spaces
CURRENT PARKING RATIO	7.48 per 1,000
PARKING RATIO AFTER BUILDING 2 IS COMPLETED	3.11 per 1,000
ZONING	Neighborhood Office
WATER/ WASTE WATER PROVIDER	City of Sunset Valley
FLOODPLAIN	None
2021 PROPERTY TAXES	\$19,646.97
LOW TAX RATE	1.64%
LEASE RATE	Negotiable
OPEX	+/- 10/SF/YR
SALES PRICE	Call Broker for Details

PROPERTY PHOTOS



PROPERTY ENTRY



PROPERTY ENTRY



FRONT



BUILDING ENTRY

PROPERTY PHOTOS



LOBBY



SECOND LOBBY



MAIN SPACE



MAIN OFFICE

PROPERTY PHOTOS



MAIN OFFICE



MAIN BATHROOM



SECOND OFFICE



THIRD OFFICE

PROPERTY PHOTOS



WORK ROOM



CONFERENCE ROOM



GALLERY



KITCHENETTE

PROPERTY PHOTOS



PATIO



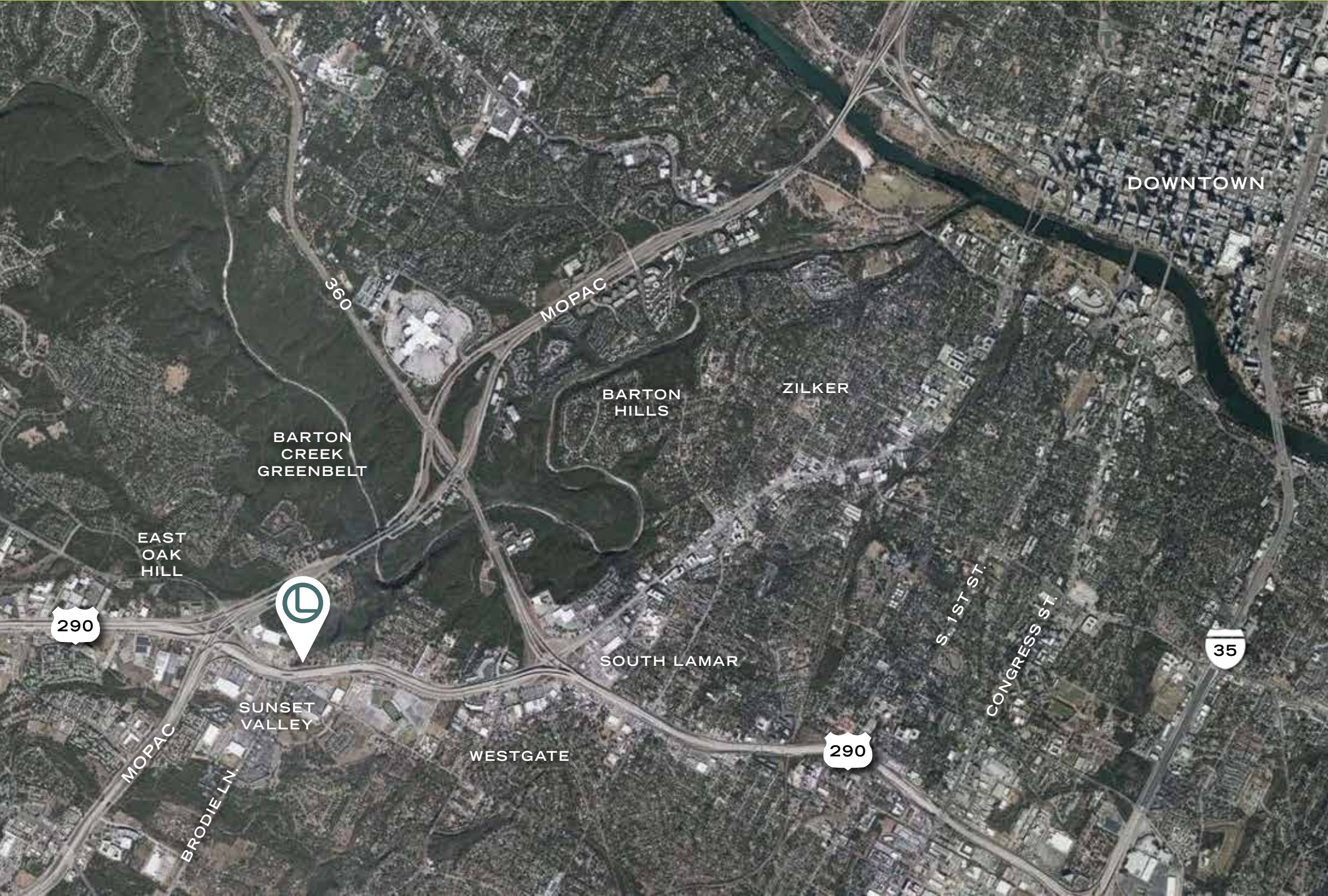
BACK OF PROPERTY



ADJACENT PROPERTY BACK



ADJACENT PROPERTY FRONT



DOWNTOWN

360

MOPAC

BARTON HILLS

ZILKER

BARTON CREEK GREENBELT

EAST OAK HILL

290



SOUTH LAMAR

S. 1ST ST.

CONGRESS ST.

35

SUNSET VALLEY

WESTGATE

290

MOPAC

BRODIE LN.

AERIALS



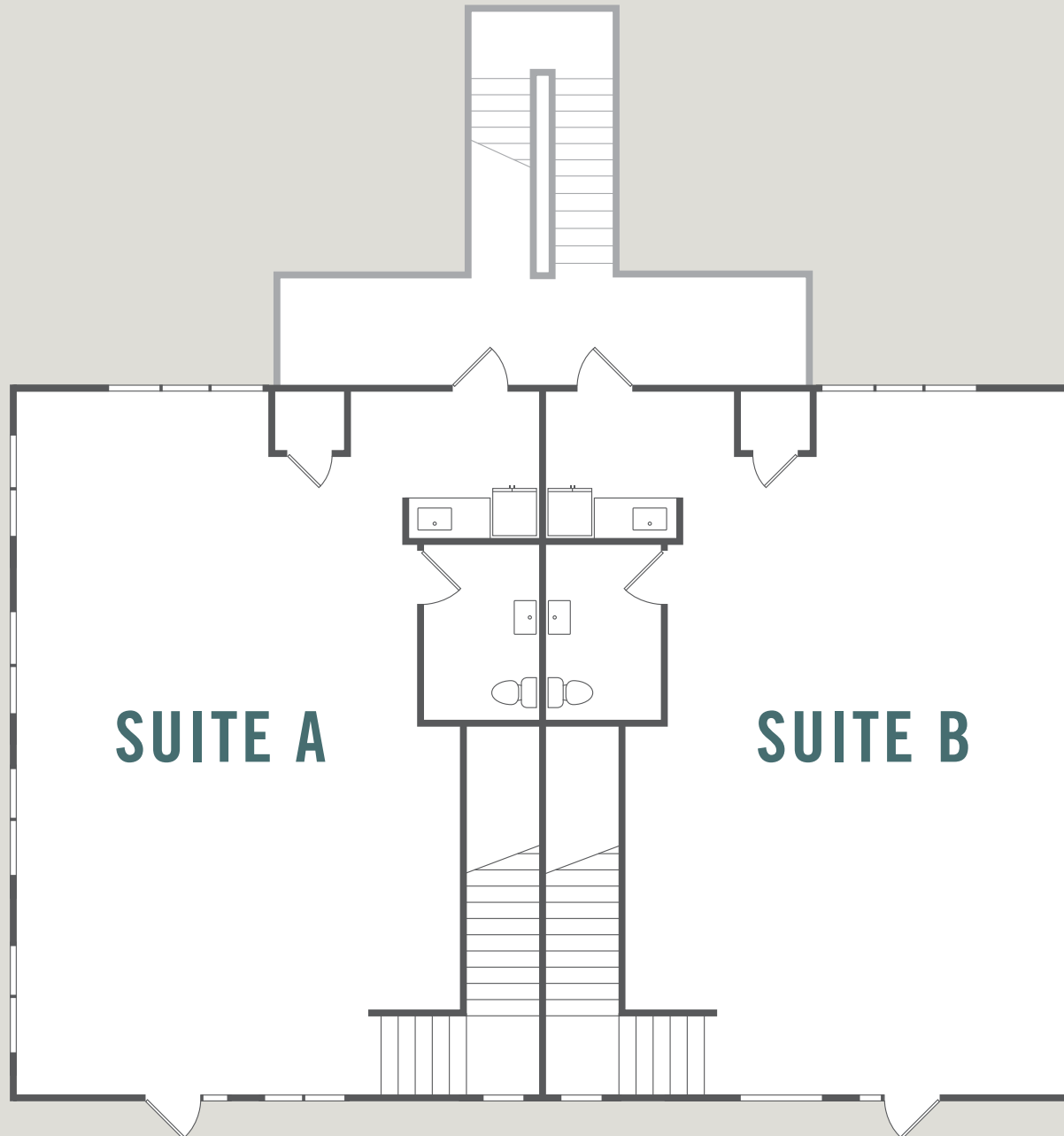
SITE PLAN



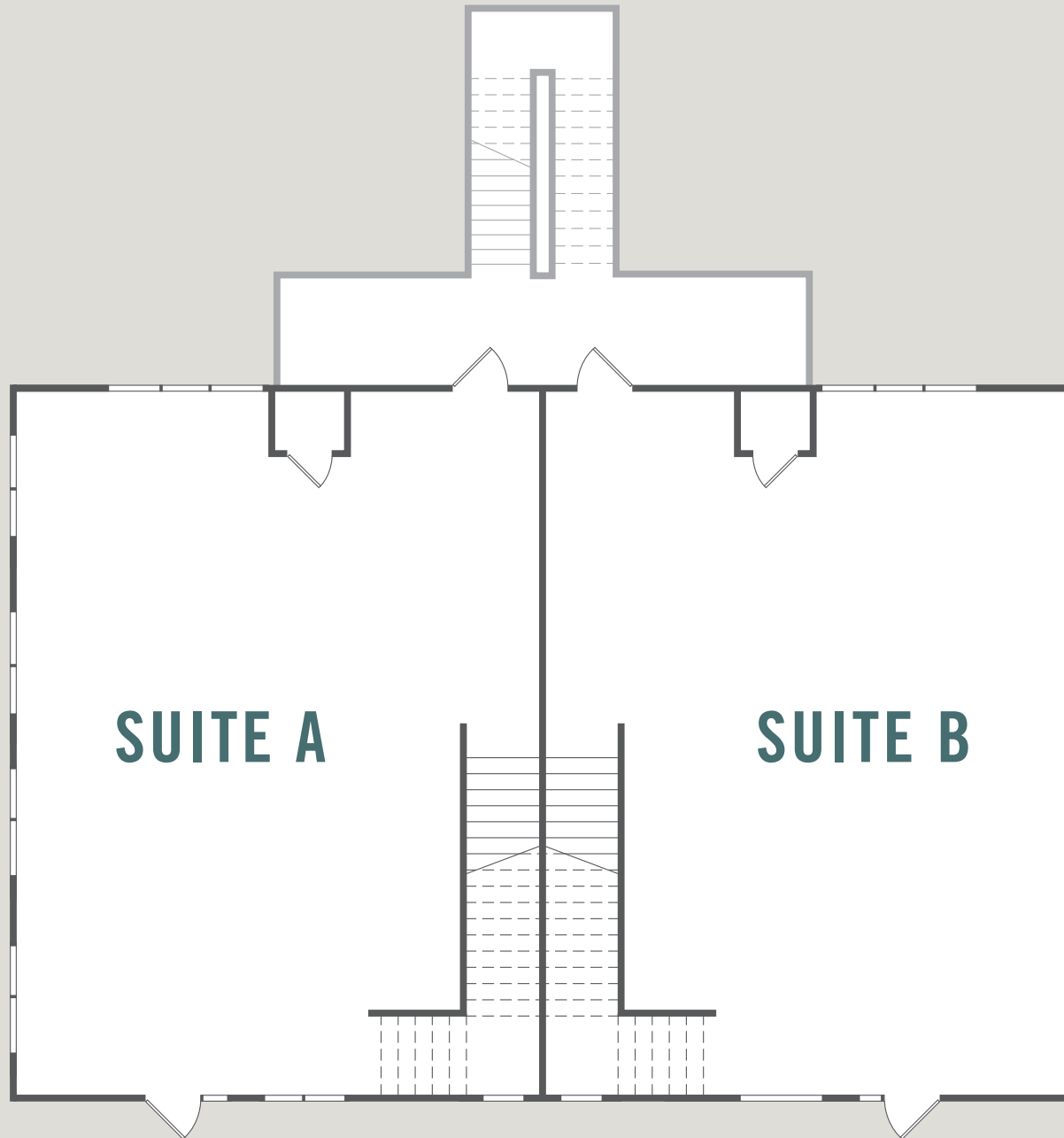
BUILDING 1 FLOOR PLAN



BUILDING 2 - FIRST FLOOR



BUILDING 2 - SECOND FLOOR



BUILDING 2 - NORTH/SOUTH ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION

BUILDING 2 - EAST/WEST ELEVATIONS

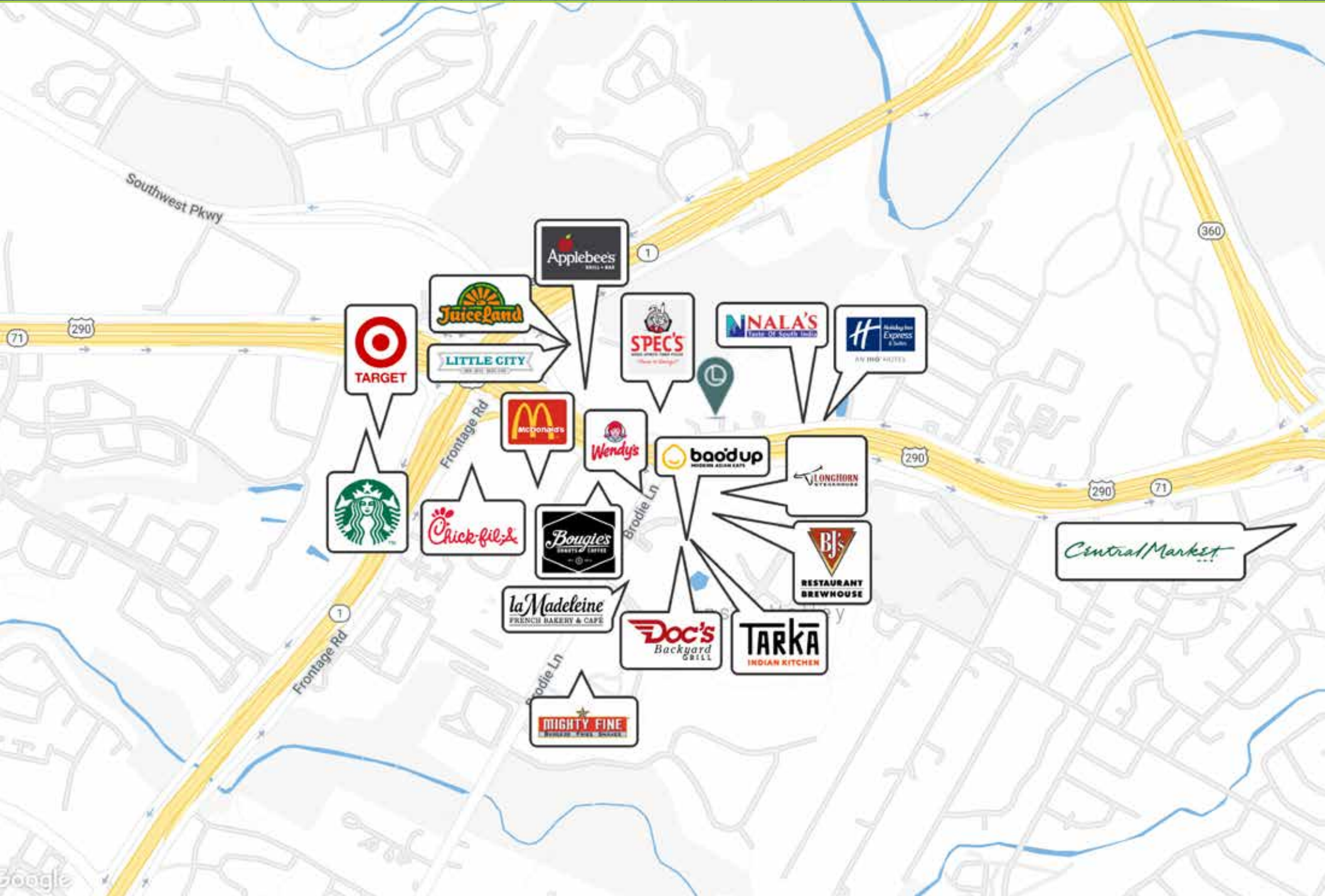


WEST ELEVATION



EAST ELEVATION

RETAIL MAP





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