



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

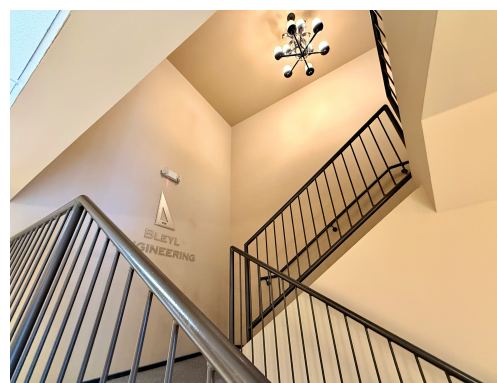
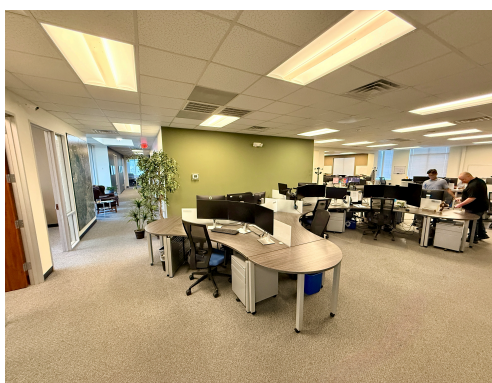
Occupy the entire 2nd floor — about **6,162 SF** — while 4 income-producing 1st-floor tenants help offset the mortgage.

SALE PRICE — CONTACT BROKER



CHAD JEWELL // 512-633-7703 MOBILE

CHAD@AUSTINOFFICESPACE.COM



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

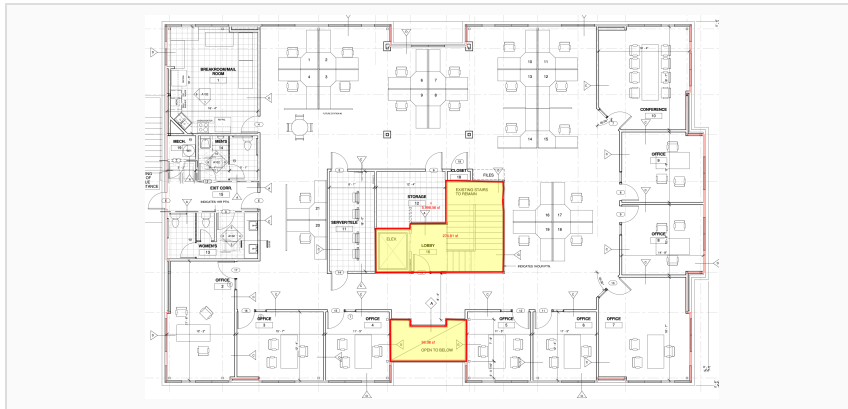


Amazing purchase opportunity in a high-growth Northwest Austin submarket. The buyer can occupy the entire ±6,162 SF 2nd floor and enjoy four income-producing tenants in place on the 1st floor to help offset mortgage costs. The owner will vacate before the sale or sign a short-term leaseback based on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

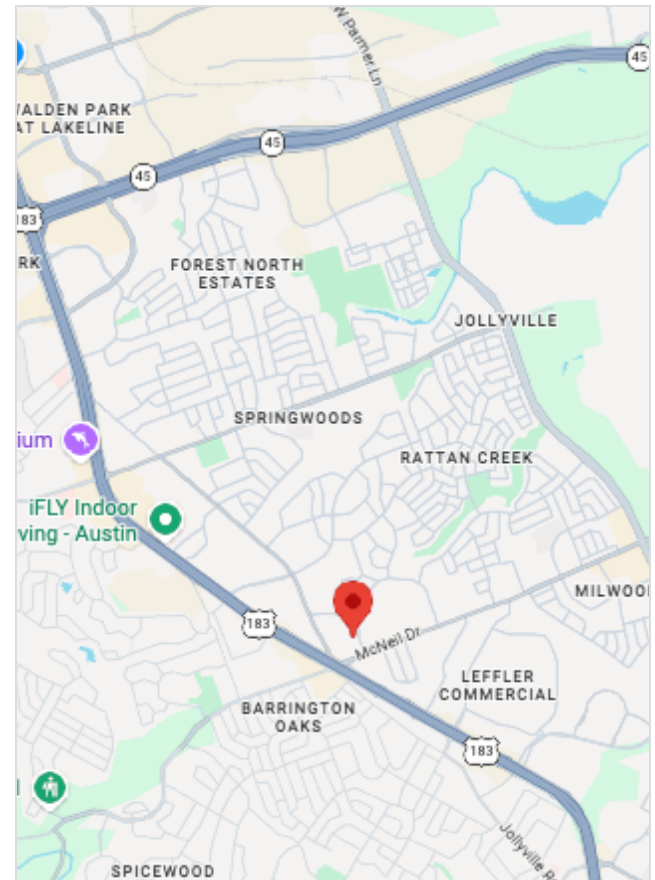
- **GREAT LOCATION IN NORTHWEST AUSTIN**
- **MULTI-TENANT • OWNER-USER SALE**
- **WALK TO SEVERAL RESTAURANTS AND BARS NEXT DOOR AND NEARBY!**

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

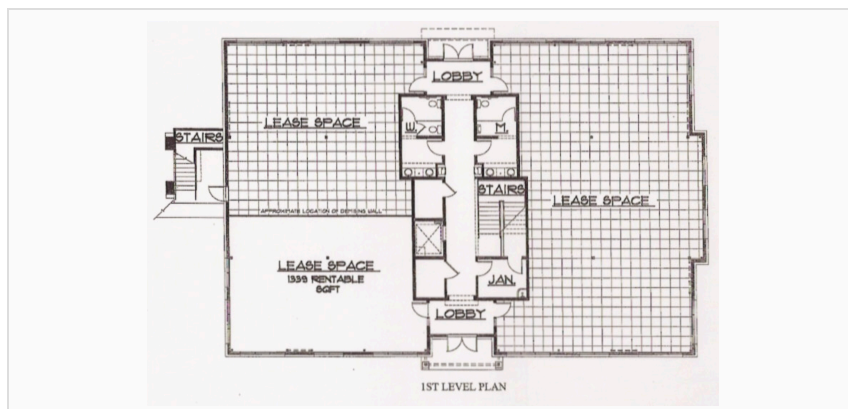
SECOND FLOOR — OWNER SUITE



LOCATION — OFF MCNEIL RD



FIRST FLOOR — LEASED



CHAD JEWELL // 512-633-7703 MOBILE

CHAD@AUSTINOFFICESPACE.COM • AUSTINOFFICESPACE.COM