

savills

FOR SALE

MESA OAKS PURCHASE OPPORTUNITY

BUILDING 4/5 - OFFICE CONDOMINIUM INTEREST

5920 WILLIAM CANNON, AUSTIN, TX 78749

Broker Incentive: \$250 Visa gift card for every credible tour!

25,856

Total Square Feet

\$11.9 M

Asking Price

Class A

Building

2

Floors

Immediate

Availability

Office

Use

EXCLUSIVELY OFFERED SALE IN A PERFECT LOCATION

Fifteen Minutes from Downtown Austin

KEY HIGHLIGHTS

- Full building to convey
- Rare purchase opportunity for an owner / occupant
- Highly desirable to investors with a tenant in tow
- Class A finishes
- Two upscale, shower / dressing rooms within premises
- Attractive park-like setting
- Scenic walking trails
- Easy access to MoPac, HWY 290, Southwest Parkway and HWY 360
- Energy efficient
- Currently unleased and vacant



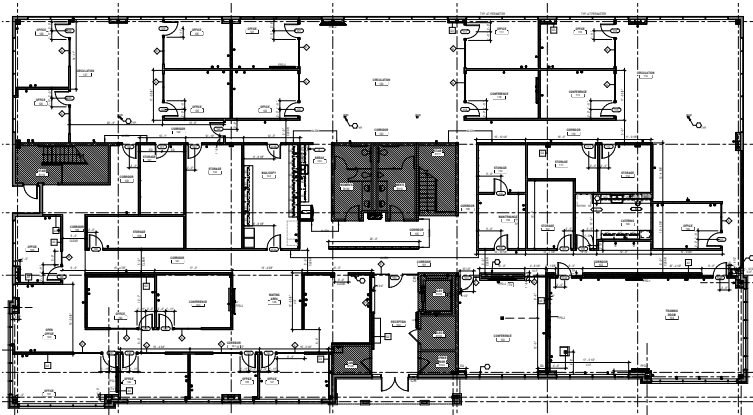
Seller is willing to **buy down** the interest rate on third party financing!

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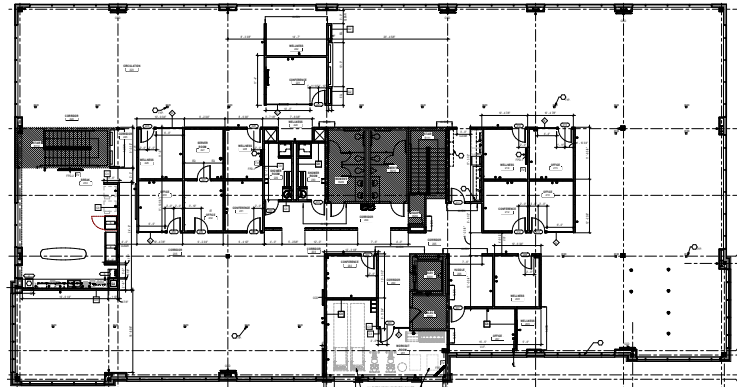


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FIRST FLOOR

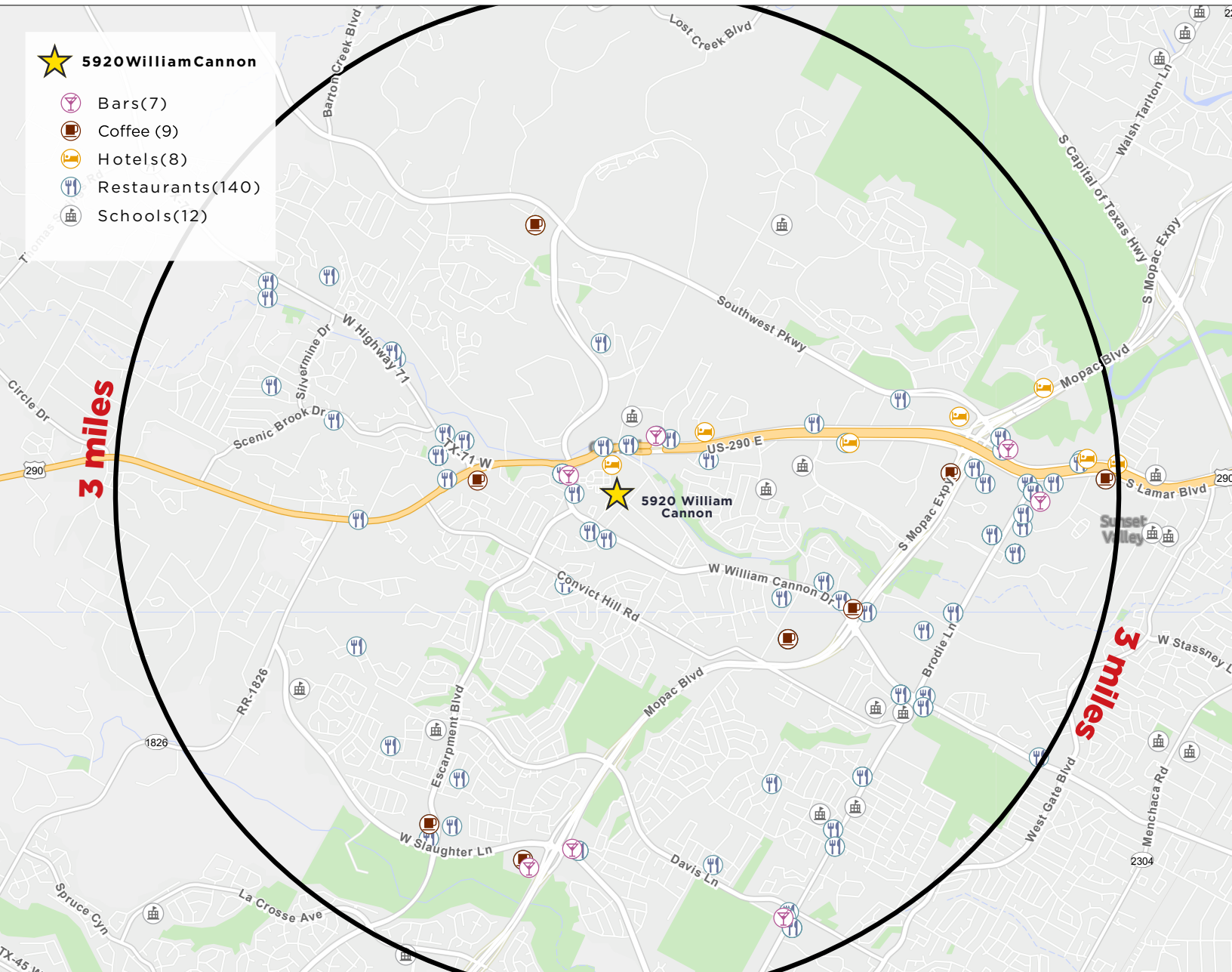
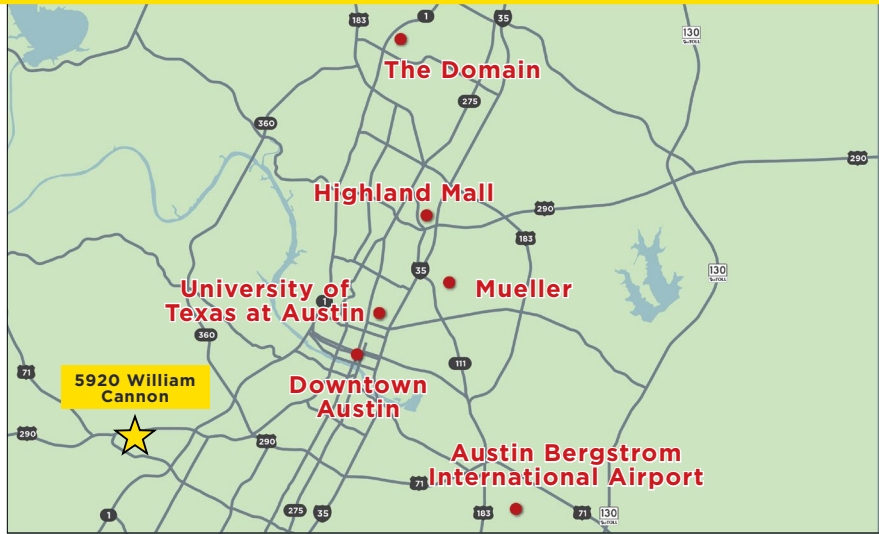


SECOND FLOOR



BUILDING 4/5

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MESA OAKS PURCHASE OPPORTUNITY

OFFICE BUILDING NESTLED IN NATURE

The perfect opportunity in a
high-quality setting.

The Savills logo consists of the word "savills" in a lowercase, sans-serif font. The letters "s", "a", "i", "l", and "l" are in a dark red color, while the letters "v", "i", and "s" are in a yellow color. The logo is positioned on a white background.

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