

**PRICE REDUCED**

Call about  
owner  
Financing

# For Sale

850 E. Anderson Lane, Austin, TX 78752

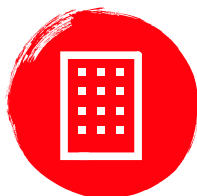
Office: 72,720 SF

*High visibility building signage*

Ideal for investors or users and representing an excellent value, 850 E. Anderson enjoys a highly-visible, landmark location in Austin's rapidly growing near-north side.

The Property is located at the NEC of IH 35 and US 183 in north Austin, providing superior N/S/E/W access to anywhere in the city; the new US 290 tollway is also located approximately two miles southeast of the Property. The Property is six miles north of the Austin CBD and five miles north of the University of Texas campus and the new Dell Seton Medical Center/UT Teaching Hospital and Medical School.

## *Property Highlights*



- 72,720 sf office
- Four stories



- 3.02 ac land area
- Zoned CS-NP



- Flexible parking



- YOC 1975
- Vacant as of Q1 2018

~~\$9,350,000 (\$129/sf)~~ Now \$8,650,000 (\$119/sf)

850 E Anderson Ln, Austin, Texas

For Sale





OFFICE  
BLDG

ANNEX



**850**  
E ANDERSON

APPLIED MATERIALS

157 mile drive  
to Houston

Walnut Creek  
Business Park

290  
TOLL

9 mile drive  
to Airport

CAMERON LN

Walmart

183

Pickle  
Elementary

RUTHERFORD LN

goodwill

Texas Department  
of Transportation  
Regional HQ

Victory  
Christian  
Center

Academy  
SPORTS+OUTDOORS

190 mile drive  
to Dallas

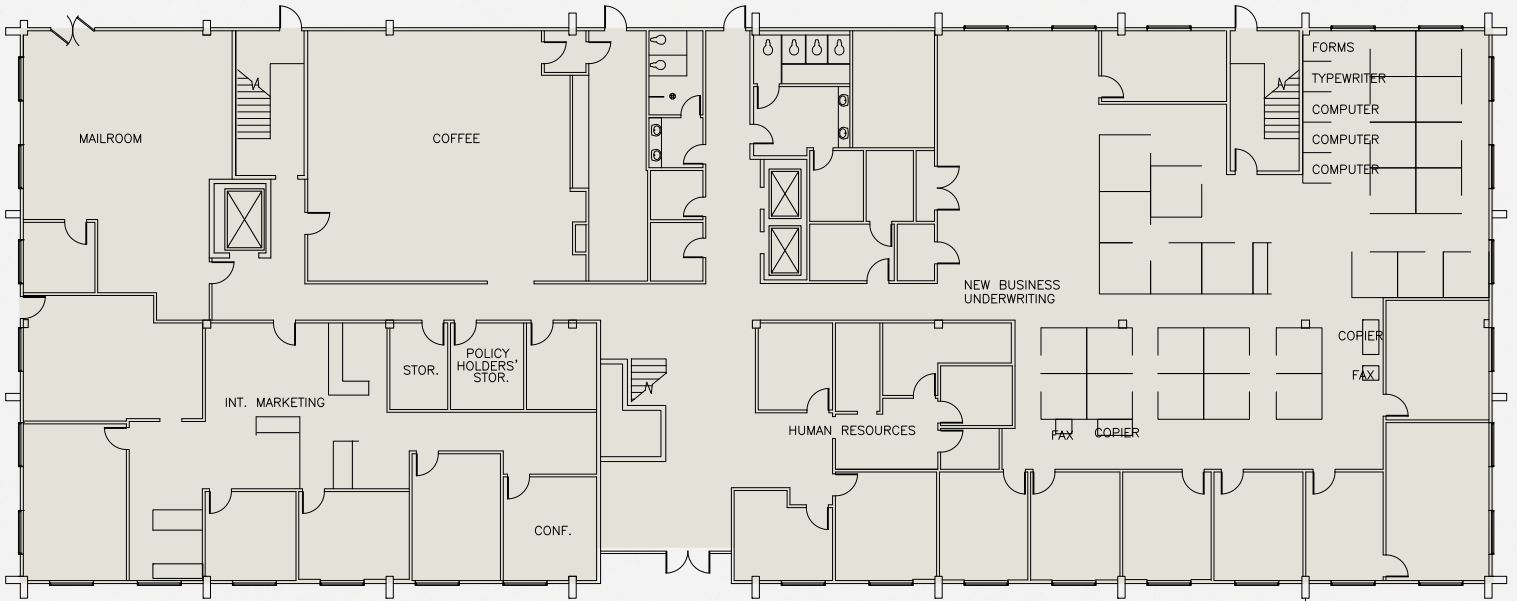
INTERSTATE  
35

LAQUINTA

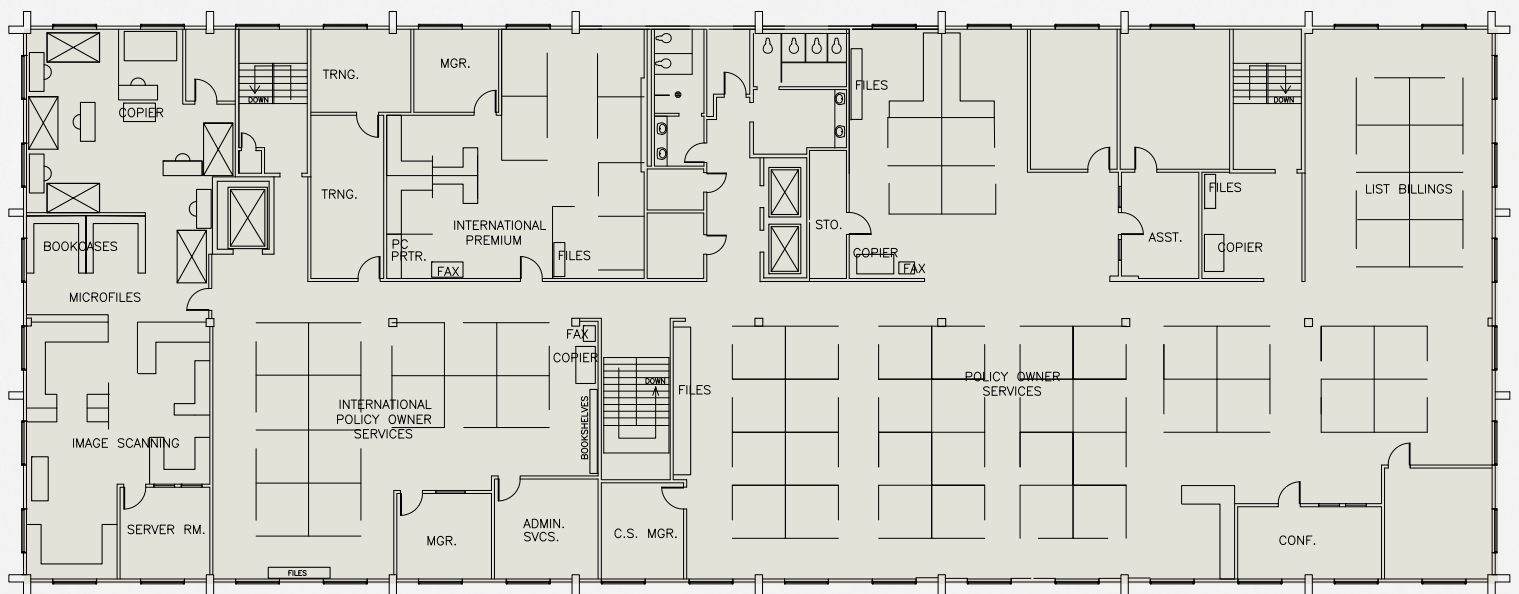
6 mile drive  
to Austin CBD

# For Sale

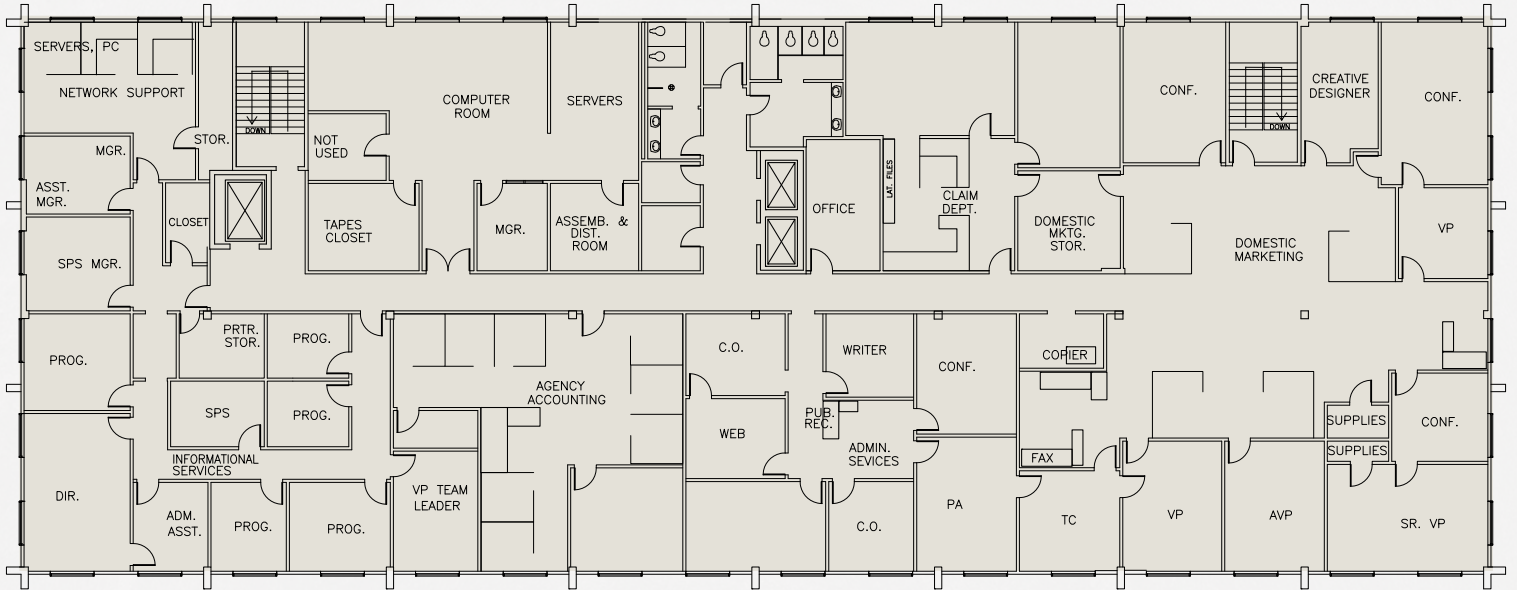
## Floor 1



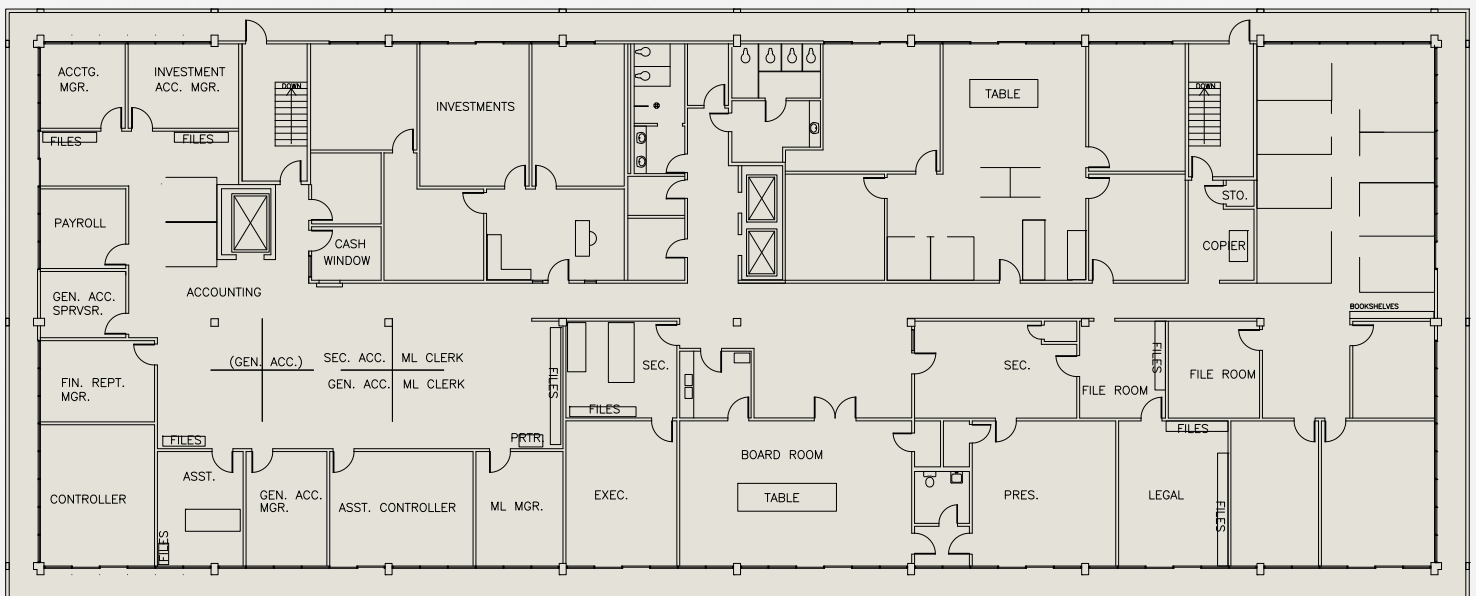
## Floor 2

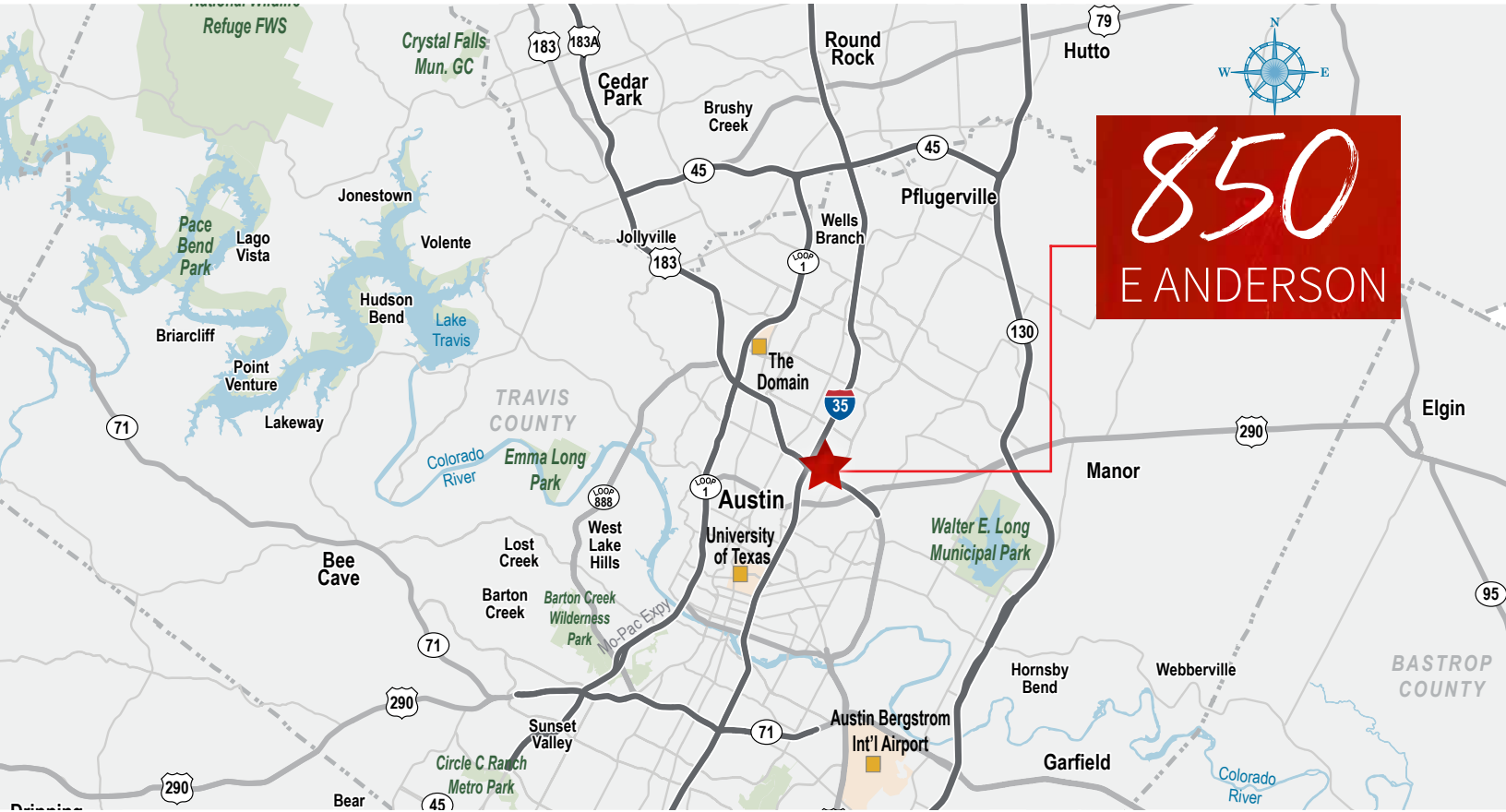


### Floor 3



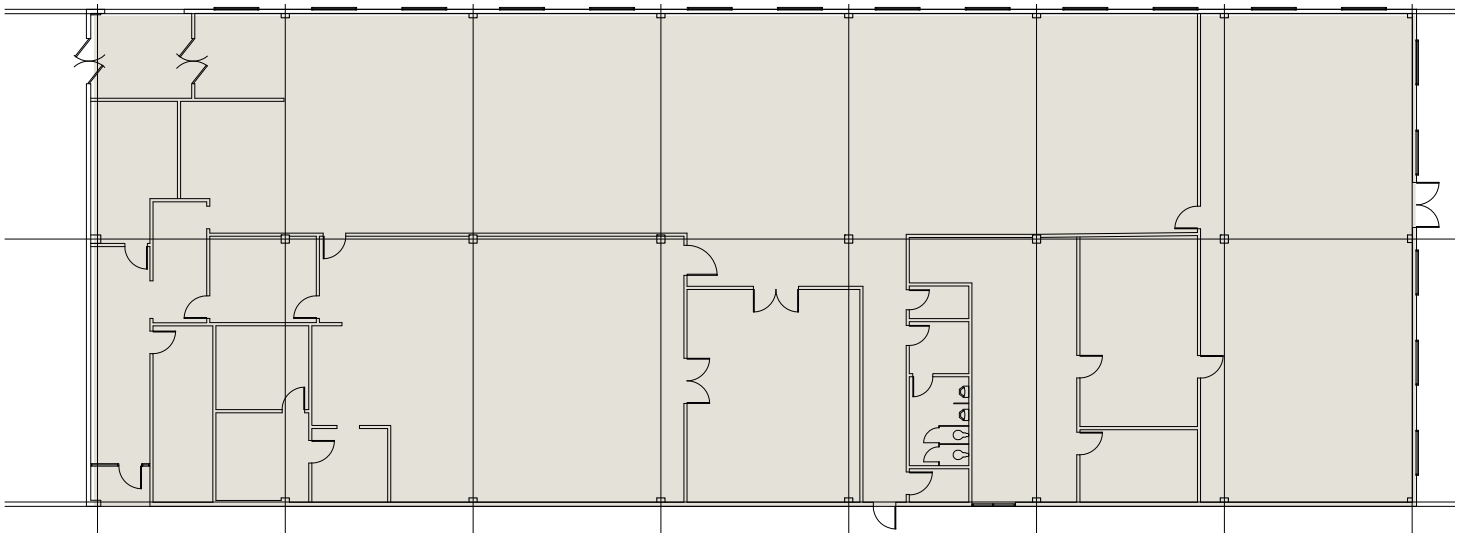
### Floor 4





850  
E ANDERSON

## Annex



For more information, contact:

Jeff Coddington  
+1 512 225 2722  
jeff.coddington@jll.com

Todd Wallace  
+1 512 368 7021  
todd.wallace@jll.com

### DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2017. Jones Lang LaSalle IP, Inc. All rights reserved.