

PRICE REDUCED

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Financing

For Sale

850 and 860 E. Anderson Lane, Austin, TX 78752

Office: 72,720 SF
Retail/Office: 21,197 SF in 2 buildings

High visibility building signage

Ideal for investors or users and representing an excellent value, the properties will be delivered vacant and can be purchased separately, or together.

Both properties are 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 properties are located 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.

850 E. Anderson (Office)

- 72,720 sf office
- Four stories
- 3.02 ac land area
- YOC 1975
- Zoned CS-NP
- Flexible parking
- Vacant as of Q1 2018
- **\$9,350,000 (\$129/sf) Now \$8,650,000 (\$119/sf)**

860 E Anderson (Retail/Office)

- 2 single-story structures:
 - 10,545 sf retail/office
 - YOC 1974
 - 10,652 sf retail/office
 - YOC 1969
- 2.15 ac land area
- Zoned GR-NP
- Flexible parking
- Vacant as of Q1 2018
- **\$2,950,000 (\$140/sf)**

850 & 860 E Anderson Ln, Austin, Texas

For Sale



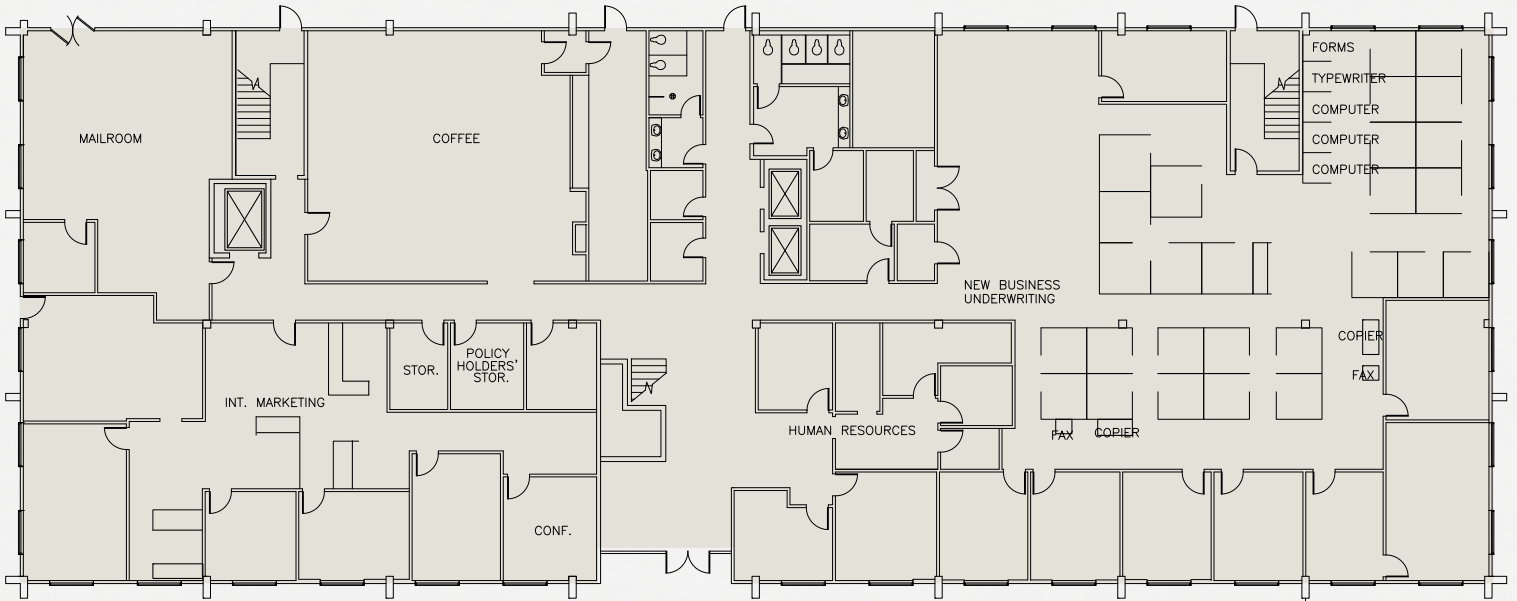
72,720 SF OFFICE (850 E. ANDERSON)



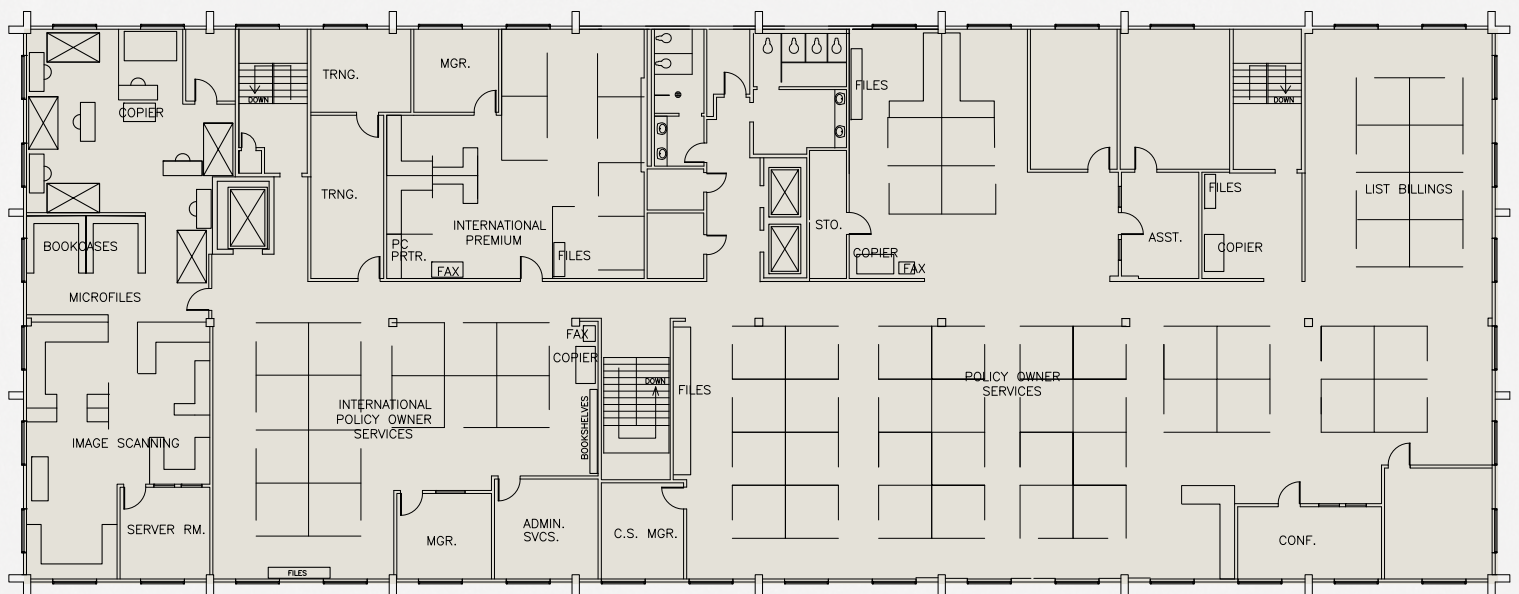


For Sale

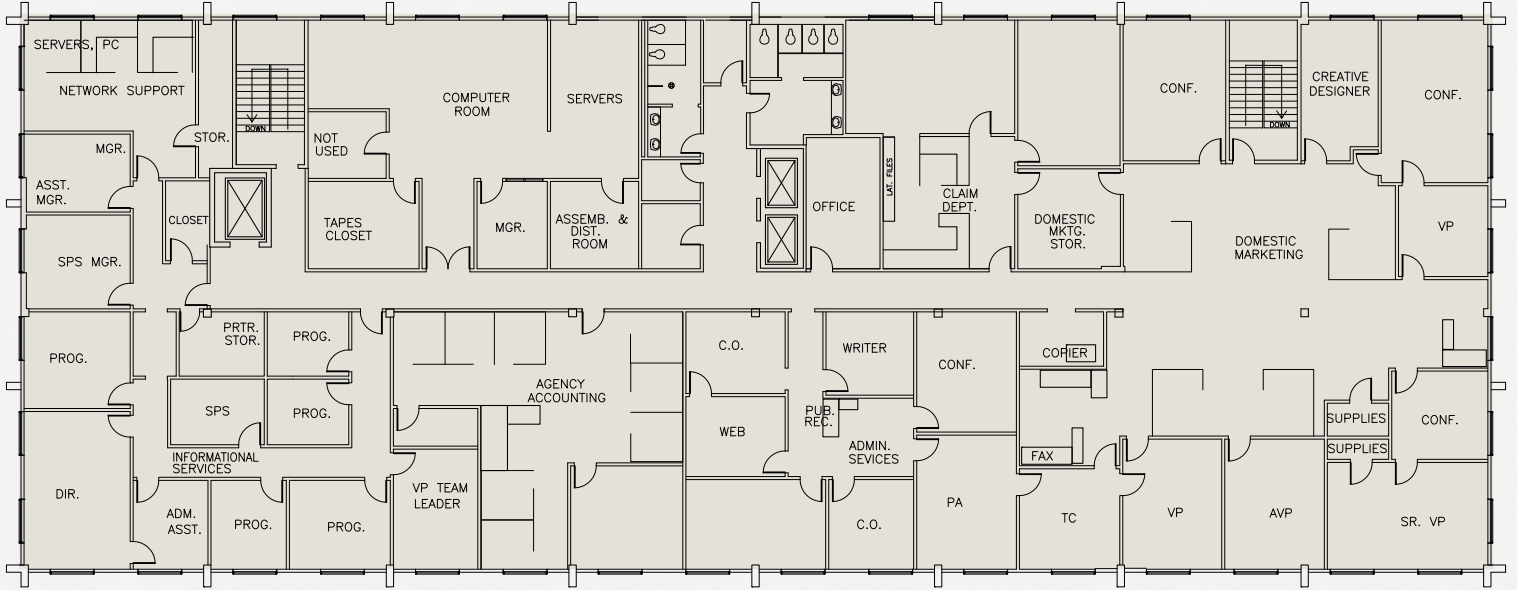
Floor 1



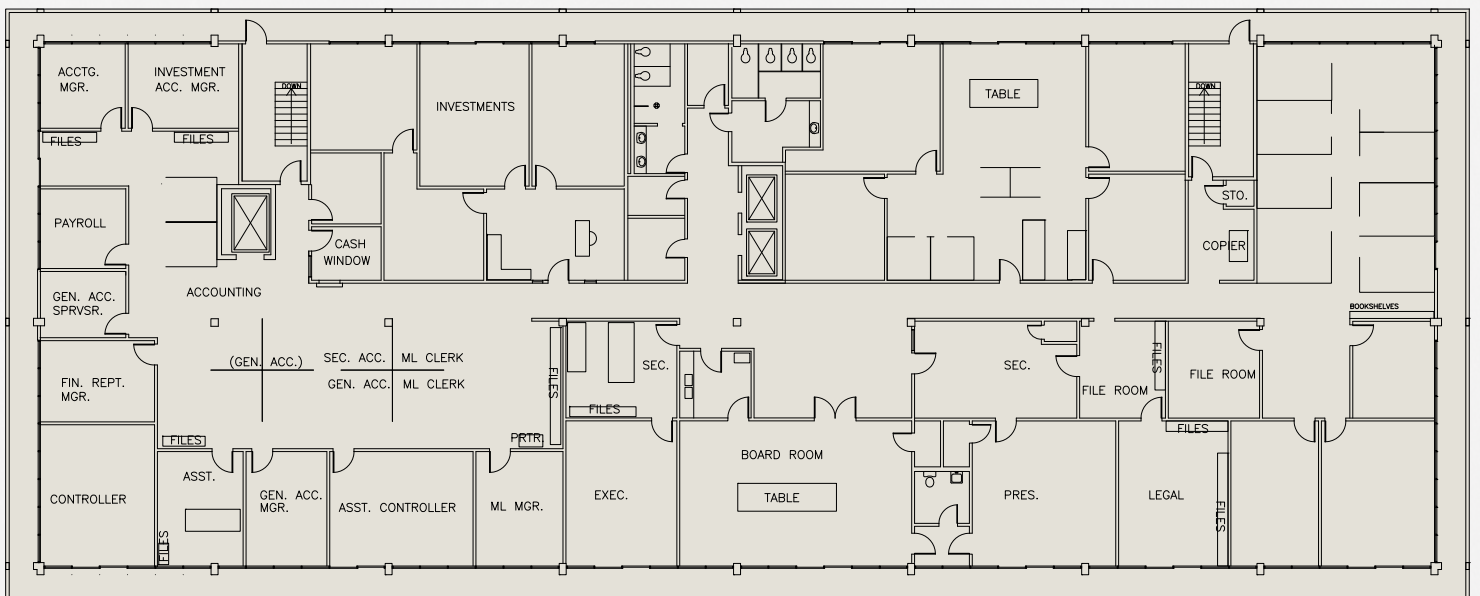
Floor 2



Floor 3

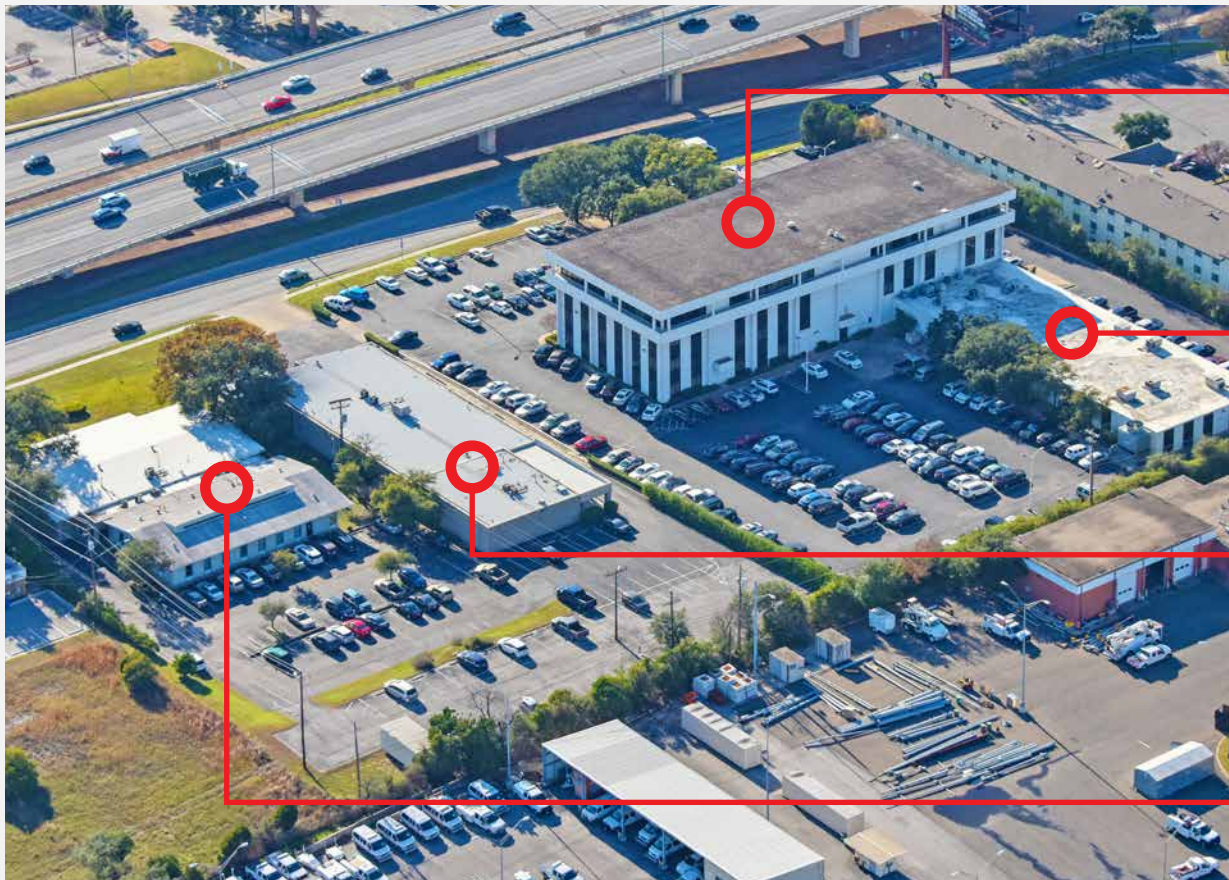
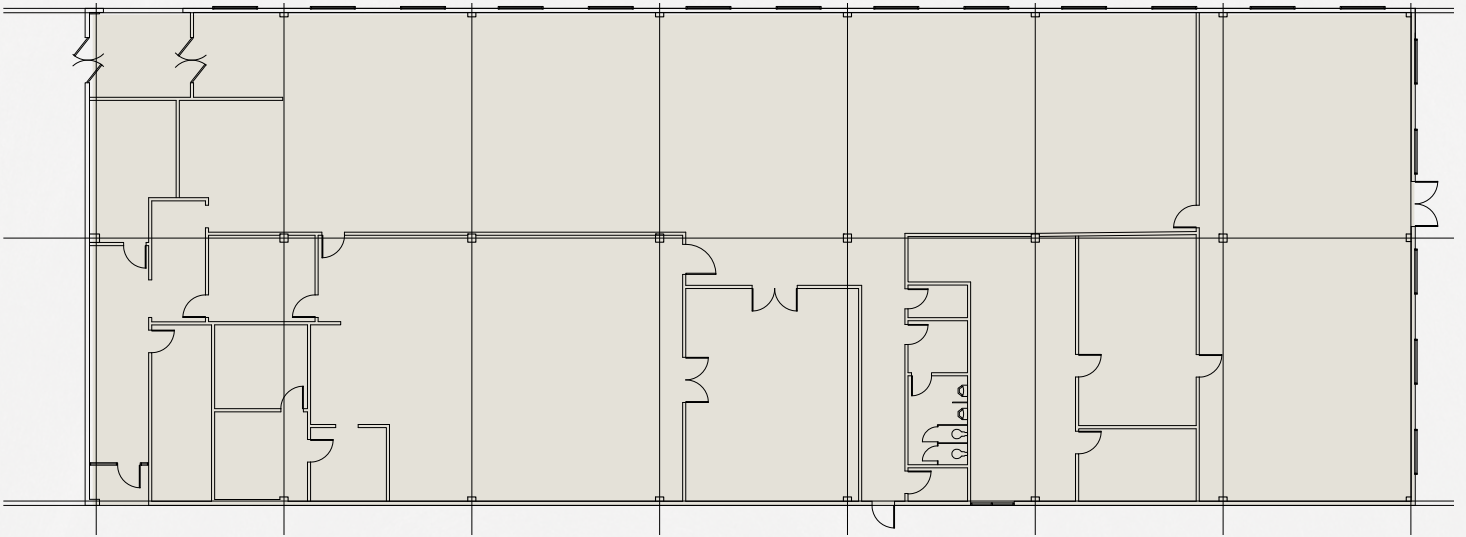


Floor 4



For Sale

Print Shop



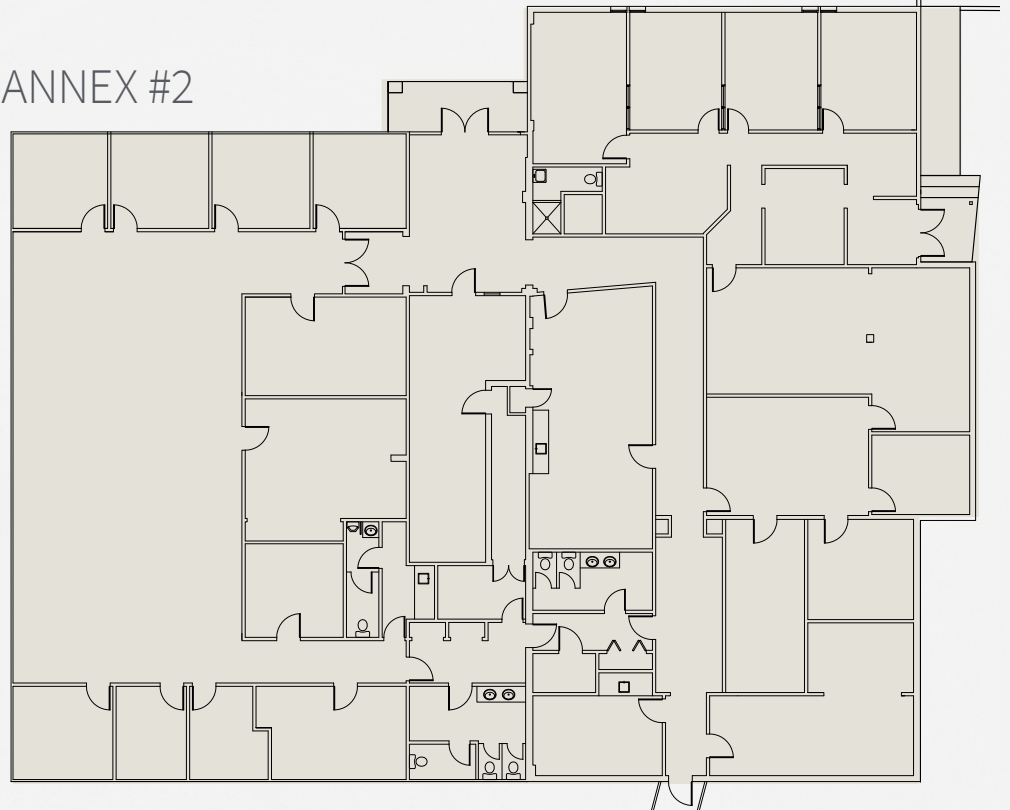
OFFICE
BLDG

PRINT
SHOP

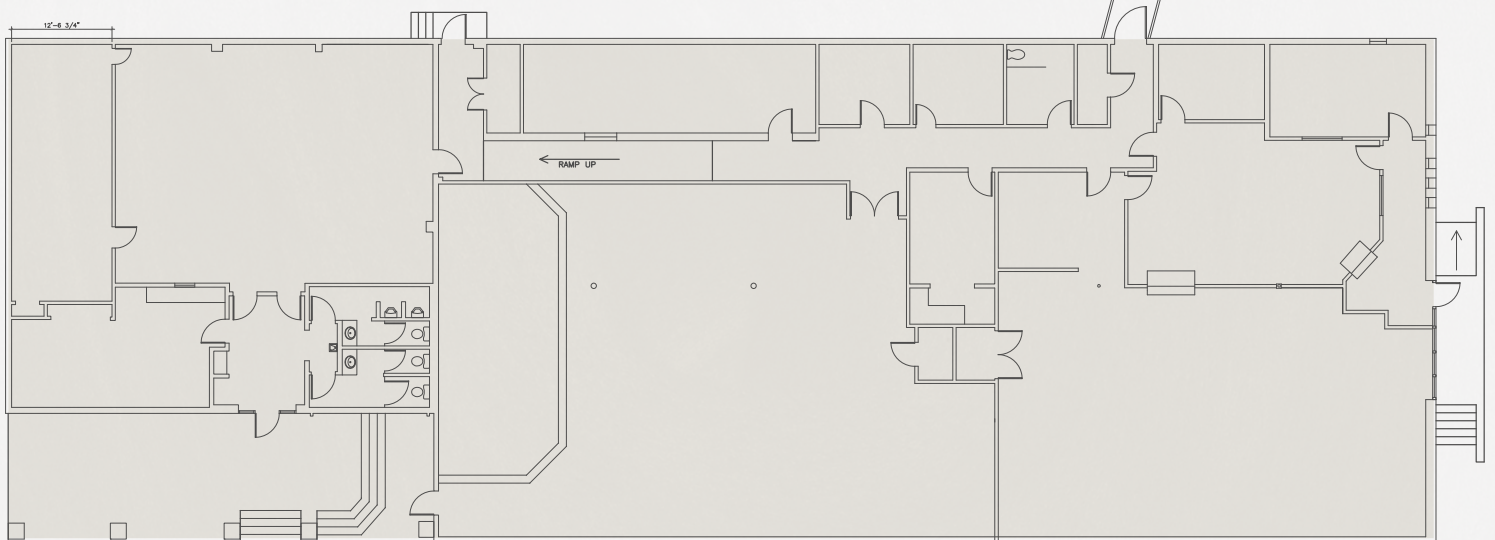
ANNEX
#1

ANNEX
#2

ANNEX #2



ANNEX #1



CONTINUED ON W-2.7
97-A NO DEFINING



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