



**La Costa Green Office Building**  
1033 La Posado Dr.  
Austin, TX 78752

OFFERING MEMORANDUM

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# Offering Summary

## INVESTMENT HIGHLIGHTS

- Professional office building conveniently located on the corner of Hwy 290 and IH 35 just minutes from downtown
- Recently renovated with beautiful serene interior atrium with natural light
- Excellent investment opportunity at 97% occupancy with local and national credit tenants
- Local amenities including Pappadeaux, Pappasitos, Crown Plaza, Double Tree, Gold Gyms, Office Depot, and new Austin Community College campus

## PRICING OVERVIEW

### PRICING

Contact Broker

### FINANCIALS

Upon Request

## PROPERTY INFORMATION

### PROPERTY ADDRESS

1033 La Posada Drive  
Austin, TX 78752

### BUILDING AREA

76,115 Sq. Ft.

### LOT SIZE

3.11 AC

### PARKING RATIO

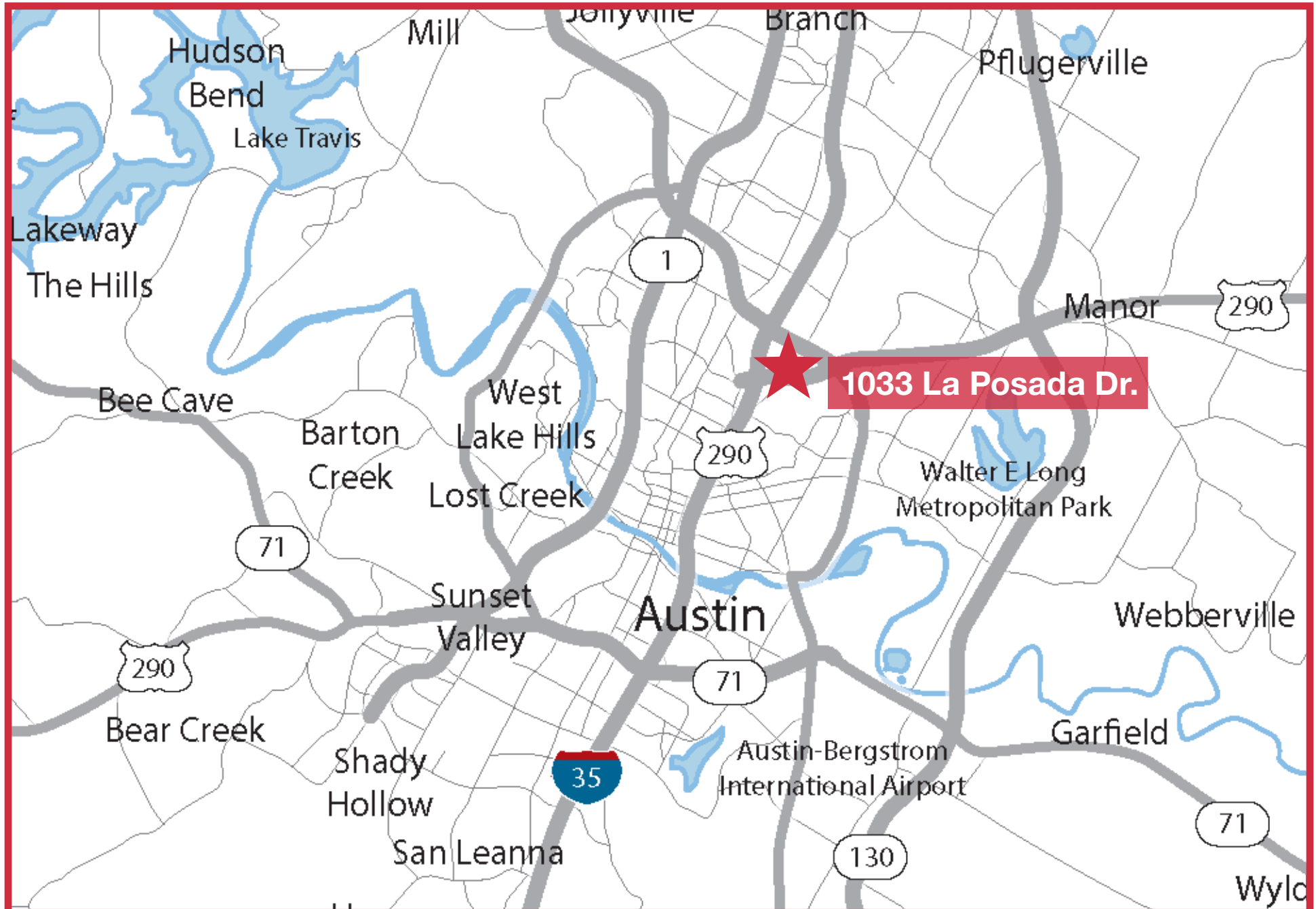
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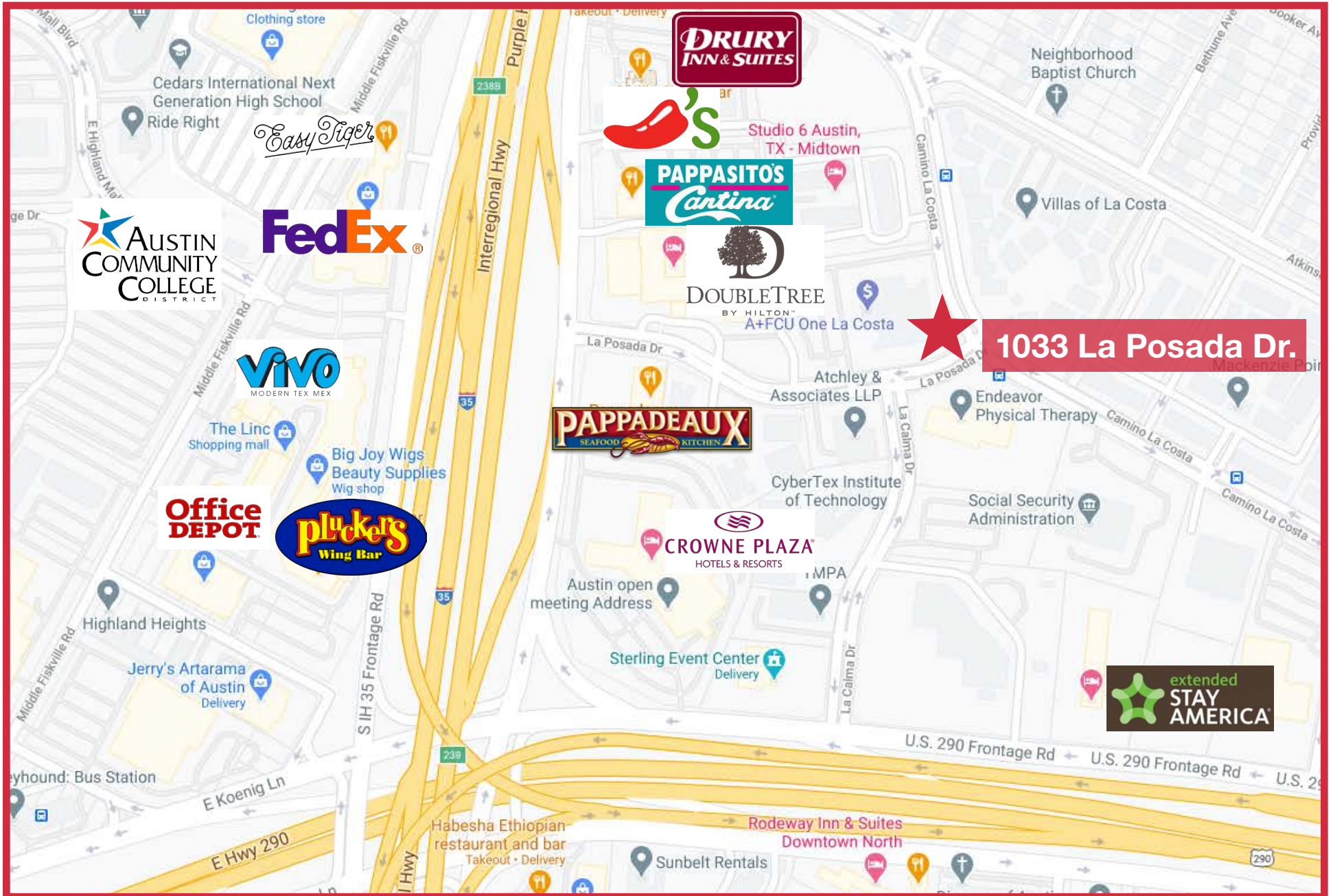




# Aerial Map



# Amenities Map





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