

## West Lake Hills Area Office for Sale/Lease

### 1406 Camp Craft Road

1406 Camp Craft, Austin, Texas 78746 ( Mapsco 583, Grid P )  
- For sale and lease. 12,240 SF ( TCAD ) building is for sale at \$1,899,000. The South 3,000 SF of the 2nd floor is available for \$600,000 ( See Suites 220 & 222 on [www.markdblake.com/1406fp2.pdf](http://www.markdblake.com/1406fp2.pdf) ). The SW 1,500 SF of the 1st floor is available for \$337,500, ( See Suites 224 & 104 on [www.markdblake.com/1406fp1.pdf](http://www.markdblake.com/1406fp1.pdf) ) Building is separately metered and heated/cooled in 8 X 1,500 SF Suites. Suite 222 is 2,177 SF and leases for \$3,266/month + phone and internet. Property is located South of the Peoples Pharmacy and Westlake HS on Camp Craft Road. Ample parking is available. Call RE Broker Mark D. Blake at 512-293-1041 to see this excellent office opportunity.

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