

Office / Retail Building
FOR LEASE

1205 RIO GRANDE ST,
AUSTIN, TX 78701



500 - 3,464 SF Available

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Our Team



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Investment Summary

Lease Rate	Contact Broker
Building Size	3,464 SF
Available Area	500 - 3,464 SF
Floors	2
Year Built	1969
Years Renovated	1985, 2021, 2025
Parking	12 Spaces (3.464 : 1,000 SF) - 8 Reserved Spaces - 4 Spaces at \$200/Month
Operating Expenses	Estimated at \$12.50/SF - Property Taxes - Insurance - Trash - Association Dues - Maintenance - Landscaping



Floor Plan

1205 RIO GRANDE STREET | AUSTIN, TX 78701
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Parking



INCLUDED PARKING
8 RESERVED SPACES

ADDITIONAL PARKING
**4 ADDITIONAL SPACES
AVAILABLE AT \$200/MO.**

Property Highlights



PRIME WEST CAMPUS LOCATION WITH STRONG PEDESTRIAN TRAFFIC

Positioned at the corner of 12th Street and Rio Grande, the property benefits from exceptional visibility and daily foot traffic generated by the surrounding West Campus office users, students, and professionals. Immediate access to Downtown Austin, UT Austin, I-35, and MoPac enhances connectivity and convenience for tenants and customers alike.

VERSATILE OFFICE OR RETAIL OPPORTUNITY

The vacant building offers a flexible layout well-suited for office, creative, boutique retail, or service-oriented users. Unique architectural elements, a finished basement, and an existing kitchen with exterior service window provide adaptability for a wide range of business concepts.

DESIRABLE OFFICE PARK ENVIRONMENT

Located within a professionally maintained office park setting, the property delivers a quiet, campus-style atmosphere while remaining walkable to restaurants, retail, and transit. This balance of accessibility and environment appeals to tenants seeking a productive yet central Austin location.

STRONG AUSTIN MARKET FUNDAMENTALS

Austin continues to experience long-term population and employment growth driven by corporate relocations, educational institutions, and a diversified economy. Demand for centrally located office and retail space remains strong, particularly in urban infill submarkets like West Campus and Downtown.

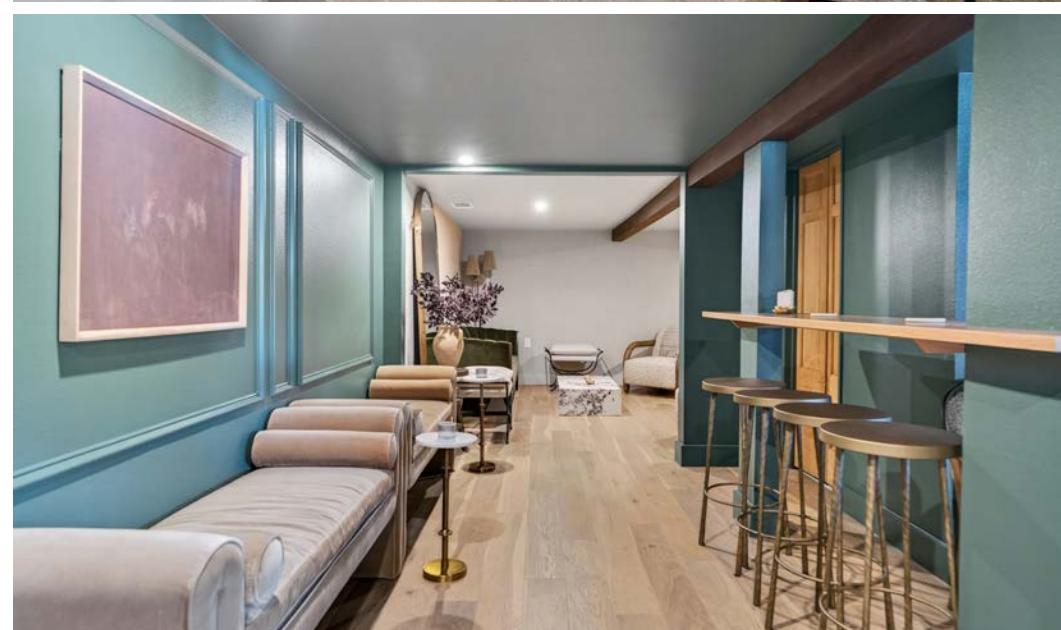
FAVORABLE TEXAS TAX CLIMATE

Texas remains one of the most business-friendly states in the country, offering no state income or investment tax, which continues to attract companies and entrepreneurs seeking operational efficiency and long-term growth.

Upper Floor Interior Photos

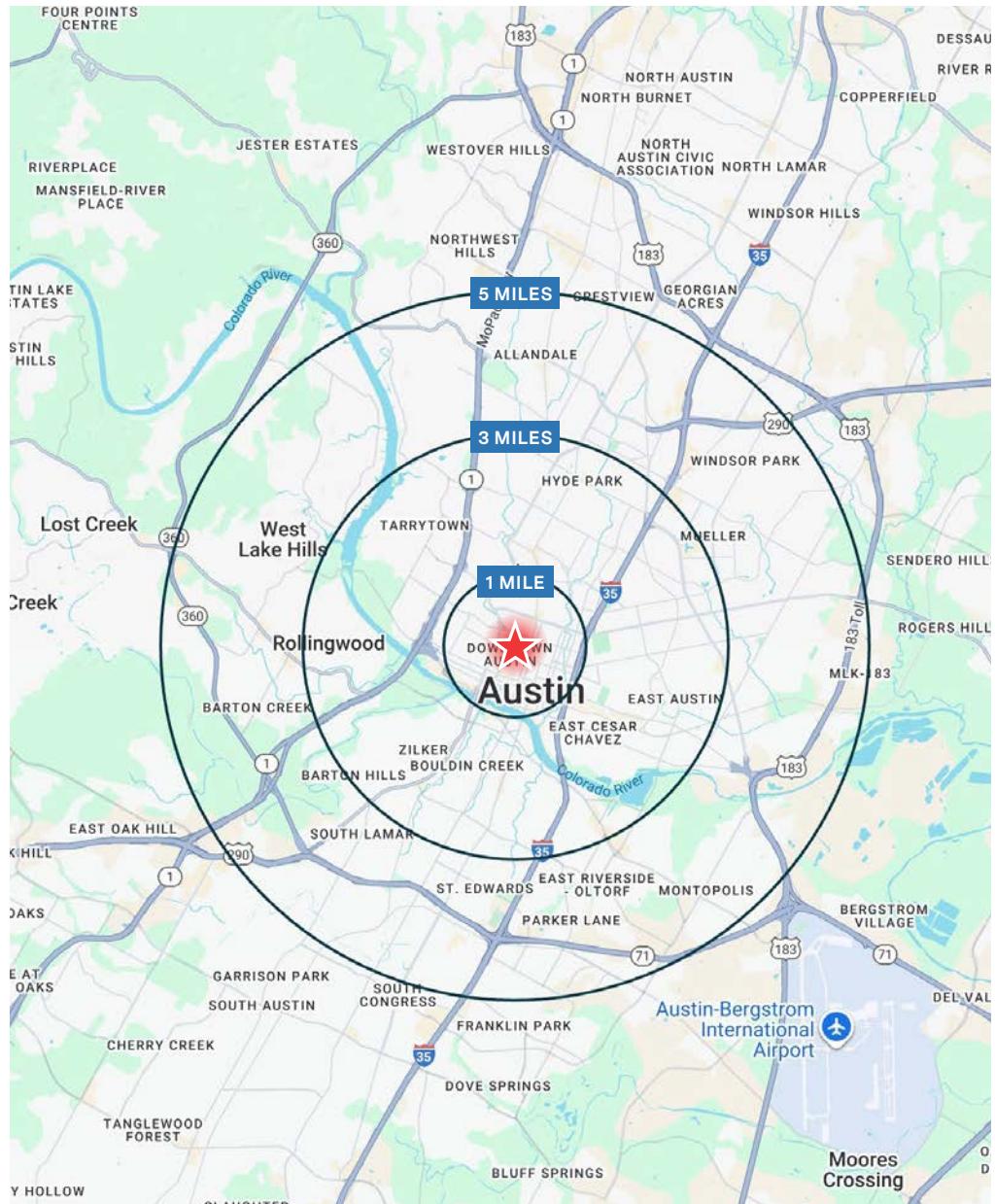


Lower Floor Interior Photos

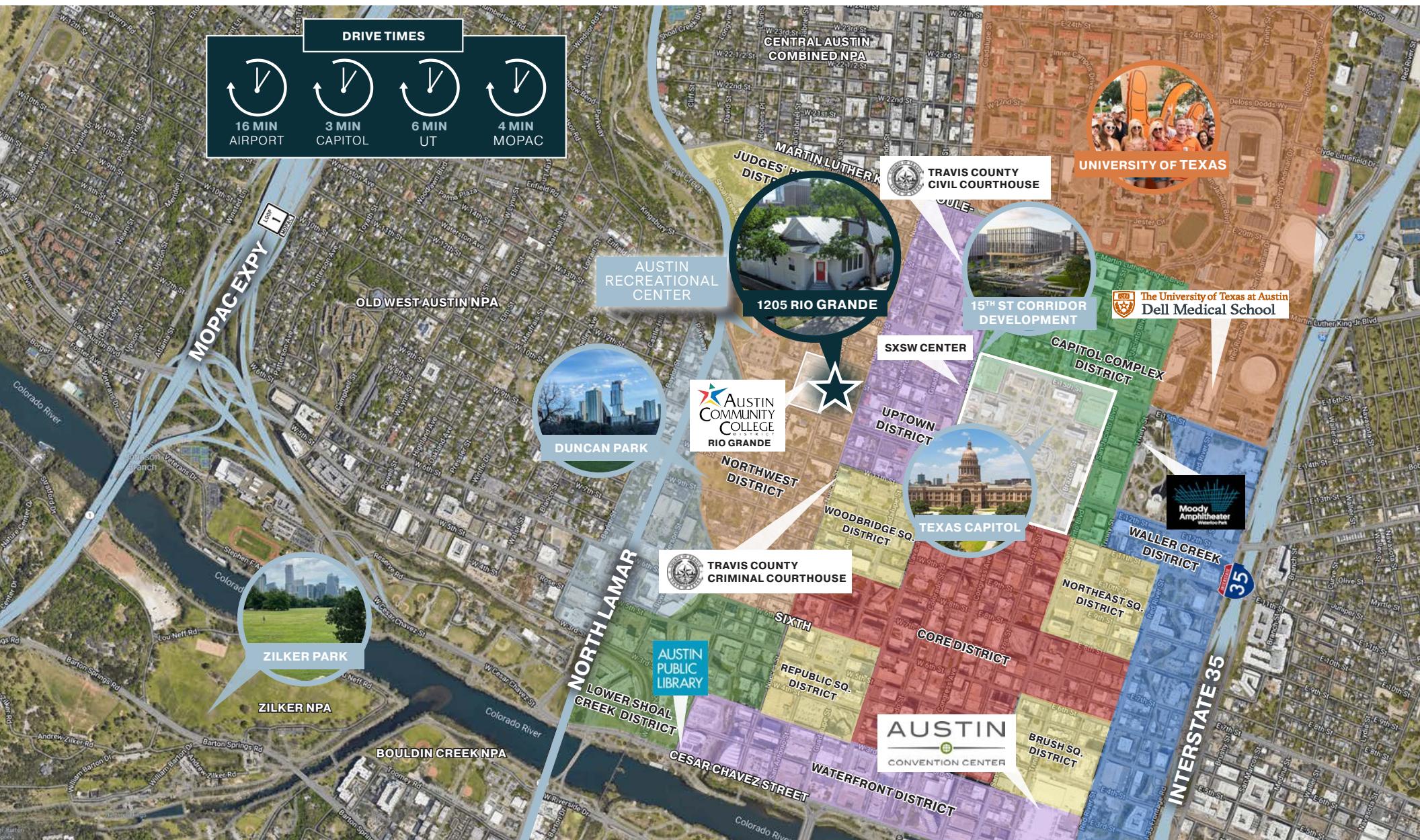


Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	39,694	181,893	371,785
2029 Population Projection	42,967	198,878	406,501
Median Age	27.7	33.2	34.3
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	16,555	87,446	172,141
2029 Household Projection	18,301	96,667	189,818
Avg Household Income	\$111,177	\$117,694	\$110,684
Median Household Income	\$77,769	\$85,451	\$79,220
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	107,794	221,065	334,515
Businesses	8,267	21,738	36,146



Nearby Businesses



Aerial Overview



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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 Licensed Broker /Broker Firm Name or
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____