

**For Sale**



# Unique office space available, minutes from downtown Austin

1616 Rio Grande St. Austin, TX 78701

## SPACE PROFILE

7,479 SF

**Total Interior SF**

1908/1982

**Built/Renovated**

0.42 Acres

**Land Area**

- Mix of large/small offices, large conference room and breakroom with kitchen
- Existing buildings perfect for law firm, general office, or school
- 24 total / 8 covered parking spaces
- Vacant and available for immediate move-in
- Zoning: CS-ETOD-DBETOD (Equitable Transit-Oriented Development – Density Bonus ETOD)
- 0.7 miles from the Texas Capitol
- 0.2 miles from new Travis County Courthouse

**savills**

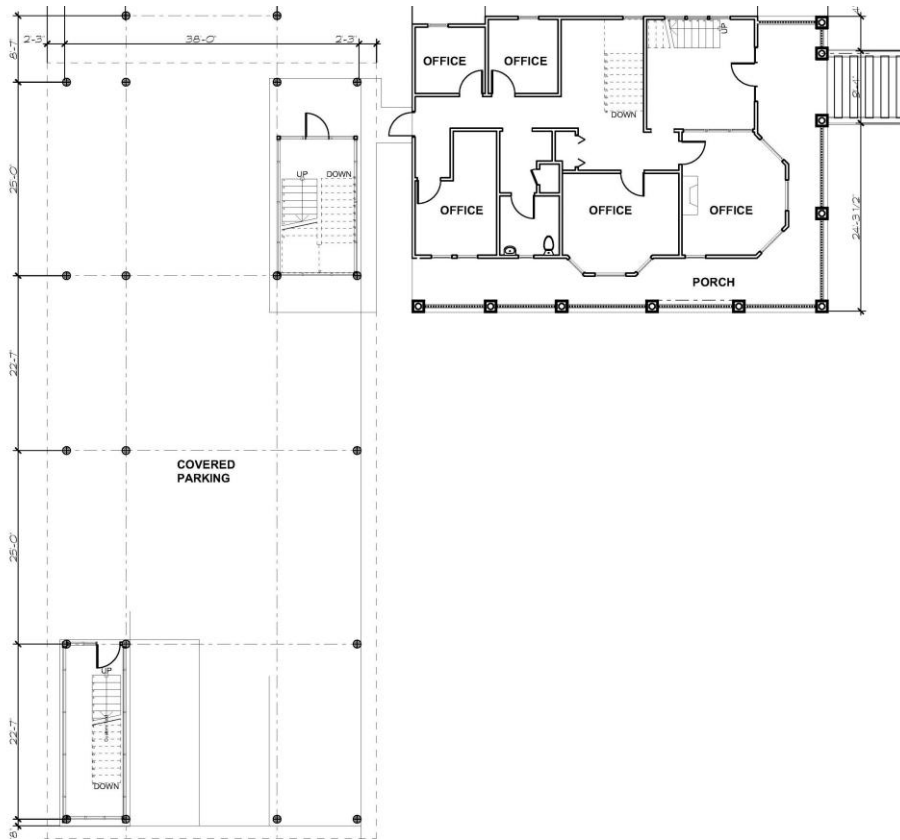




PROPERTY DEMOGRAPHICS

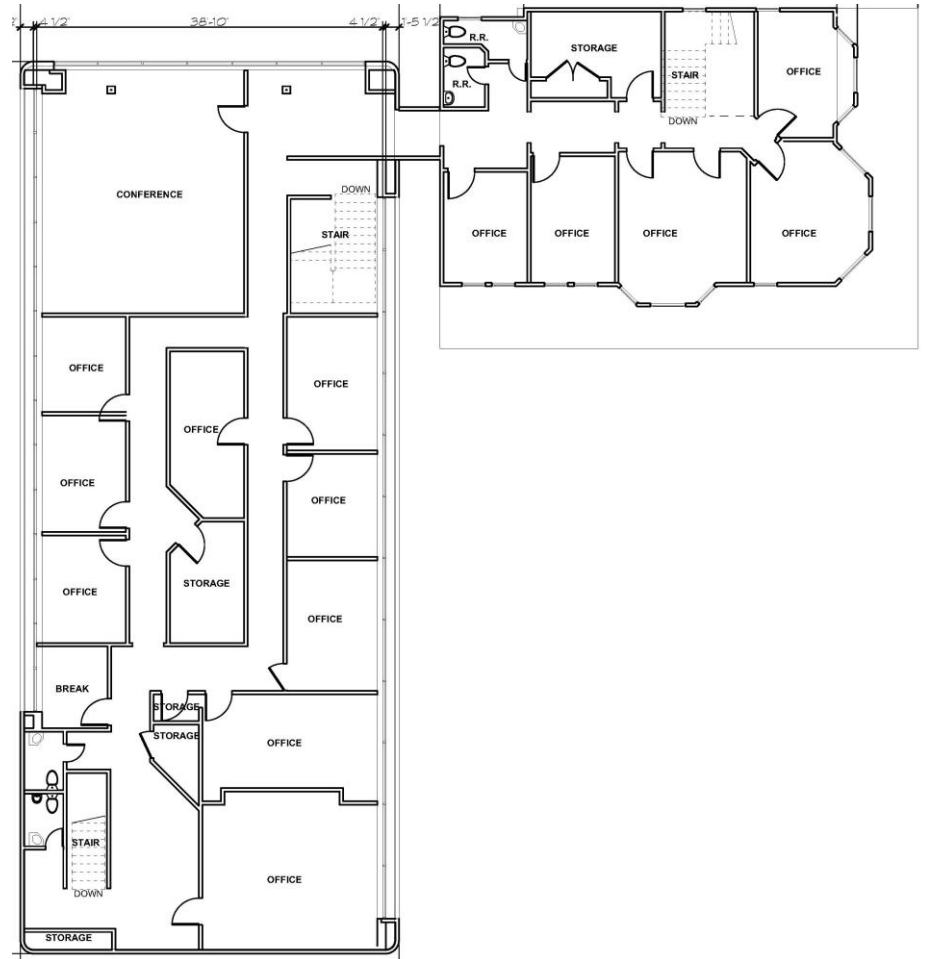
	2 Mile	5 Mile
2024 Total Population	100,084	375,213
2024 Total Households	47,093	173,553
2029 Projected Population	109,025	410,045
2029 Projected Households	52,023	191,297
Median Home Value	\$857,676	\$700,579
Median Household Income	\$82,091	\$79,543





FIRST FLOOR

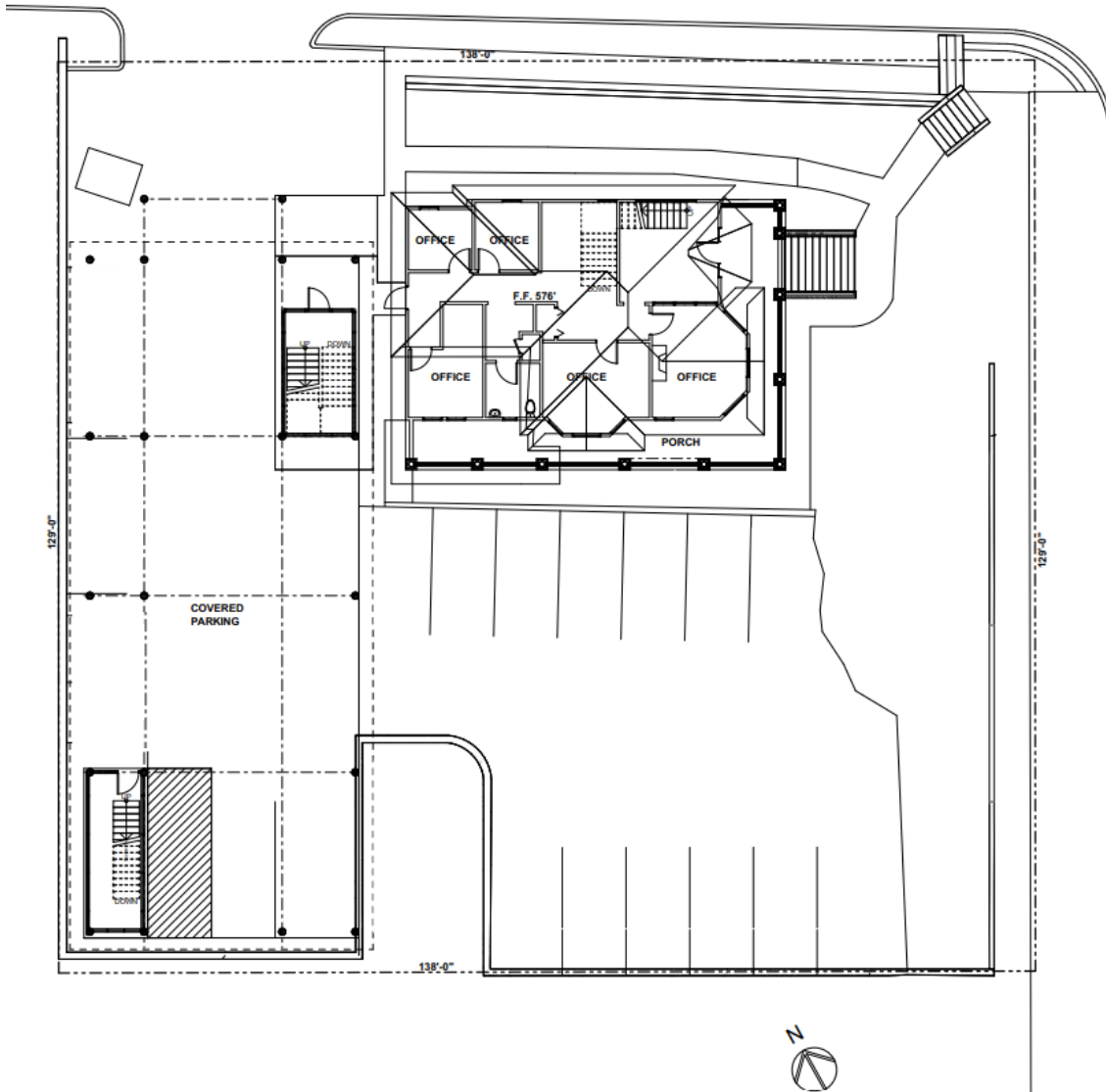
1,586 SF Total Available



SECOND FLOOR

5,893 SF Total Available

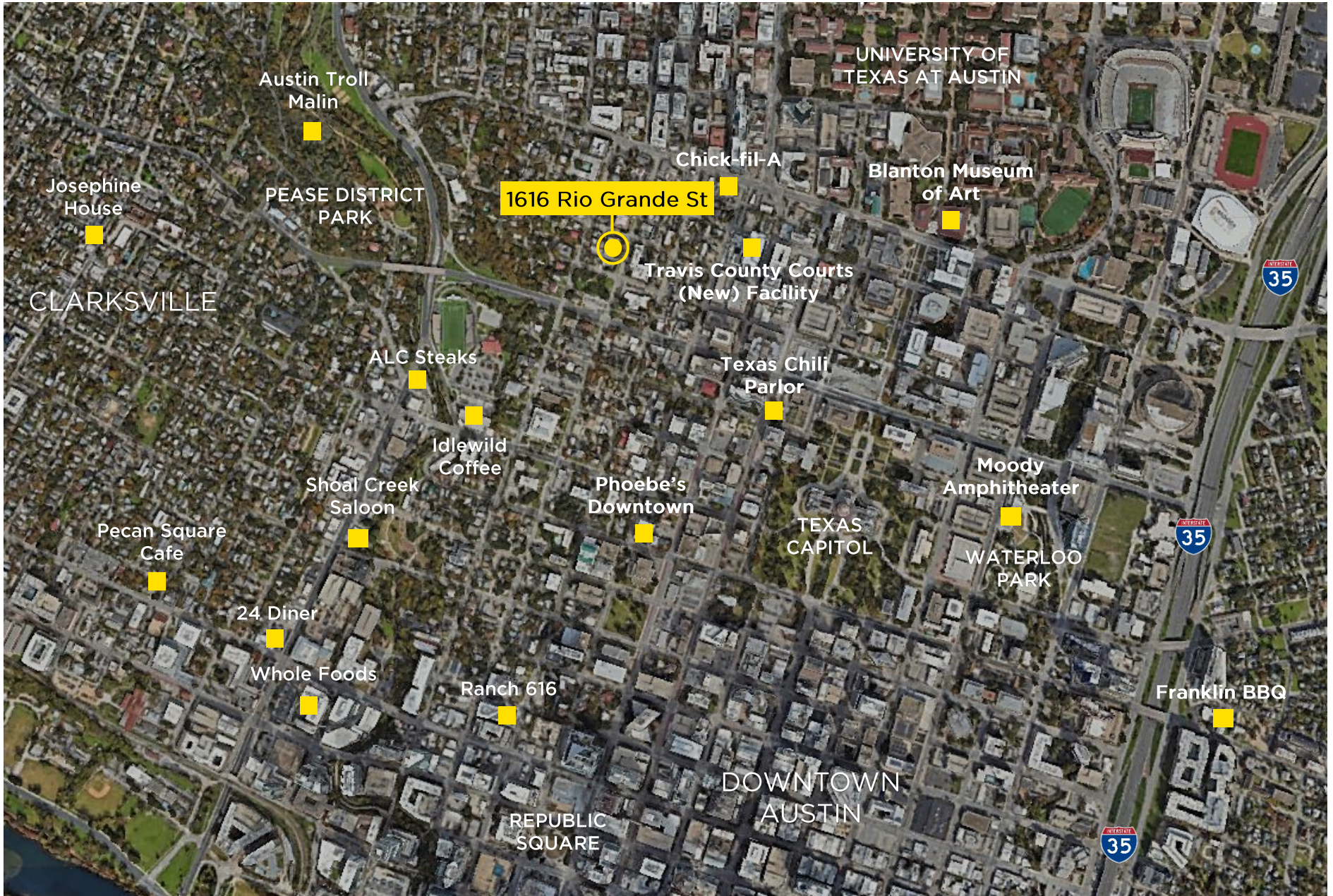
W. 17TH STREET



GROUND FLOOR PARKING



AMENITIES MAP



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