

FOR SALE

Professional Office Building

1104 West Ave, Austin, TX 78703




partners

PRIMARY CONTACT



Nicholas Moss
Associate


 **512 601 8127**

 nick.moss@partnersrealestate.com



Connor Watson
Vice President

 **512 643 8079**

 connor.watson@partnersrealestate.com

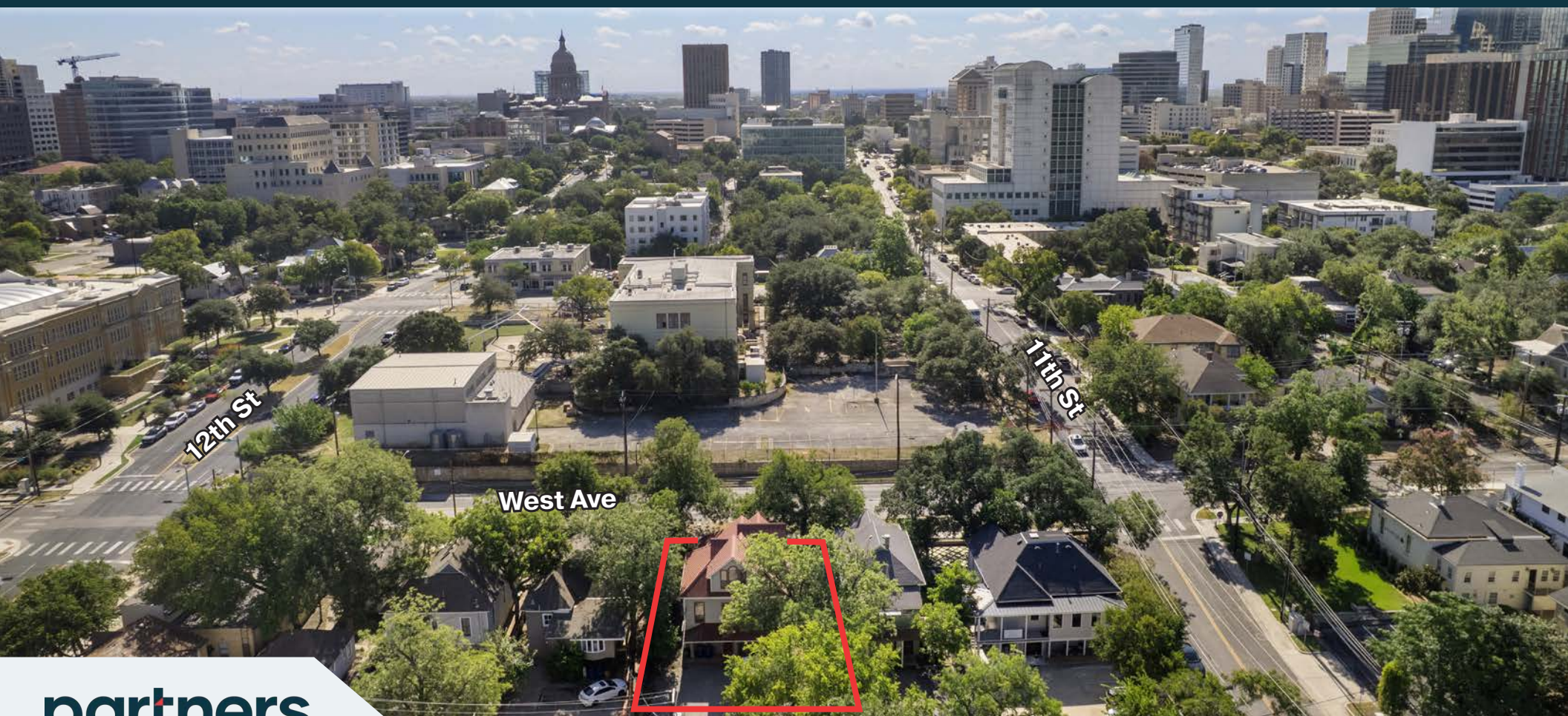
PROPERTY AT A GLANCE

ADDRESS	1104 WEST AVE
CITY, STATE, ZIPCODE	AUSTIN, TX 78703
LOT SIZE	0.15 AC
BUILDING SIZE	2,930
ZONING, COUNTY	LO-ETOD-DBETOD, TRAVIS
PARCEL NUMBER	196638

EXECUTIVE SUMMARY

This stand-alone professional office building offers a rare opportunity for an owner-user to secure a premier location in the heart of the Central Business District (CBD). With 2,930 square feet of efficient space and excellent on-site parking, the property provides both convenience and visibility in a highly desirable area. The building's layout is flexible and well-suited for a variety of professional uses, including legal, medical, financial, or general office operations. As a stand-alone asset, it allows a business to establish a strong identity with full control over signage, branding, and the entire premises—something that is increasingly hard to find in the CBD. For an owner looking to combine long-term real estate investment with a professional presence in the market's most accessible location, this property delivers an exceptional fit.

Please contact Nicholas Moss for More information at (512) 601-8127





PROPERTY DETAILS



SALE PRICE
\$2,197,500



PRICE PER SF
\$750.00



LOT SIZE
0.15 AC



OCCUPANCY
Vacant



BUILDING SIZE
2,930 SF



YEAR BUILT / RENOVATED
1953 / 2017



PARKING
**12 Spaces
+ Street Parking**

PROPERTY HIGHLIGHTS

■ RARE CBD OWNERSHIP OPPORTUNITY

The building offers strong street presence with convenient access to major transit routes and walkable proximity to dining, retail, and business amenities. Ideal for a business that values visibility and accessibility for both clients and staff.

■ STAND-ALONE PROFESSIONAL OFFICE

A stand-alone professional office building located in the heart of the Central Business District. This property is perfectly suited for an owner-user seeking a premier location with full control of their office environment.

■ FULLY RENOVATED IN 2017

Renovated in 2017 and further improved with new AC units installed in 2024, the property offers updated systems and reduced near-term capital needs, providing peace of mind and turnkey functionality for a new owner.

■ EXCELLENT ON-SITE PARKING

Dedicated on-site parking, rarely available in the CBD, ensures ease of access and convenience for both employees and clients in an otherwise dense urban setting.

■ AUSTIN MARKET GROWTH

Located in the heart of Downtown Austin, this property benefits from one of the most dynamic urban cores in Texas. With sustained population growth, an expanding tech and professional services sector, and rising demand for infill commercial space, the city continues to attract businesses and investors alike. West Avenue offers proximity to the Texas Capitol, courthouses, and major employers—making it an ideal location for professional office users seeking walkability, visibility, and long-term upside in one of Austin's most established neighborhoods.



INTERIOR PHOTOS



Click or Scan for
Virtual Tour



partners

SCHEDULE TOUR

SUBMIT LOI

INTERIOR PHOTOS



Click or Scan for
Virtual Tour

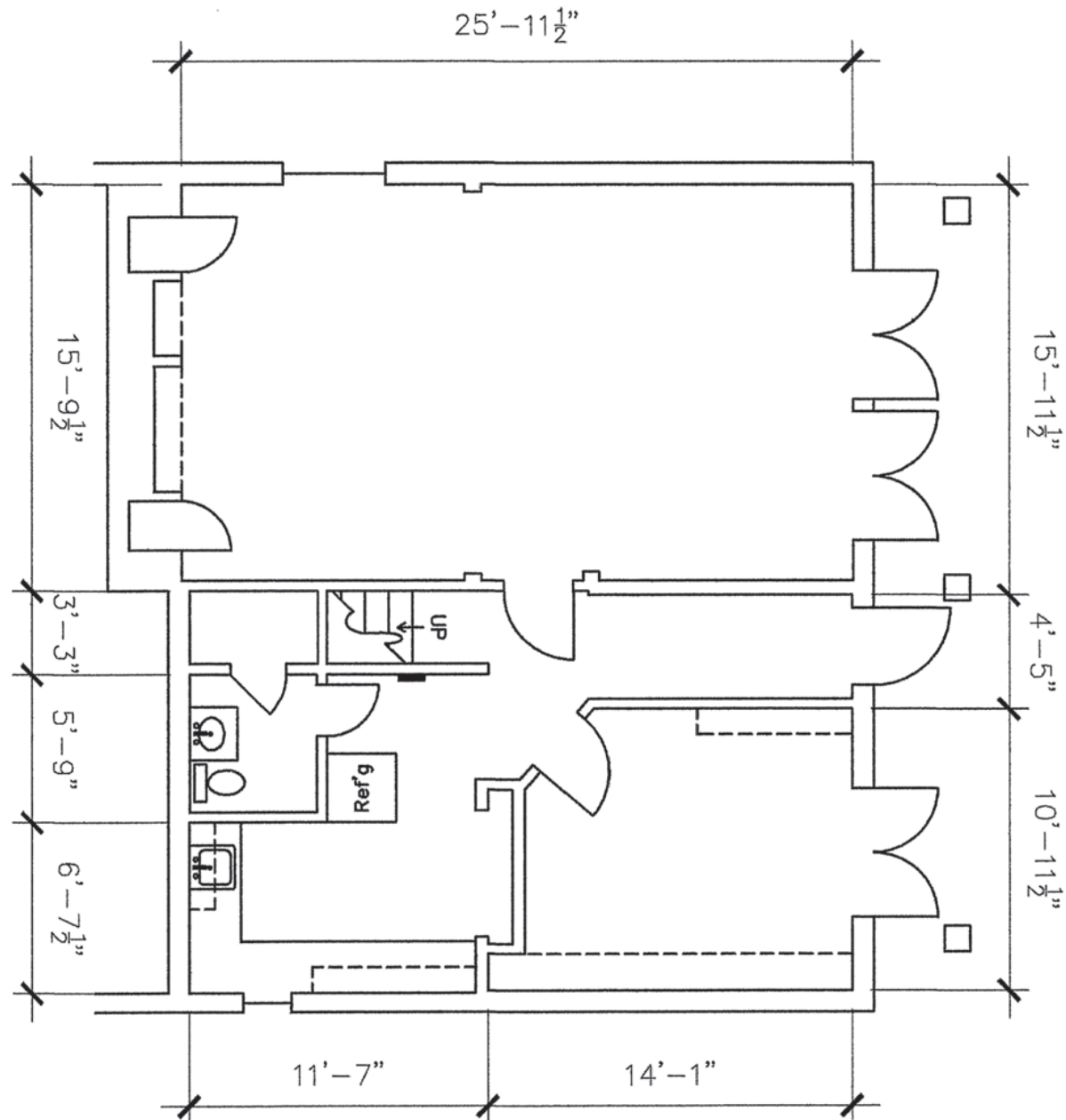


partners

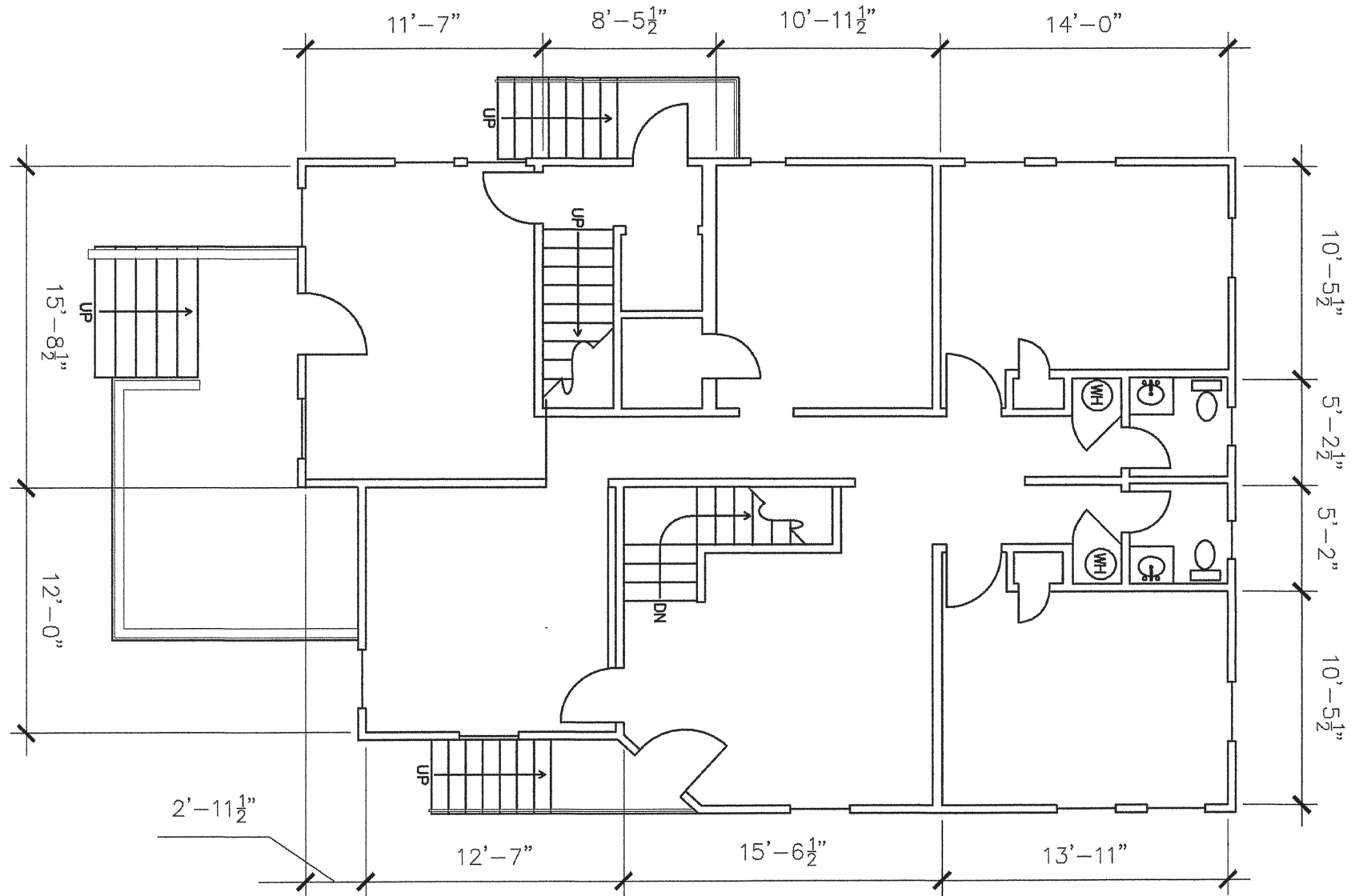
SCHEDULE TOUR

SUBMIT LOI

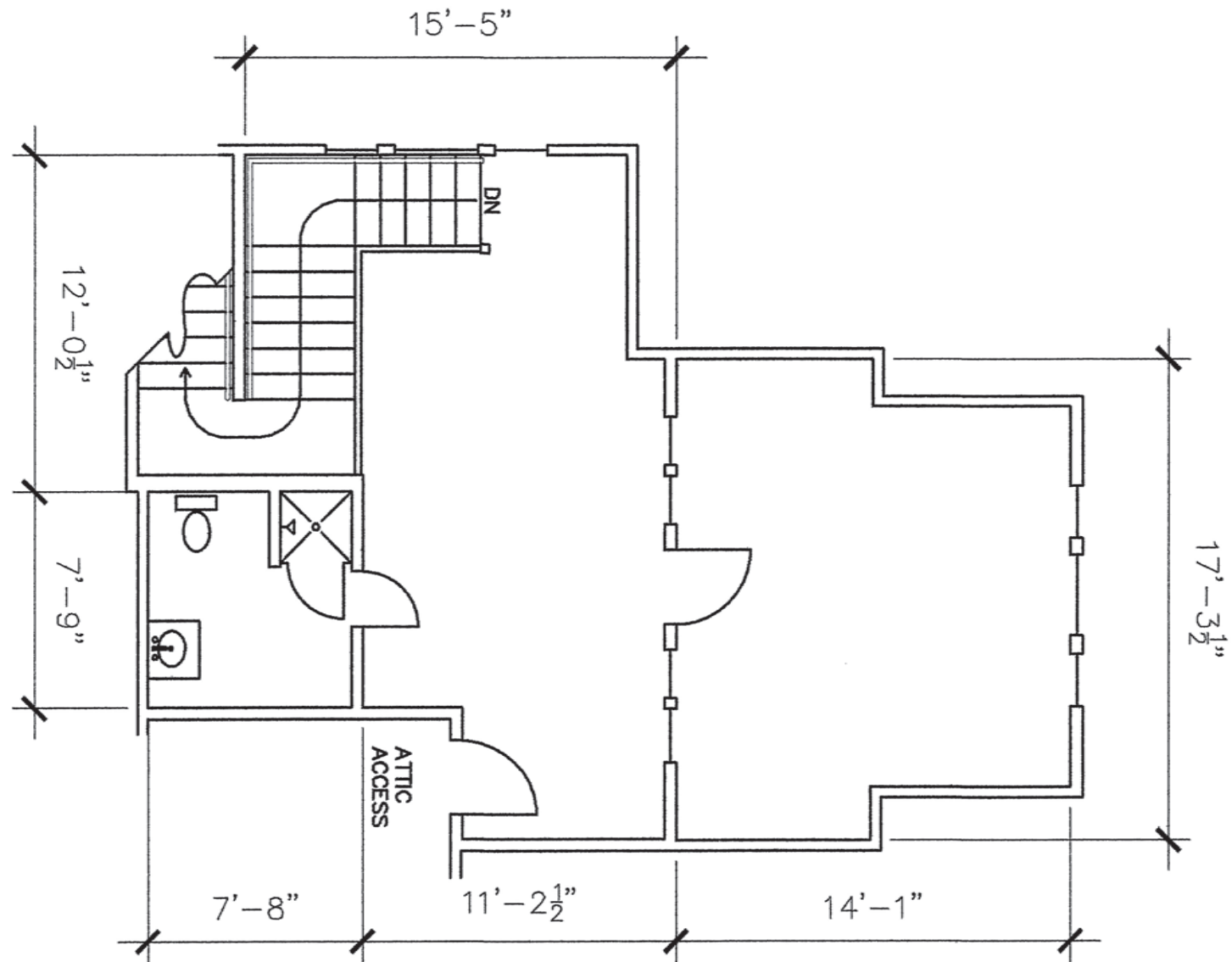
FLOOR PLAN LOWER LEVEL



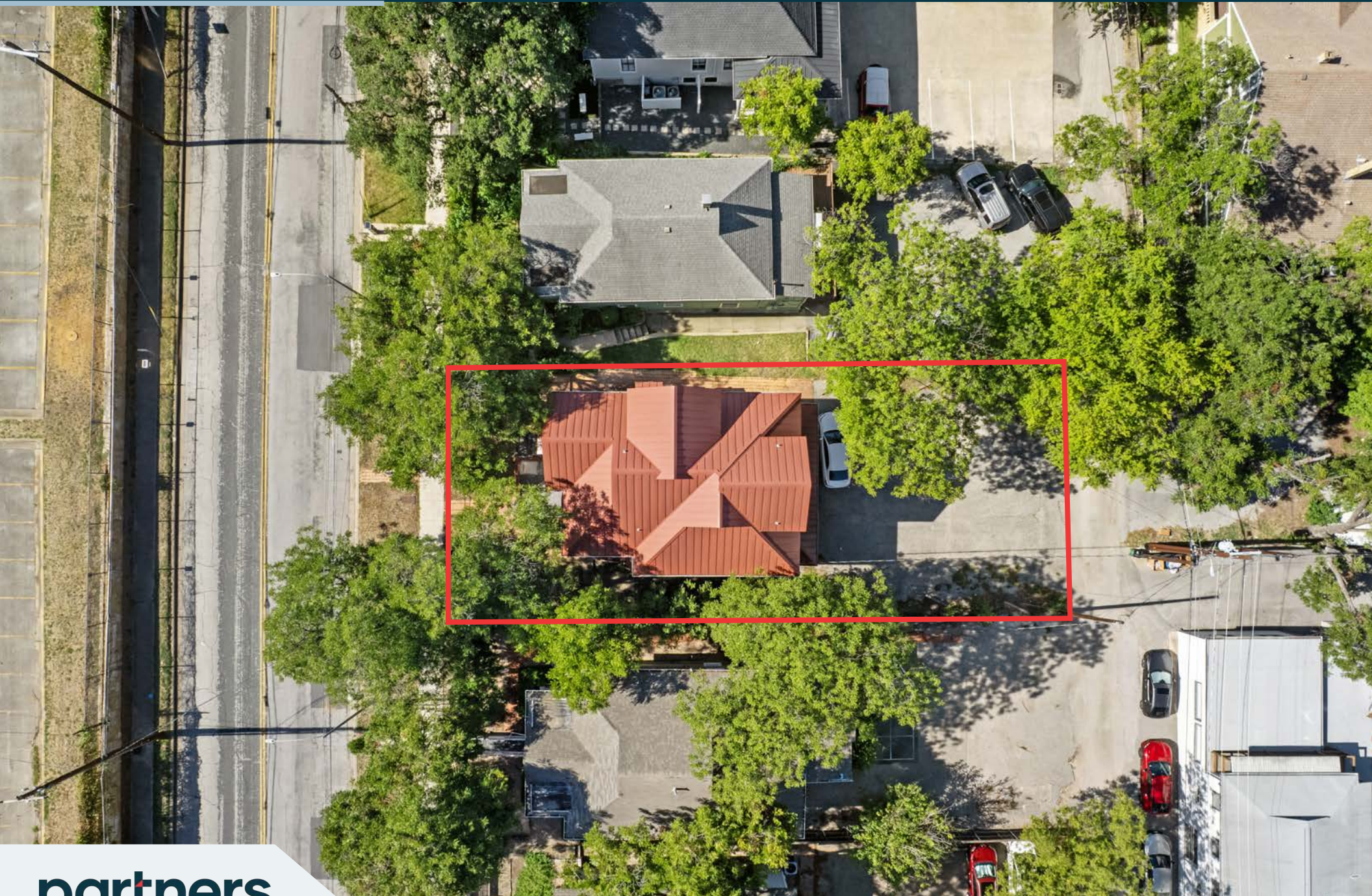
FLOOR PLAN FIRST FLOOR

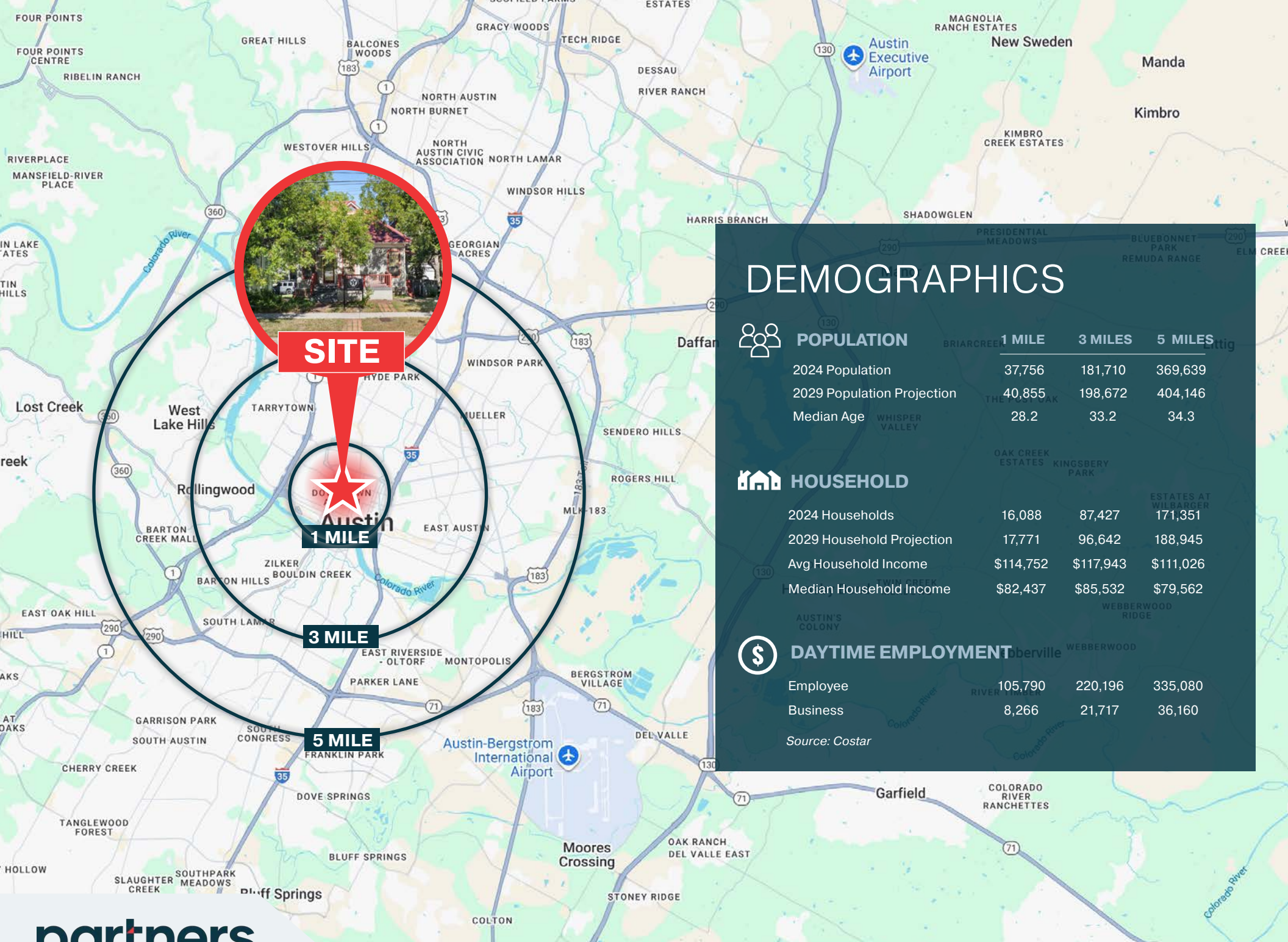


FLOOR PLAN SECOND FLOOR



SITE OVERVIEW





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	37,756	181,710	369,639
2029 Population Projection	40,855	198,672	404,146
Median Age	28.2	33.2	34.3



HOUSEHOLD

2024 Households	16,088	87,427	171,351
2029 Household Projection	17,771	96,642	188,945
Avg Household Income	\$114,752	\$117,943	\$111,026
Median Household Income	\$82,437	\$85,532	\$79,562



DAYTIME EMPLOYMENT

Employee	105,790	220,196	335,080
Business	8,266	21,717	36,160

Source: Costar

AERIAL OVERVIEW

- = Residential
- = Hospitality
- = Office
- = Government/Public





DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

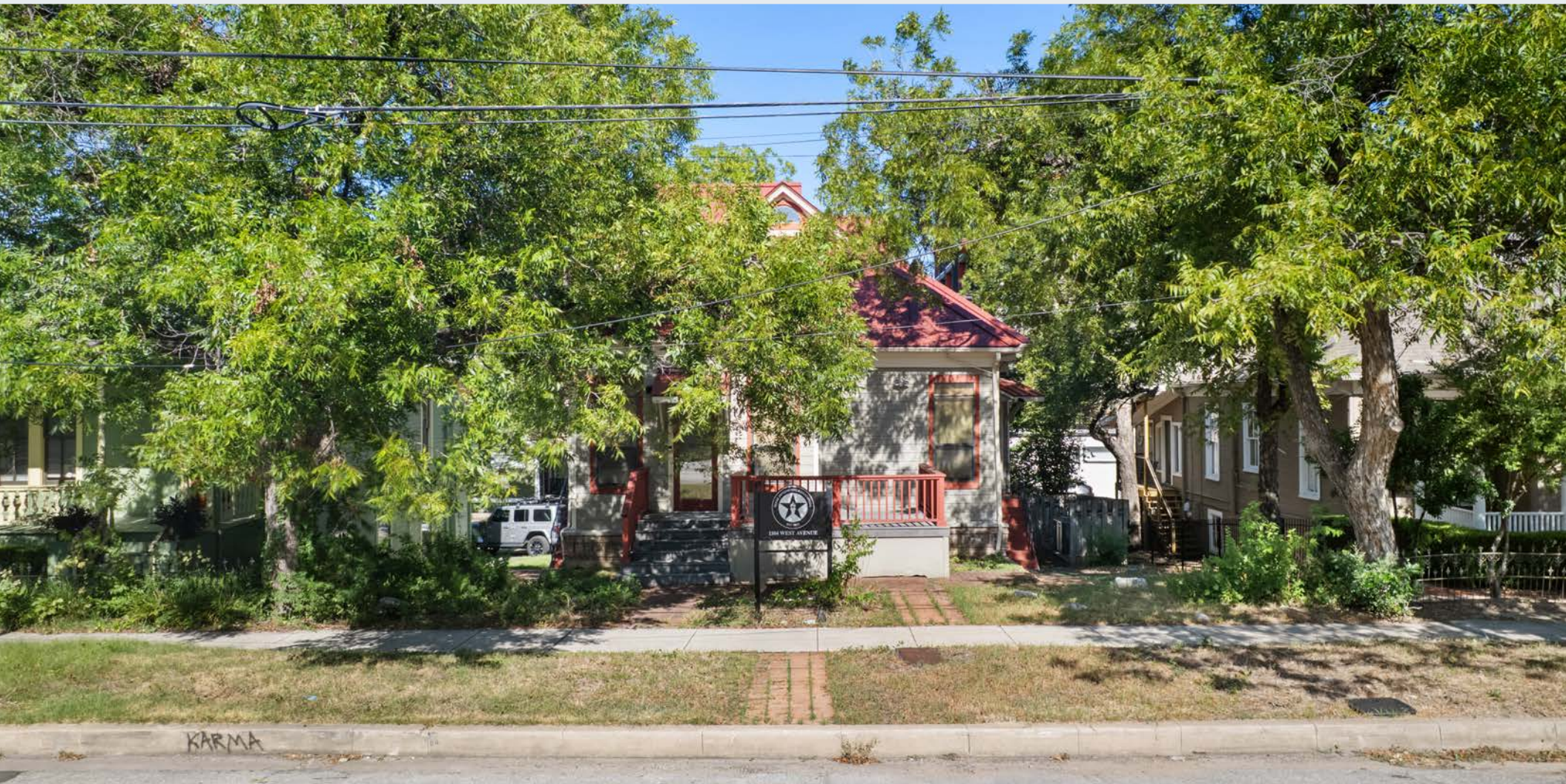
Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

FOR SALE

Professional Office Building

1104 West Ave, Austin, TX 78703

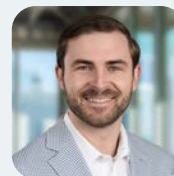


Nicholas Moss

Associate

512 601 8127

nick.moss@partnersrealestate.com



Connor Watson

Vice President

512 643 8079

connor.watson@partnersrealestate.com