



809 Lydia St, Austin, TX 78702

\$42/SF/YR

\$3.50/SF/MO

Guajardo Building

Office | Single tenant | 3,260 sq. ft.



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Listing Added: 05/05/2025

Listing Updated: 05/05/2025

Building Details

Property Type	Office	SubtypeTraditional Office, Executive Office, Coworking, Medical Office, Creative Office	
Tenancy	Single	Total Building SQFT	3,260
Vacant SQFT	3,260	Lot Size (sq ft)	6,890
Year Built	1935	Year Renovated	2025
Buildings	1	Stories	1
Ceiling Height	10'	Taxes (cost per SQFT)	\$10.70
Total Parking Spaces	6	Power	Yes
Elevators	No	Cross Street	1203 E 9th Street
Zoning	LO-MU-HD-NP	Submarket	East Austin

Building Description

Historic East Austin Office Opportunity – 809 Lydia St

Now available for lease, **809 Lydia St** offers a rare opportunity to occupy a fully renovated, historically designated office space in the heart of **East Austin**. Originally constructed in **1935** and meticulously renovated in **2025**, this 3,260-square-foot property blends vintage charm with modern functionality, preserving its original architectural character while meeting today’s commercial standards.

The property is zoned for **office use** and features **two restrooms**, including **one ADA-compliant restroom**, making it a flexible option for a wide range of professional tenants. With thoughtful upgrades throughout, tenants will benefit from a clean, efficient layout that supports collaboration, privacy, and creative work environments.

Located just minutes from downtown Austin, this East Austin gem is surrounded by vibrant local amenities, restaurants, and transit access. Ideal for creative agencies, design firms, startups, or professional services, the space is slated for delivery around **October 2025**.

Tenant Improvements (TI) are available for qualifying tenants looking to customize the space to their brand and operational needs.

Building Highlights

- Fully renovated in 2025
- Maintains 1935 charm and historic designation
- East Austin location near dining, retail, and transit
- Customizable interiors with available TI package
- Ideal for office, creative, or professional use

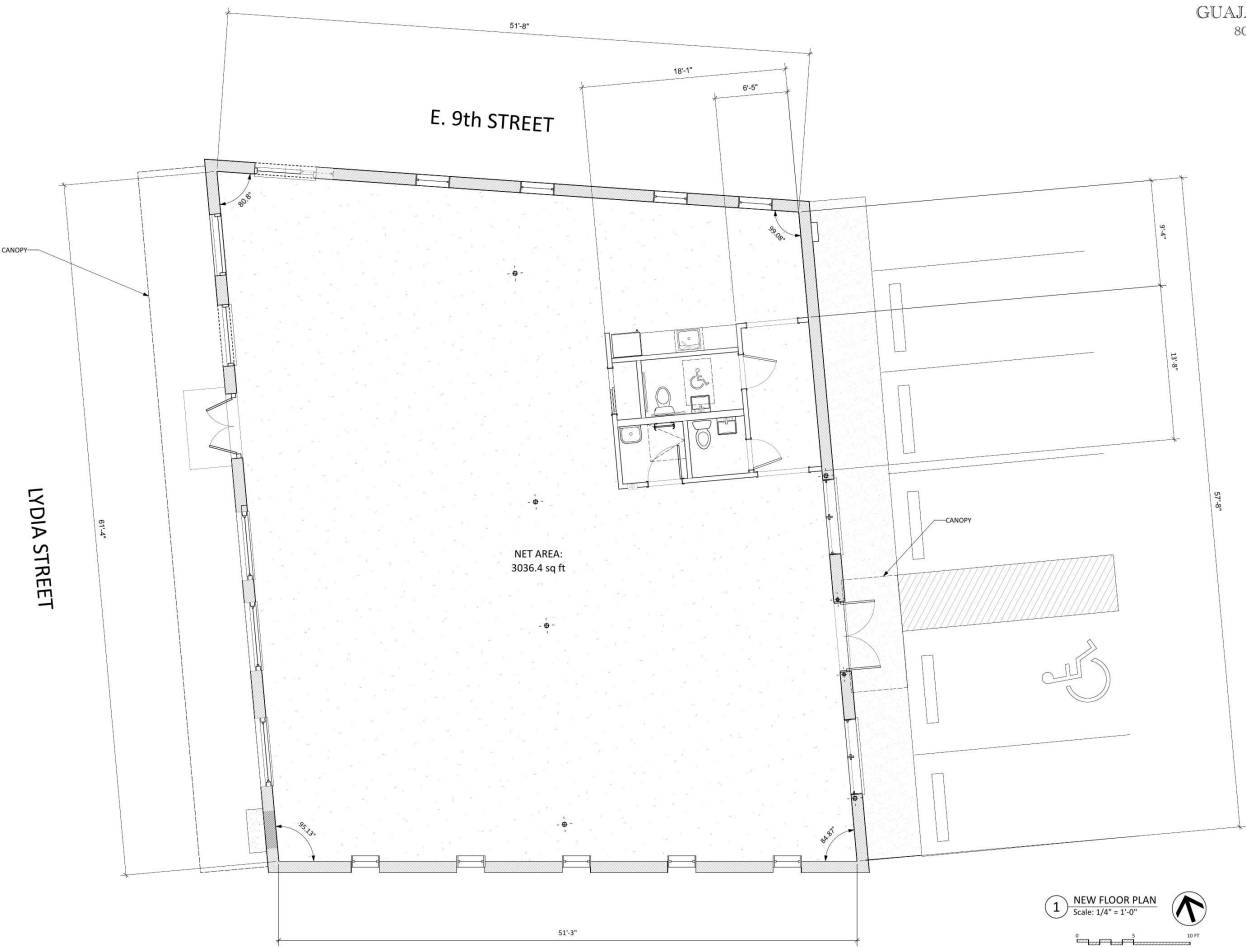
Building Location (1 Location)



Details

Listing Type	Direct	RSF	3,260 SF
USF	3,260 SF	Parking	6
Rate (Per SF)	\$42 / SF / YR	Lease Type	NNN
Lease term	5+ years	Total CAM (Per SF/YR)	\$0
Expense Rate (Per SF/YR)	\$13.65	Total Rate (Per SF/YR)	\$42
Total Monthly Rent	\$11,410	Days on Market	1 day

Floorplan



Property Photos (7 photos)

