

Office / Retail Building  
FOR LEASE

1205 RIO GRANDE ST,  
AUSTIN, TX 78701



500 - 3,464 SF Available

**partners**  
medicalcre.com

# Our Team



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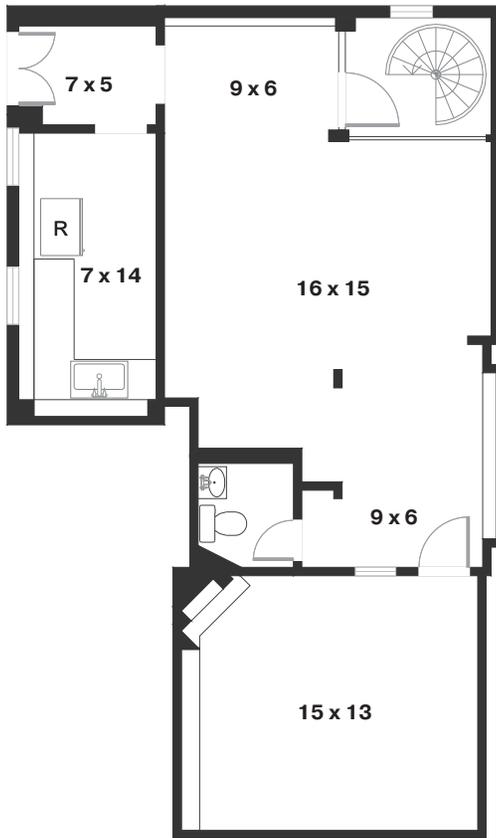
# Investment Summary

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.



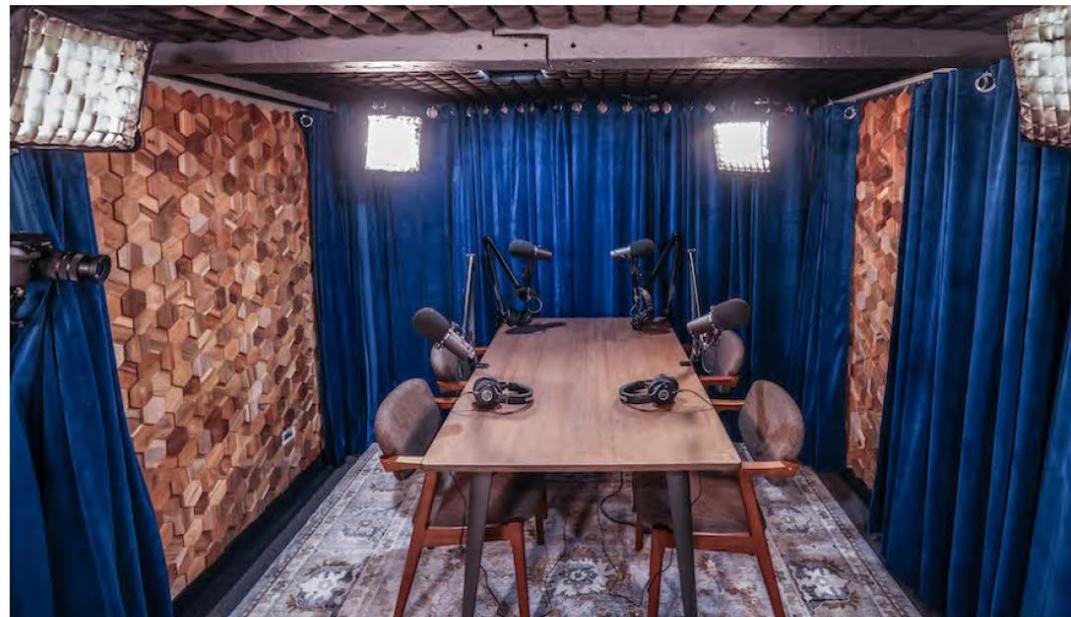
# Upper Floor Interior Photos



# Lower Floor Interior Photos



# Separate Podcast Studio - 500 SF



# 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**

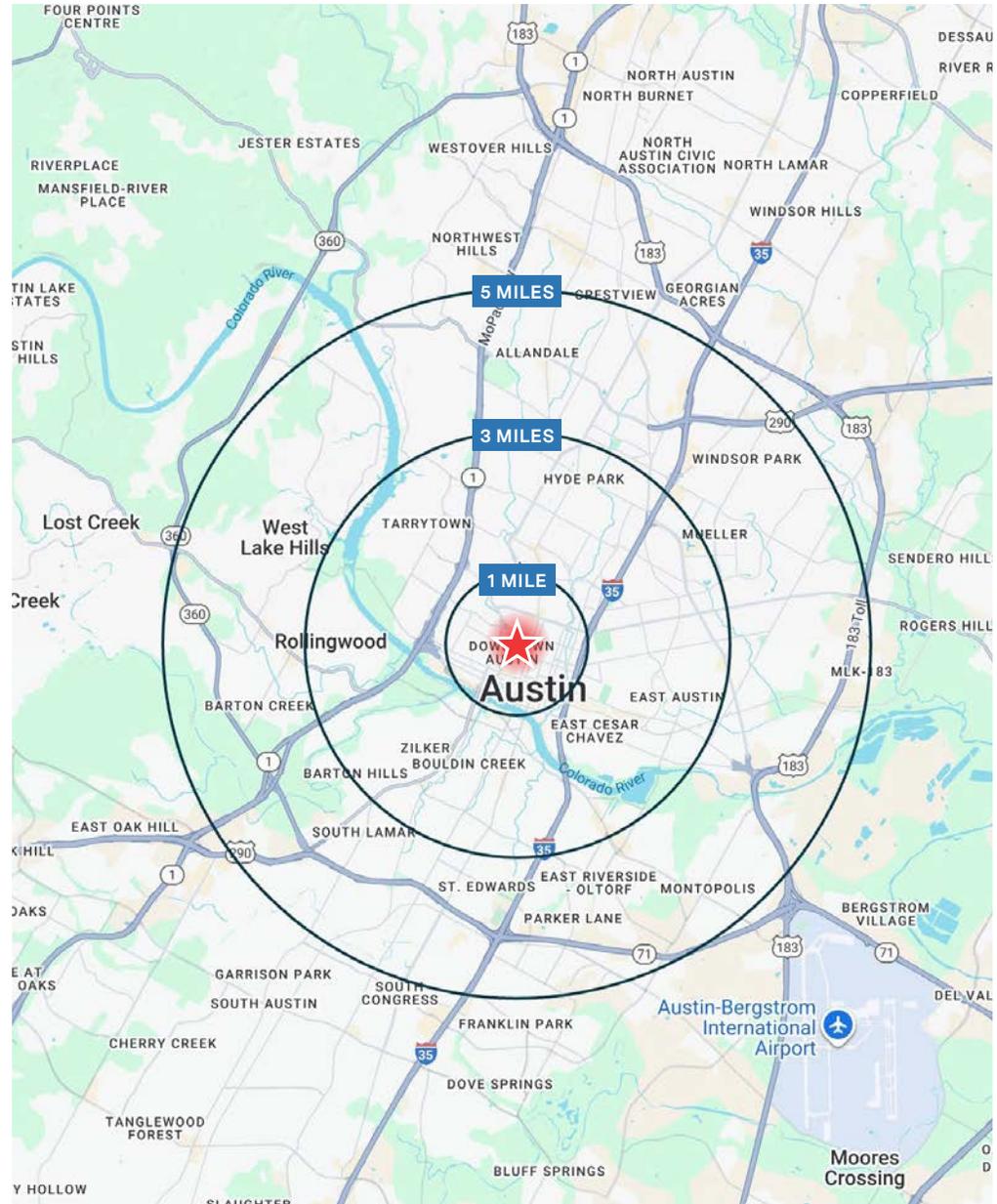
Located within a professionally maintained office park setting, the property delivers a quiet, campus-style atmosphere while remaining walkable to restaurants, retail, and transit. This balance of accessibility and environment appeals to tenants seeking a productive yet central Austin location.
- STRONG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

# Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
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
<b>HOUSEHOLDS</b>			
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
<b>EMPLOYMENT</b>			
Employees	107,794	221,065	334,515
Businesses	8,267	21,738	36,146



# Nearby Businesses



# Aerial Overview



34 STORY  
298 UNIT CONDO  
DEVELOPMENT

THE LUMINARY

TEXAS CAPITOL

THE ANNIE B

34 STORY  
300+ UNIT  
MULTIFAMILY  
DEVELOPMENT

SITE

AUSTIN  
COMMUNITY  
COLLEGE  
DISTRICT



# 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.



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_