



## 1004 West Ave

1004 West Ave, Austin, TX 78701



**Michael Frost**

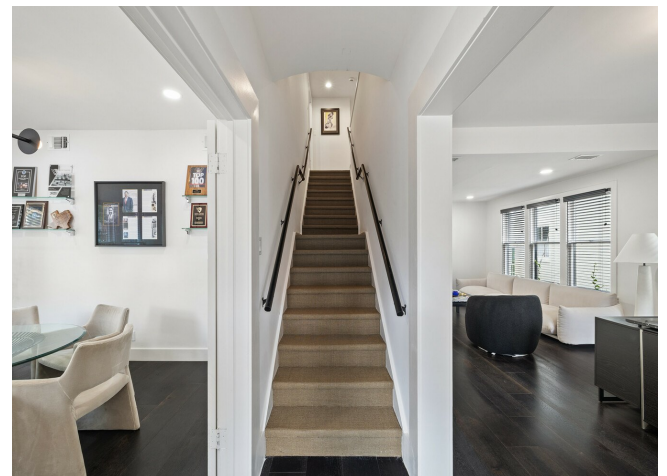
Twelve Rivers Realty  
700 Rio Grande St, Austin, TX 78701  
[Mike@landyfrostgroup.com](mailto:Mike@landyfrostgroup.com)  
(512) 588-1453



# 1004 West Ave

\$3,650,000

Beautifully remodeled 3,300 sqft. office building, designed by the renowned Joel Mozersky. This office features 8 dedicated office spaces and an abundance of storage (including a basement not included in sqft.). Located in a prime and walkable area of Downtown with easy access to the courthouse. The space is the perfect blend of modern design and historic charm, while exuding a professional ambiance and functionality. Upon entry, you are greeted by the warmth of rich wood floors and the interior boasts modern fixtures. Abundant natural light creates an inviting atmosphere conducive to productivity. The office features a thoughtfully updated kitchen and bathroom, catering to the convenience and comfort of its occupants. In addition to the stunning interior, this property offers practicality with over 10 dedicated parking spaces (ask about the 2 garage spots), ensuring ease of access for both employees and clients alike....

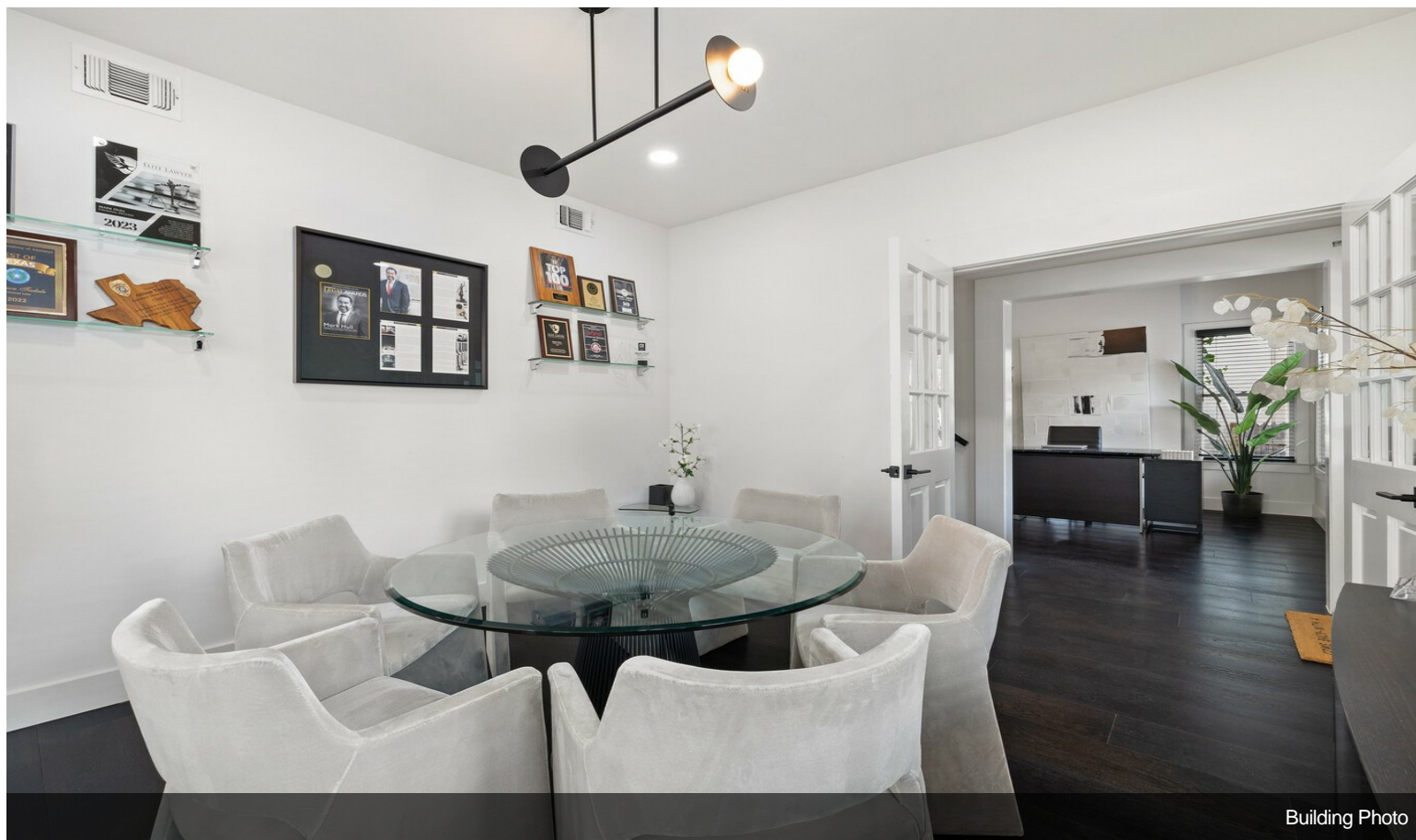


Price:	\$3,650,000
Property Type:	Office
Building Class:	A
Sale Type:	Investment or Owner User
Lot Size:	6,869 SF
Rentable Building Area:	3,300 SF
Rentable Building Area:	3,300 SF
No. Stories:	2
Year Built:	1900
Tenancy:	Single
Parking Ratio:	2.73/1,000 SF
Zoning Description:	Office building
APN / Parcel ID:	02080008090000
Walk Score ®:	95 (Walker's Paradise)
Transit Score ®:	67 (Good Transit)

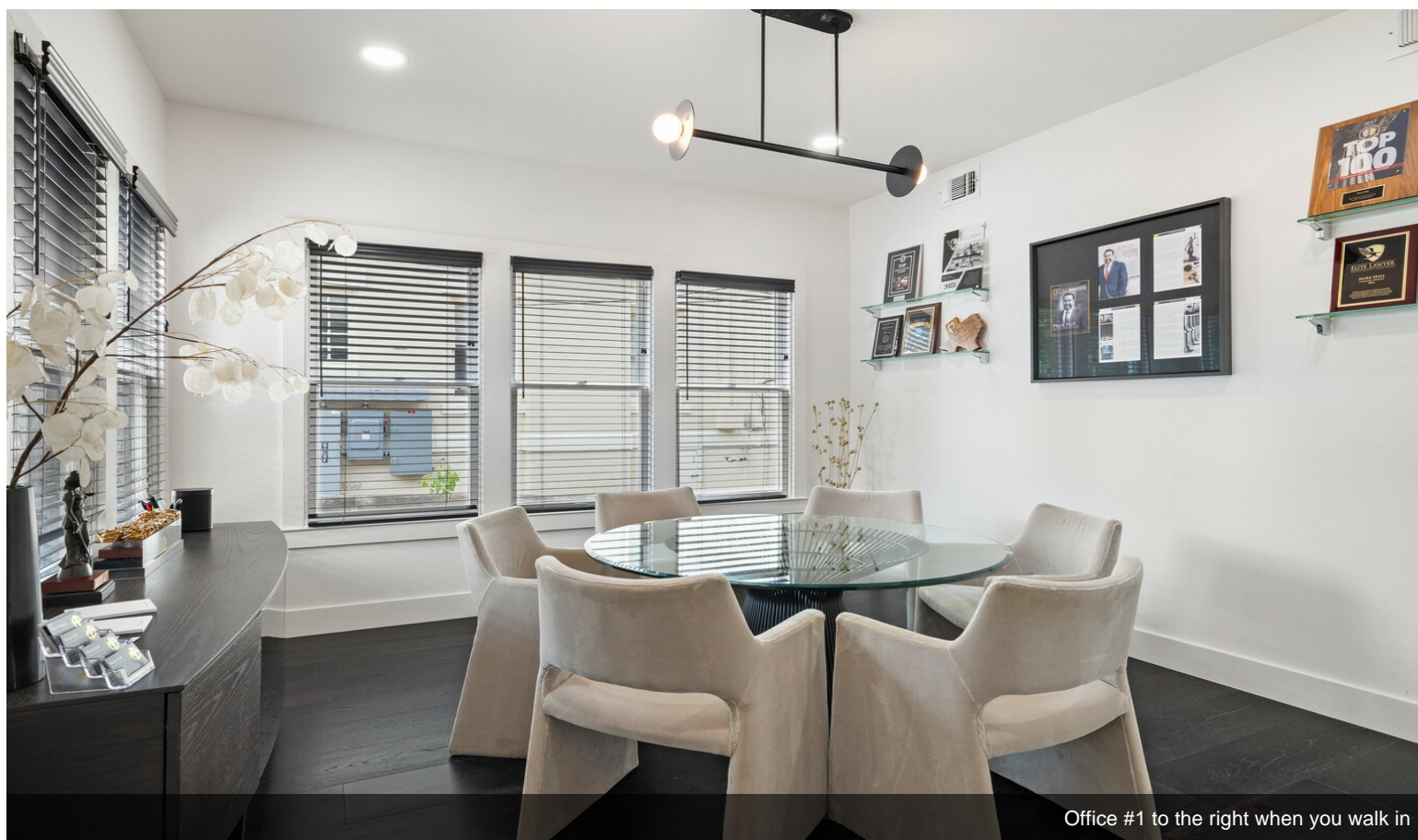


1004 West Ave, Austin, TX 78701

# Property Photos

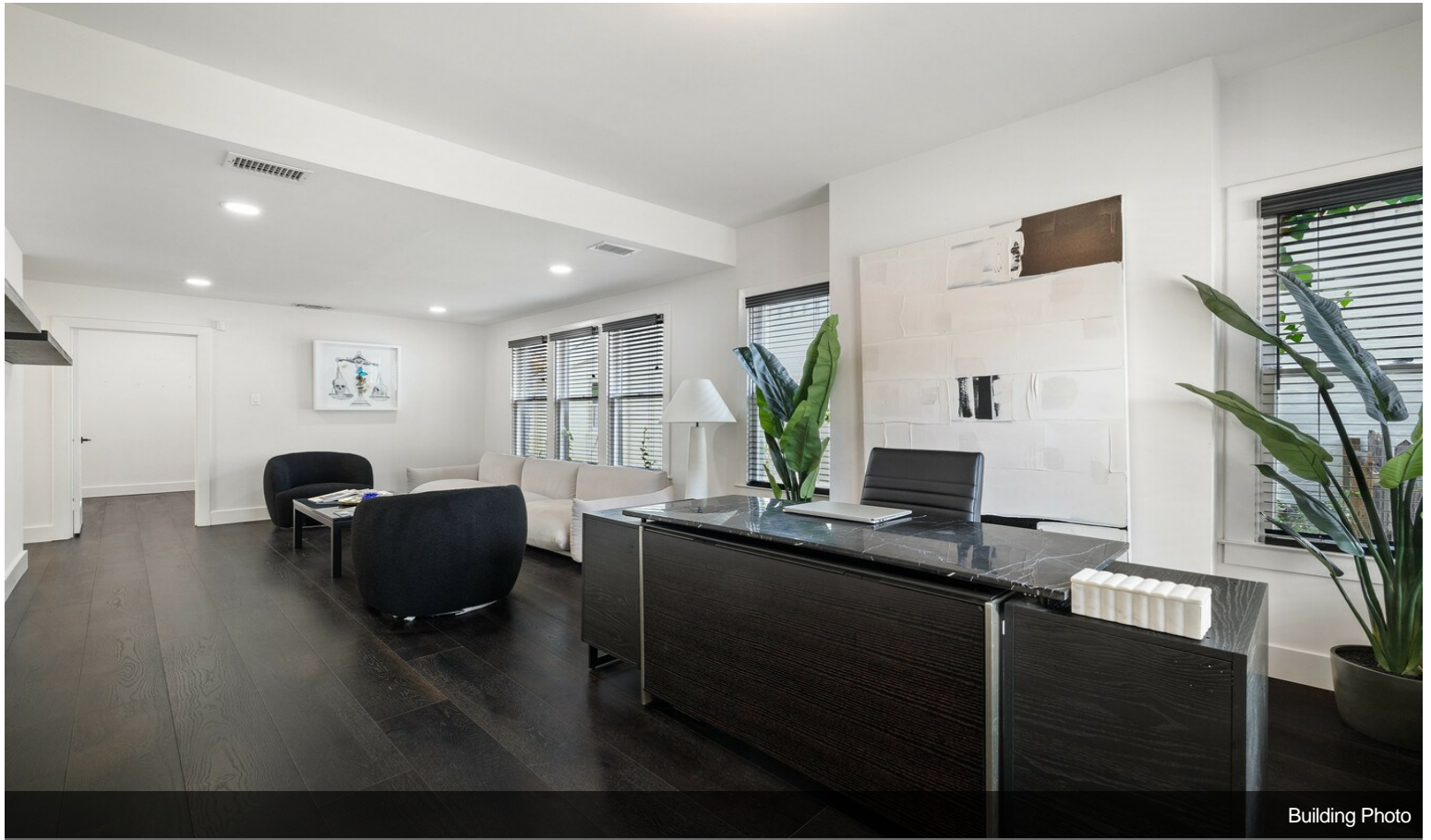


Building Photo



Office #1 to the right when you walk in

# Property Photos

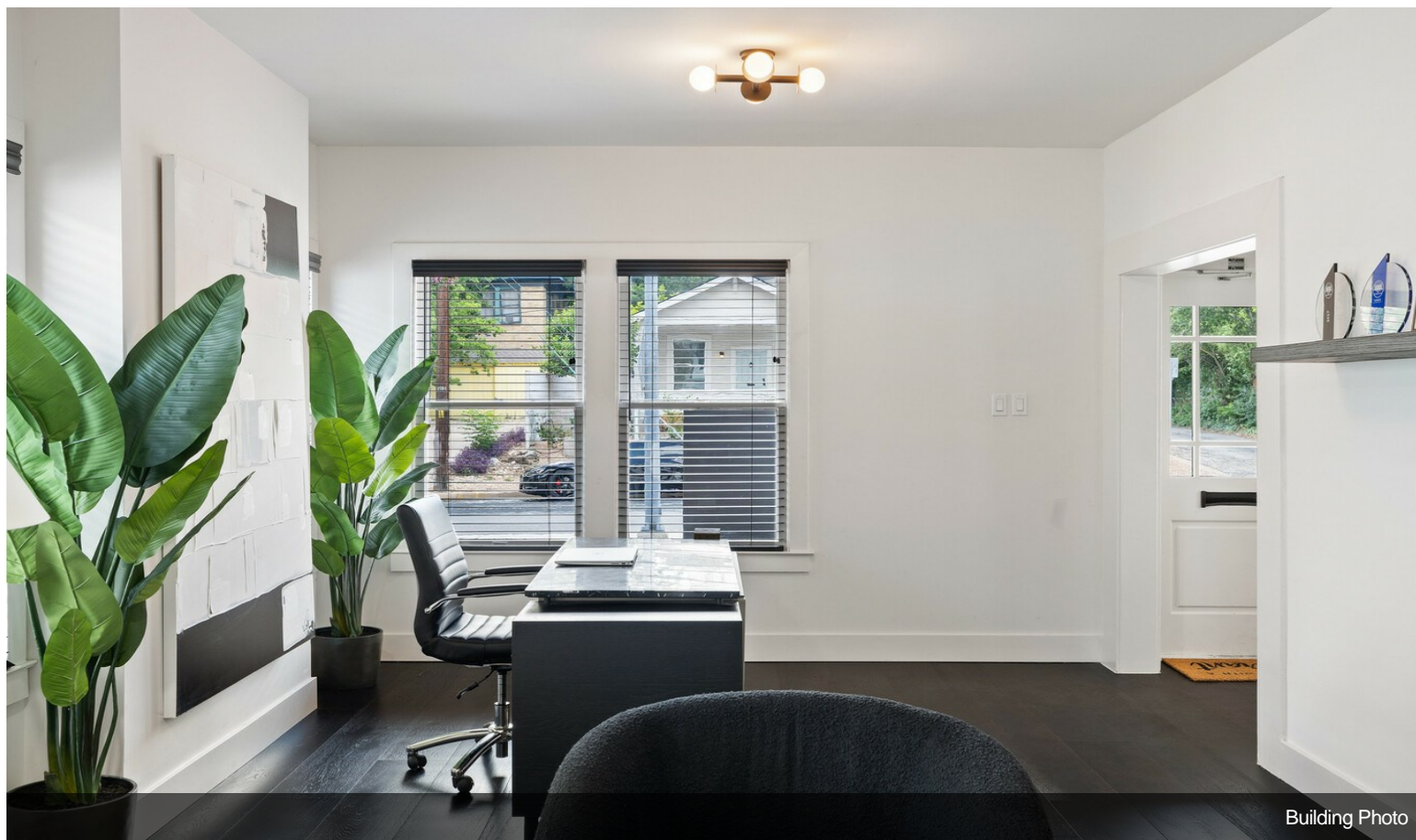


Building Photo

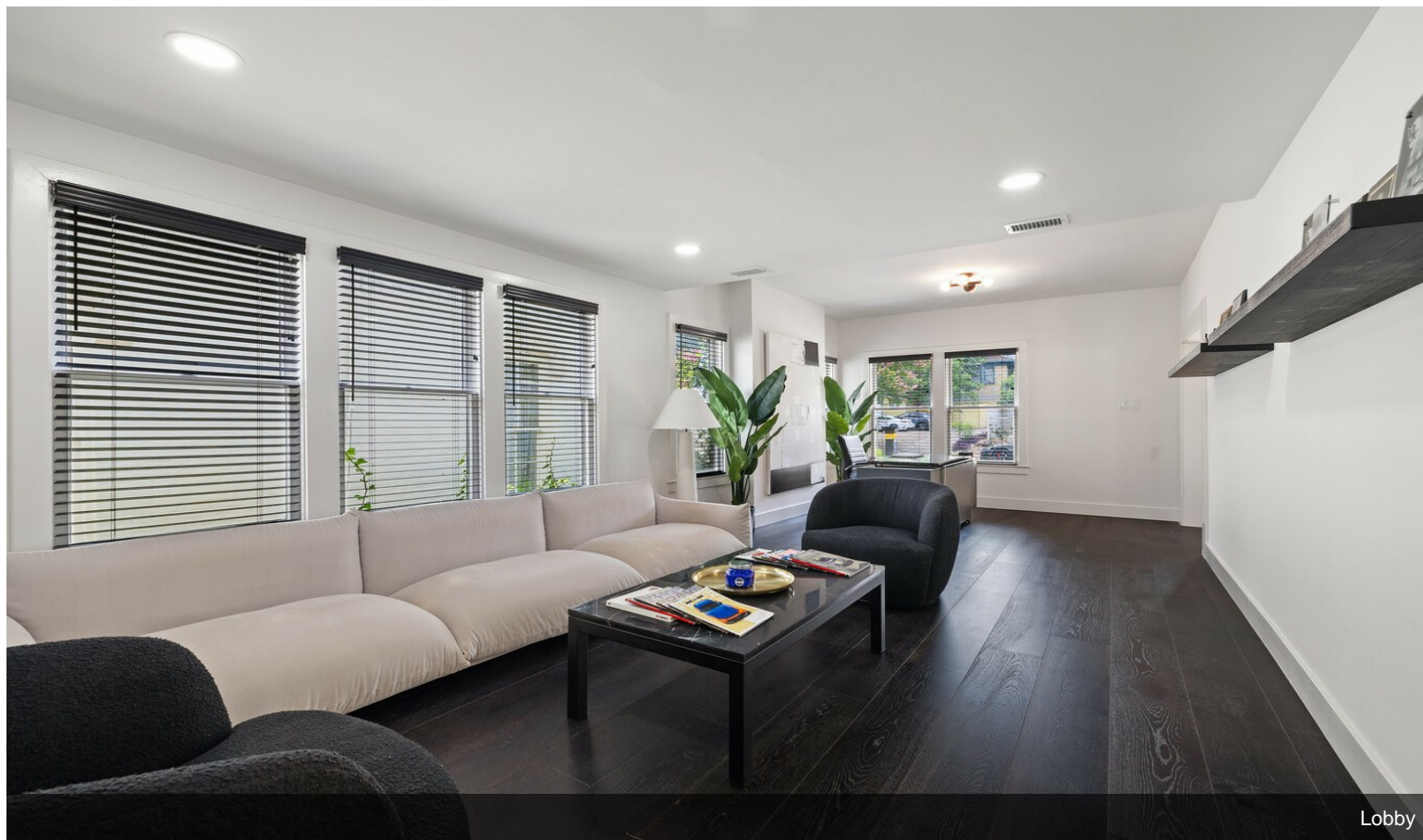


Building Photo

# Property Photos

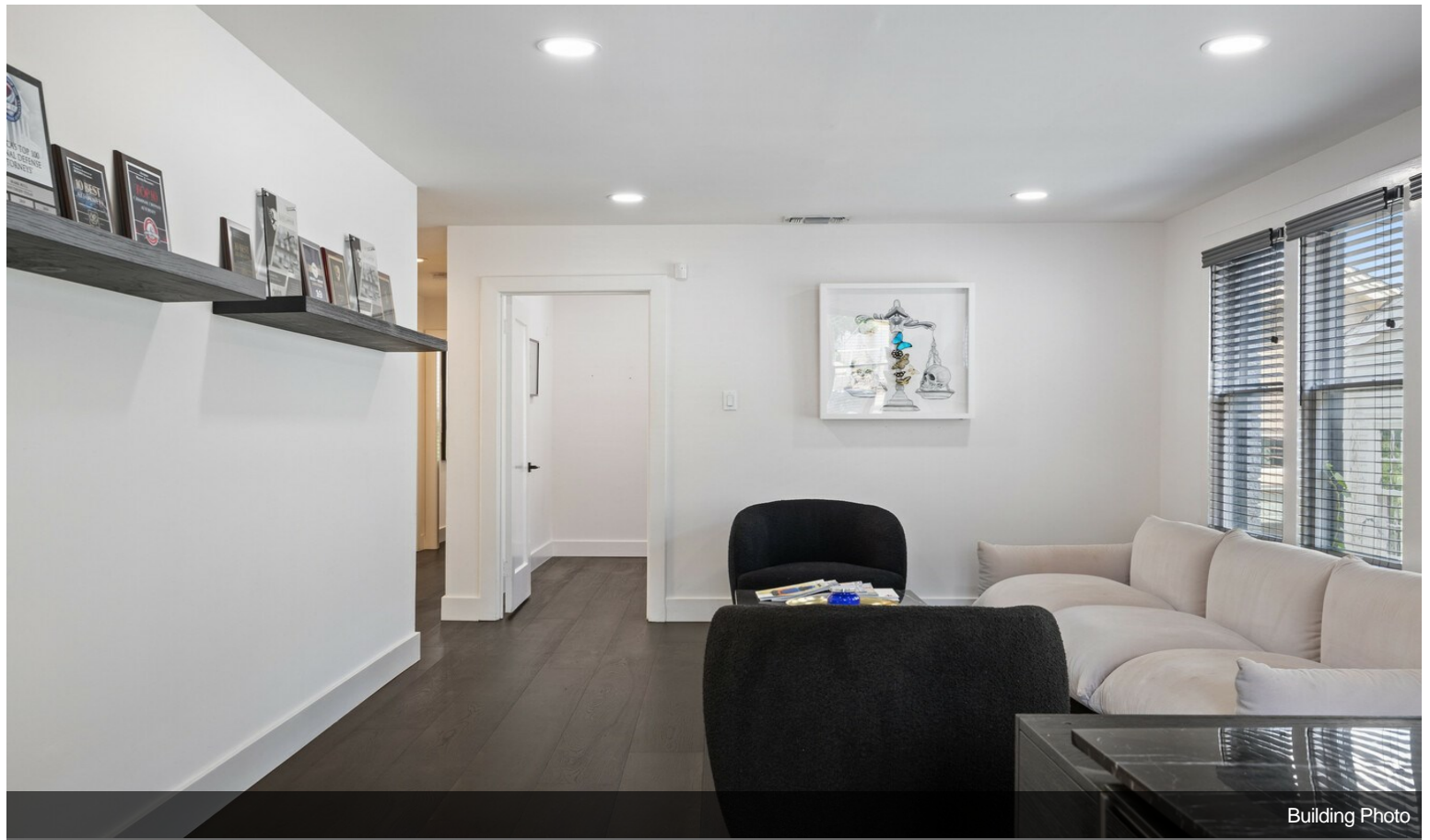


Building Photo



Lobby

# Property Photos



# Property Photos

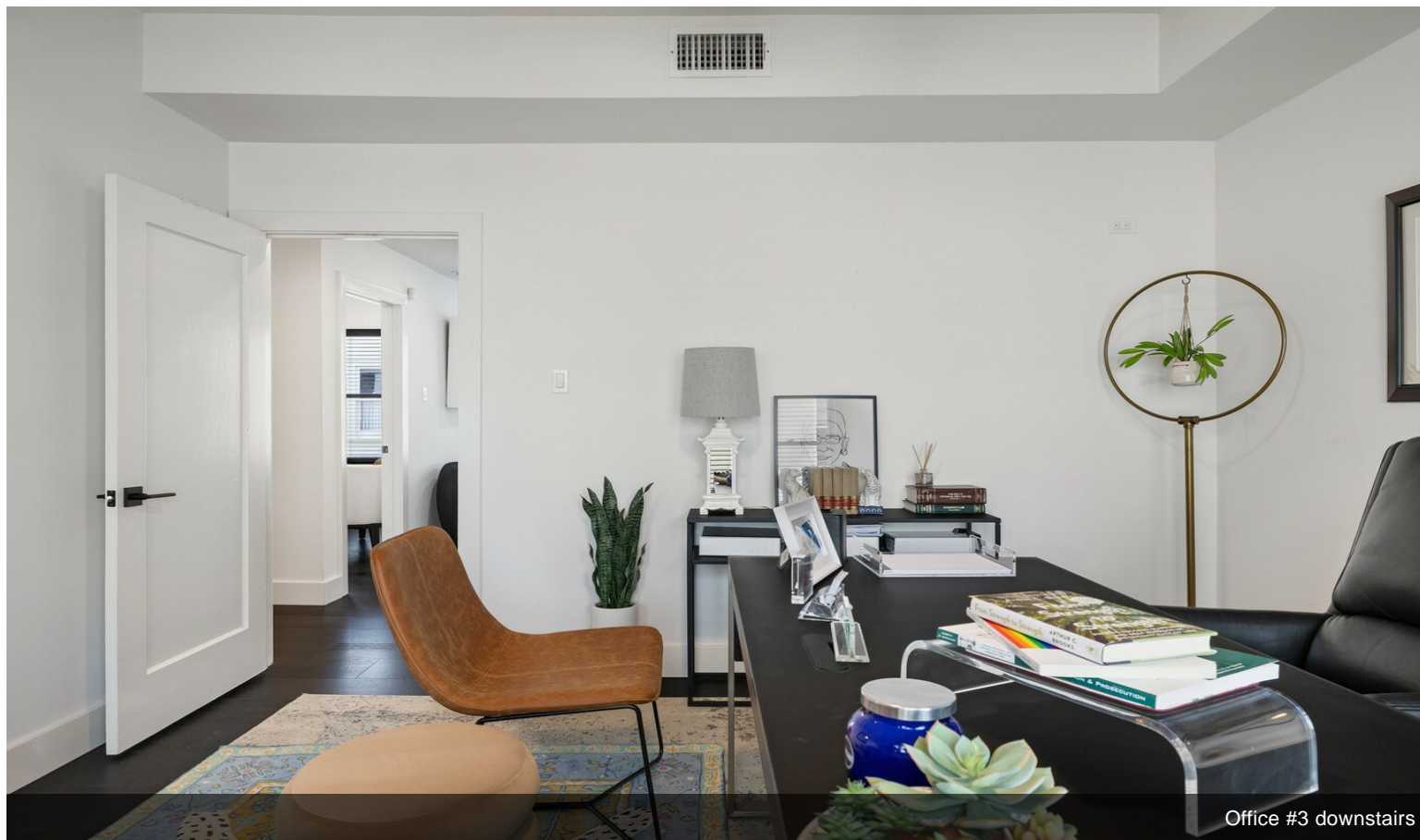




# Property Photos



Building Photo



Office #3 downstairs

# Property Photos



Building Photo



Half bath downstairs

# Property Photos

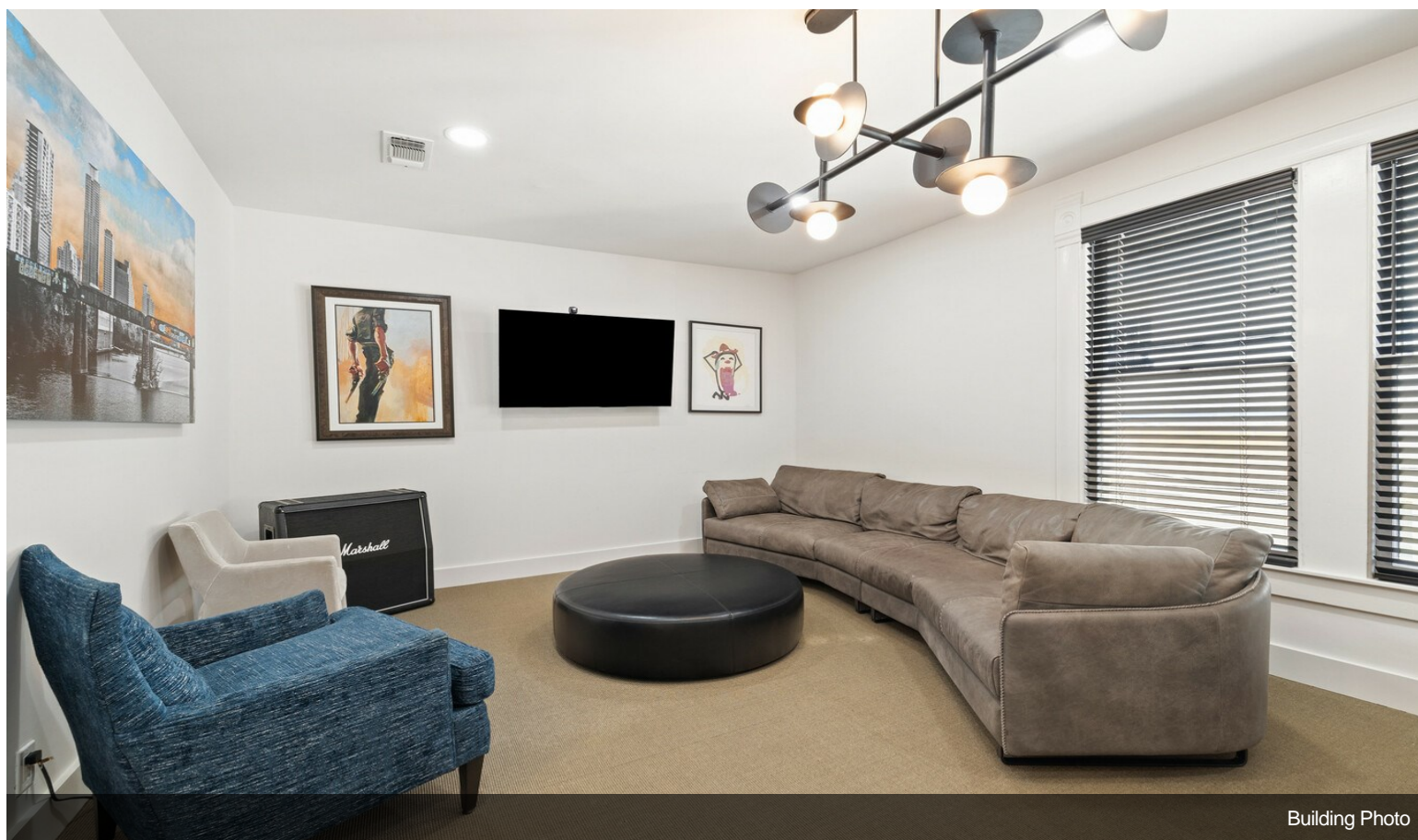


kitchenette downstairs

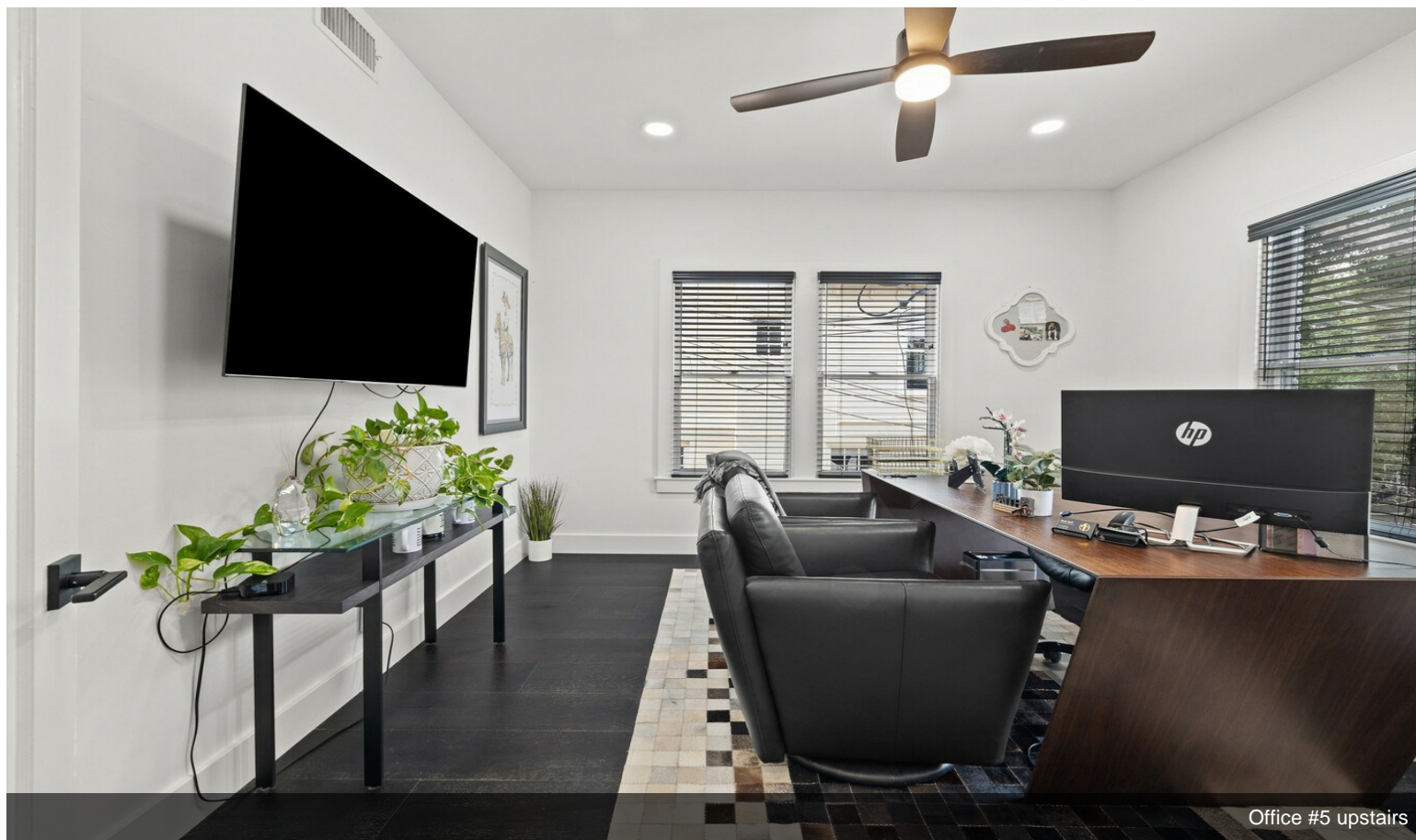


Office #4 upstairs

# Property Photos



# Property Photos



# Property Photos



Office #6 upstairs

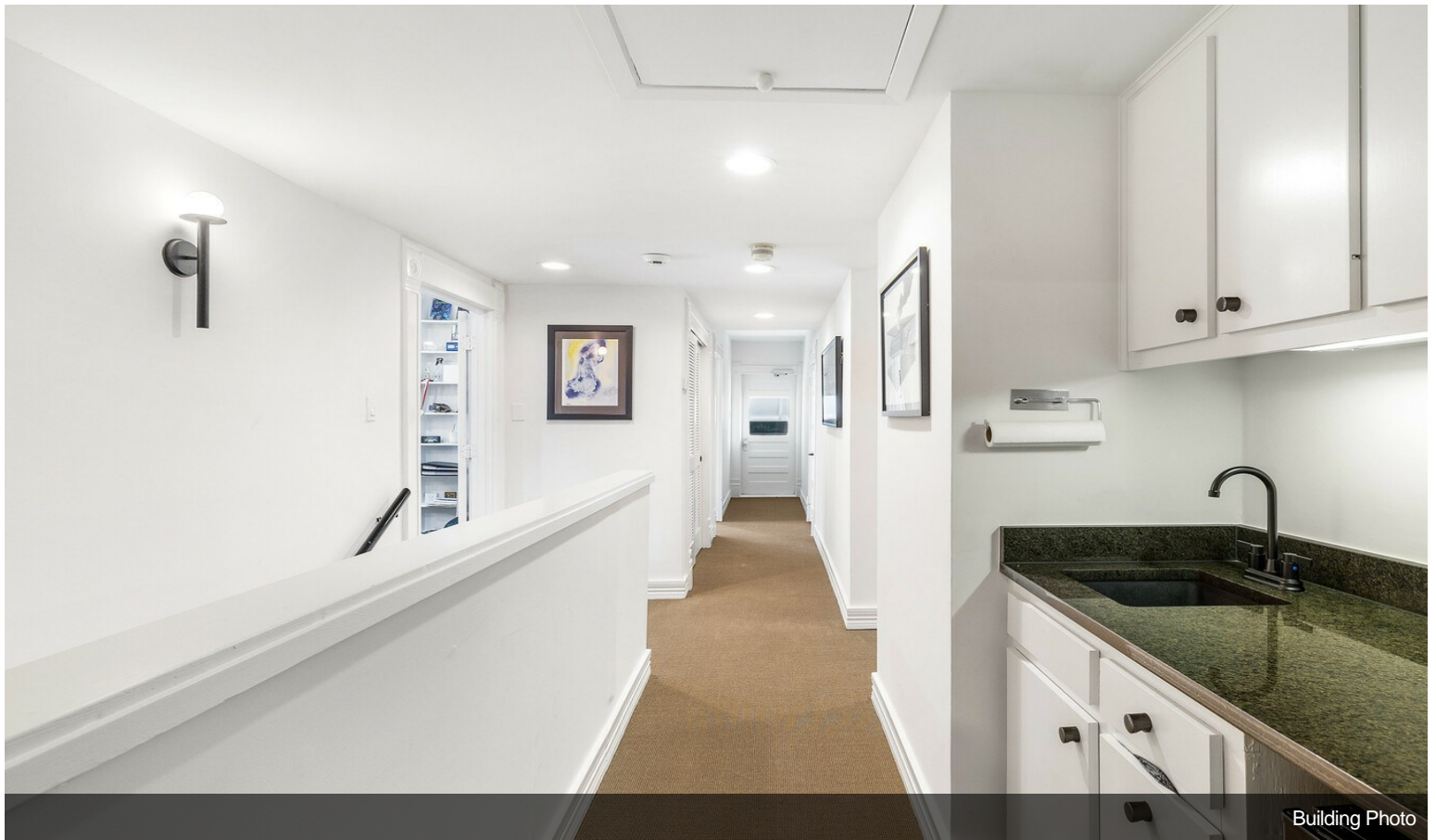


Building Photo

# Property Photos

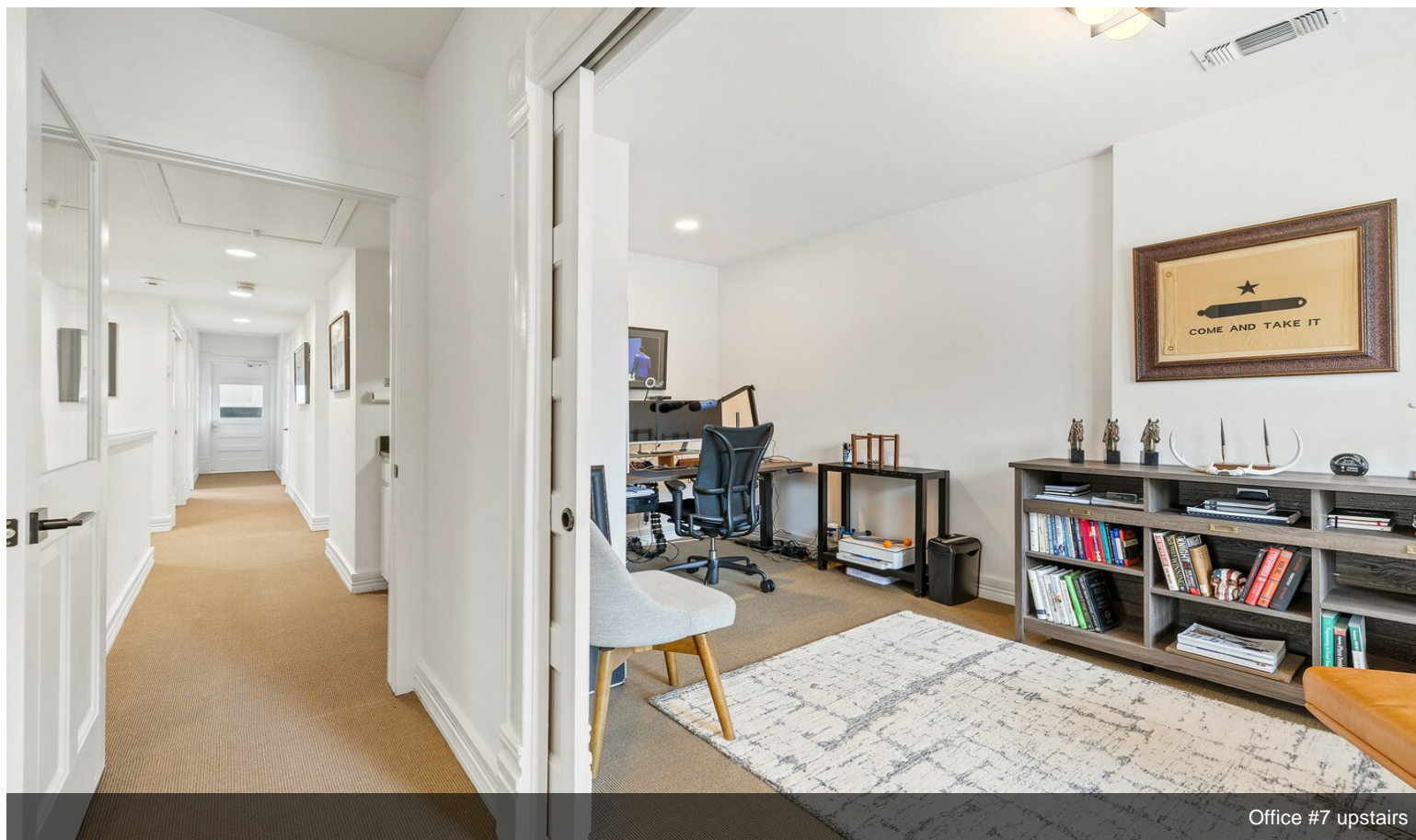


Half bath upstairs

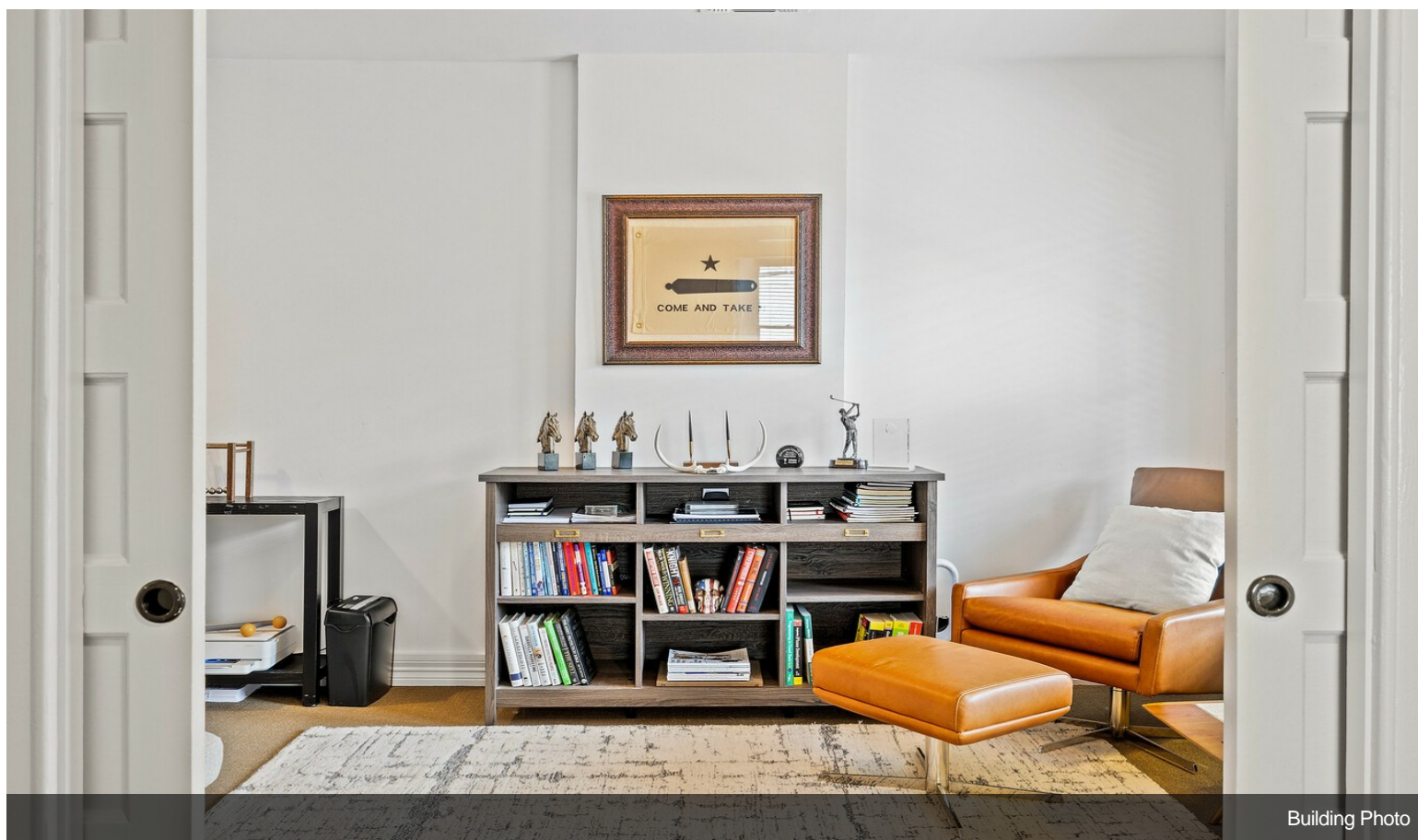


Building Photo

# Property Photos



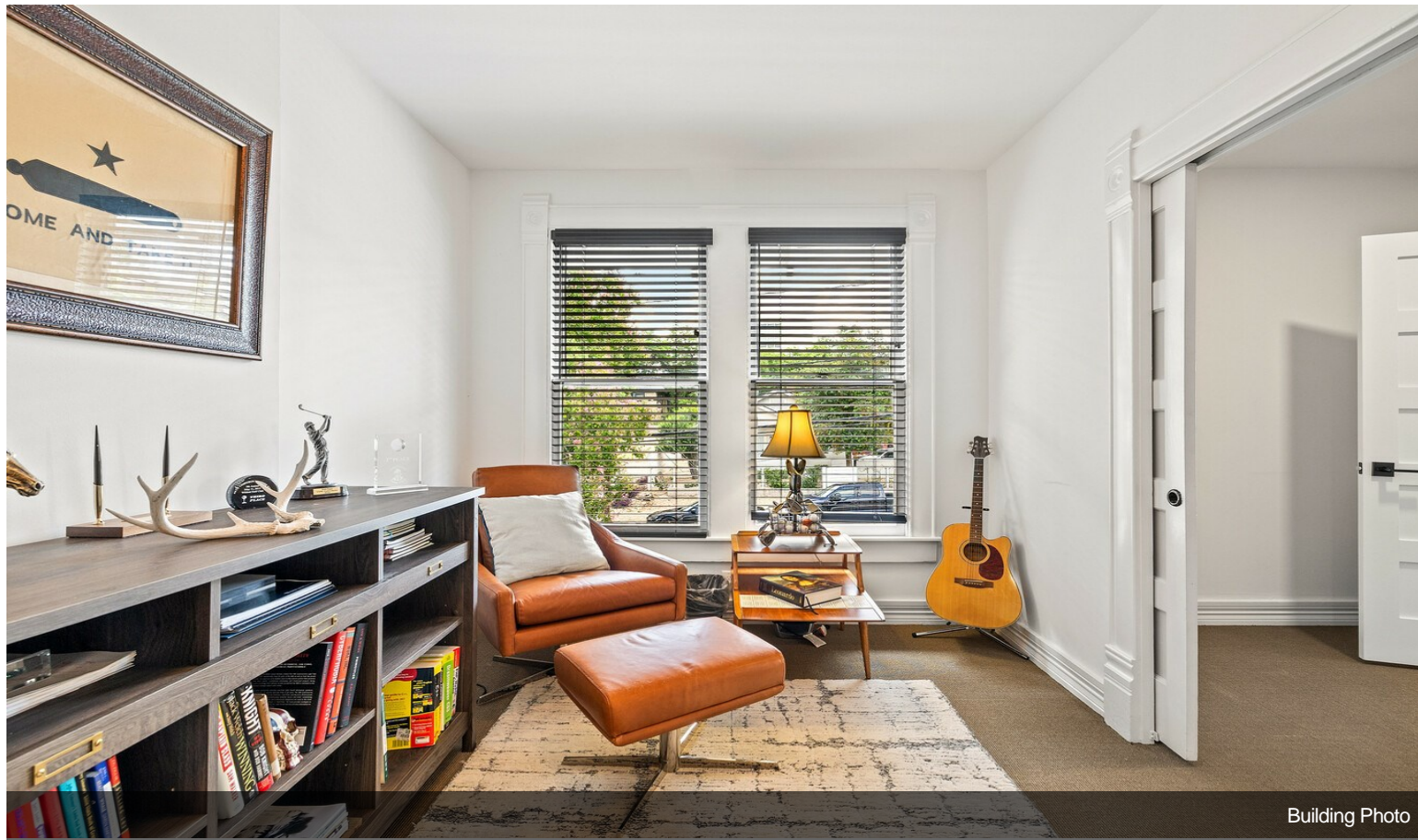
Office #7 upstairs



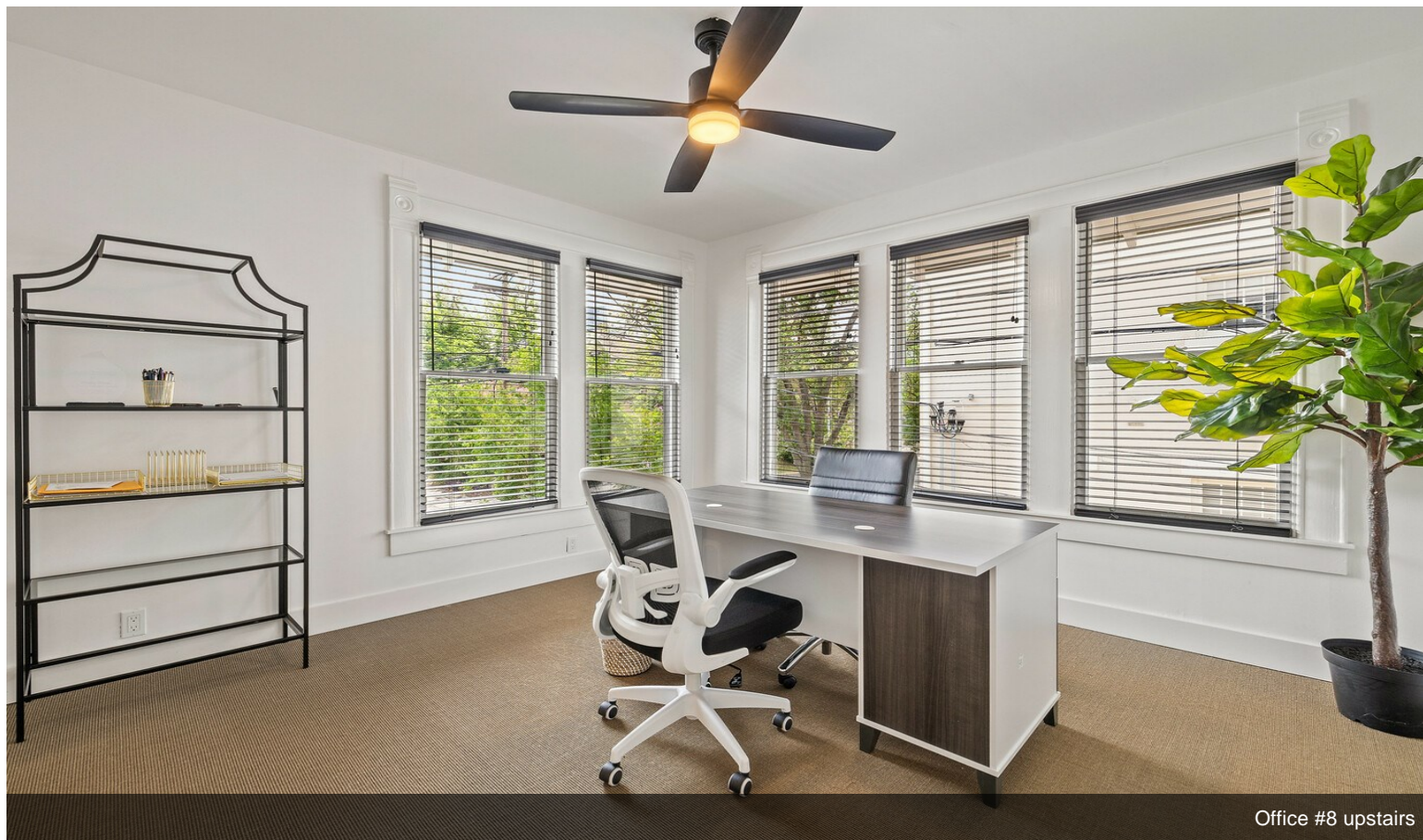
Building Photo



# Property Photos

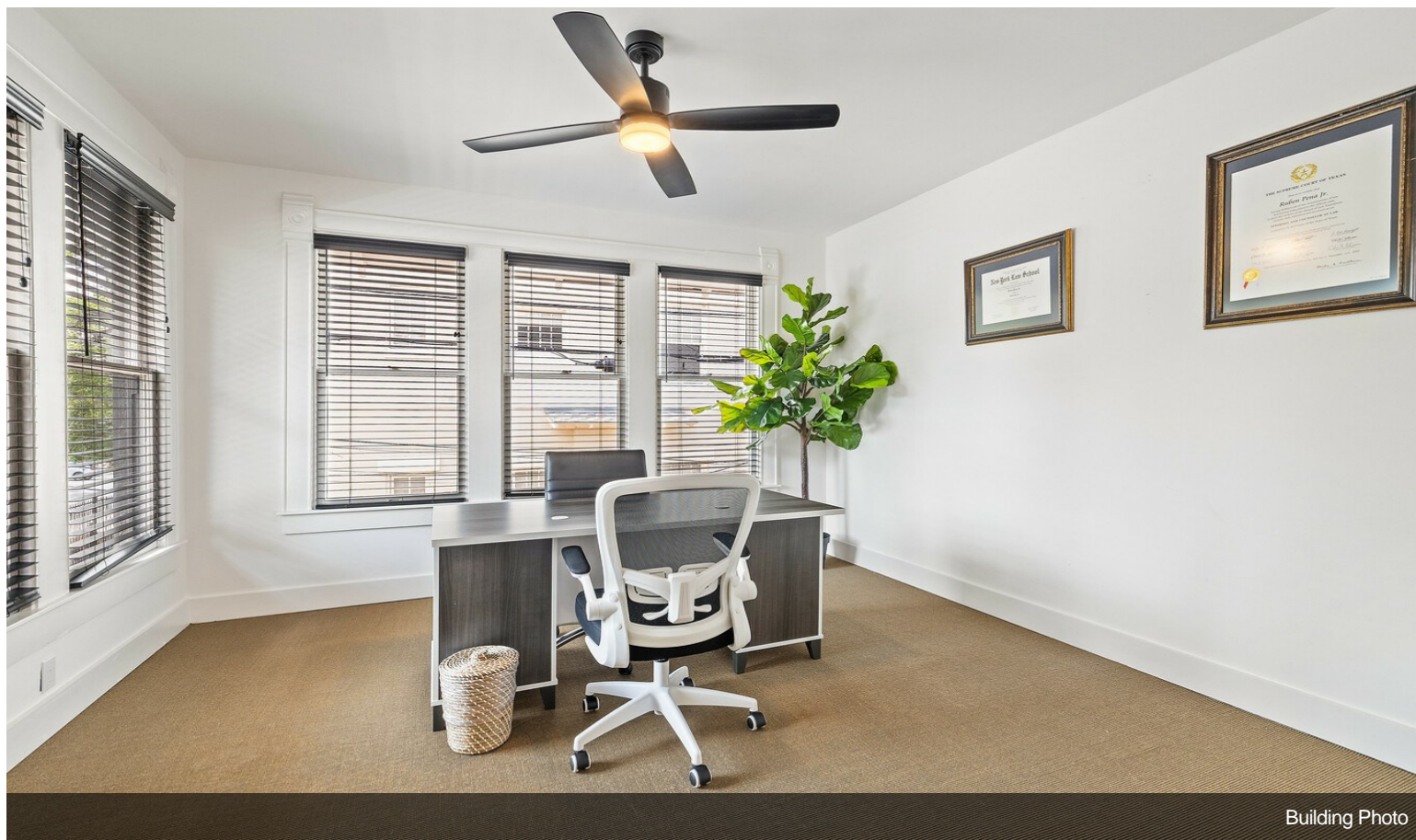


Building Photo



Office #8 upstairs

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Two car garage in need of remodel not shown

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Plat Map