

# FOR LEASE | OFFICE/RETAIL BUILDING

1205 RIO GRANDE ST | AUSTIN, TX 78701



# EXCLUSIVELY LISTED BY:

## PRIMARY LEASE CONTACTS



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## PROPERTY AT A GLANCE

ADDRESS	<b>1205 RIO GRANDE ST</b>
CITY, STATE, ZIP CODE	<b>AUSTIN, TEXAS 78701</b>
TOTAL SQUARE FOOTAGE	<b>3,464 SF</b>
PARKING	<b>UP TO 12 SPACES</b>
YEAR BUILT	<b>1969</b>
YEAR RENOVATED	<b>1985/2021</b>
PARCEL NO.	<b>196716</b>
COUNTY	<b>TRAVIS</b>

## LEASE OPPORTUNITY DETAILS

### LEASE RATE

**\$30/SF BASE + \$12.50/SF NNN'S**

### TOTAL BUILDING SIZE

**3,464 SF**

### AVAILABLE AREA

- **200 SF WINDOW SERVICE KIOSK SPACE**
- **3,464 SF ENTIRE BLDG.**

### NUMBER OF FLOORS

**2**

### YEAR BUILT/RENOVATED

**1969 / 1985 / 2021**

### PARKING

- UP TO 12 SPACES (3,464 : 1,000 SF)**
- **8 RESERVED SPACES**
  - **4 ADDITIONAL SPACES AT \$200/MO.**

ESTIMATED OPERATING EXPENSES: ~\$12.50/SF

- **PROPERTY TAXES**
- **INSURANCE**
- **TRASH**
- **ASSOCIATION DUES**
- **MAINTENANCE**
- **LANDSCAPING**





# PROPERTY HIGHLIGHTS

## **/ PRIME LOCATION ACC RIO GRANDE CAMPUS & HIGH PEDESTRIAN AND VEHICLE TRAFFIC LEVELS**

Situated near the corner of 12th St and Rio Grande, the property benefits from high visibility and ease of access, making it an ideal location for businesses seeking exposure to the busy professionals immediately surrounding the park as well as the highly visited community college directly across the street. This location has various avenues of accessibility via I-35 and the MoPac Expy

## **/ PERFECT FOR CREATIVE USE**

This property has some unique characteristics including a spiral staircase, finished basement, unique layout, and even a kitchen with an exterior service window making it a prime candidate for a wide variety of uses.

## **/ DESIRABLE OFFICE PARK SETTING**

Located within a beautifully maintained office park, the building enjoys a serene and professional environment. This setting is particularly attractive for businesses seeking a balance between urban accessibility and a pleasant working atmosphere.

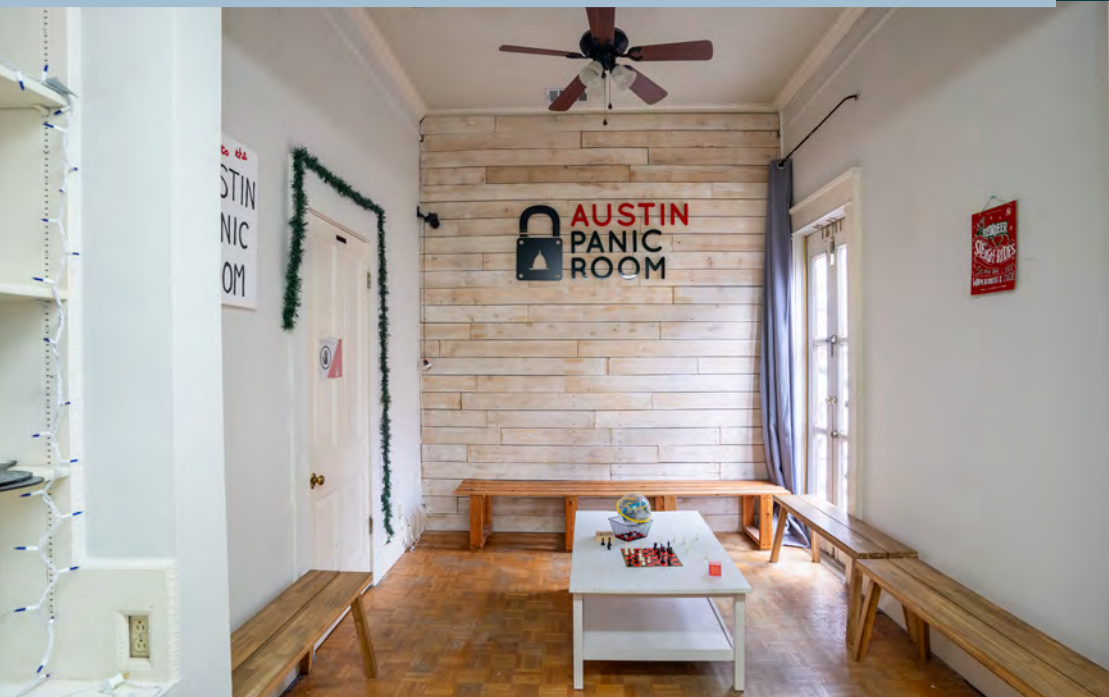
## **/ FAVORABLE STATE TAX LAWS**

Texas is one of seven states that does not impose a state income or investment tax.

## **/ UNPARALLELED MARKET GROWTH**

According to NeighborhoodScout, the Austin MSA has seen a real estate appreciation of 67% over the last 10 years. Likely fueled by the numerous corporate relocations, the Austin MSA has maintained a steady population growth of approximately 2.5% annually and 29% over the last 10 years, ranking #3 according to the U.S. Census Bureau for percentage growth

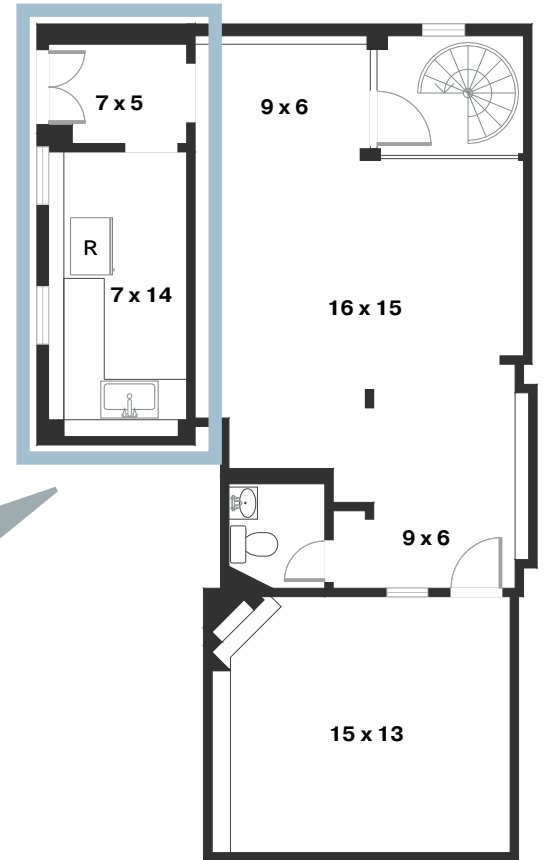
# 1205 RIO GRANDE ST PHOTOS



# 1205 RIO GRANDE ST PHOTOS



LOWER LEVEL FLOORPLAN



## KITCHEN WITH EXTERIOR SERVICE WINDOWS



CONTACT BROKER  
LEASE RATE

200 RSF  
WINDOW SERVICE SPACE AVAILABLE

1,139 RSF  
ENTIRE BOTTOM FLOOR

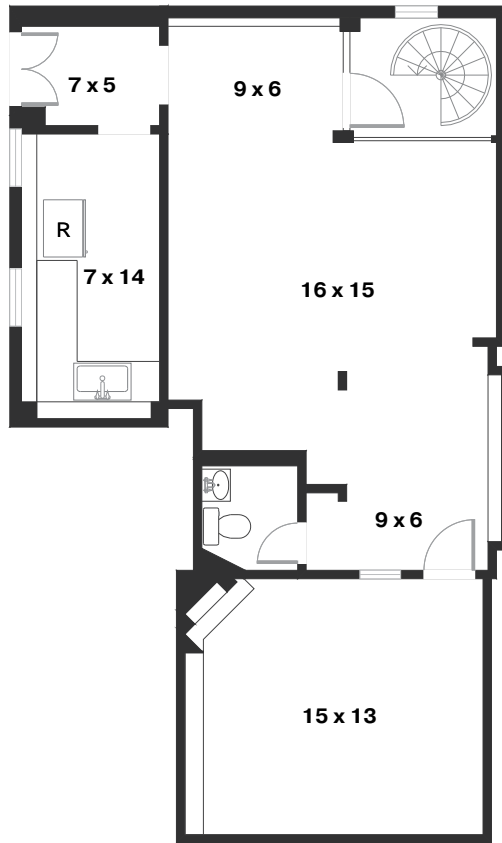
### IDEAL USES

- FOOD AND BEVERAGE CONCEPTS
- COFFEE/JUICE BAR
- STUDY LOUNGE
- SOCIAL CLUB
- STUDIO

# 1205 RIO GRANDE ST FLOOR PLAN

1205 RIO GRANDE STREET | AUSTIN, TX 78701

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

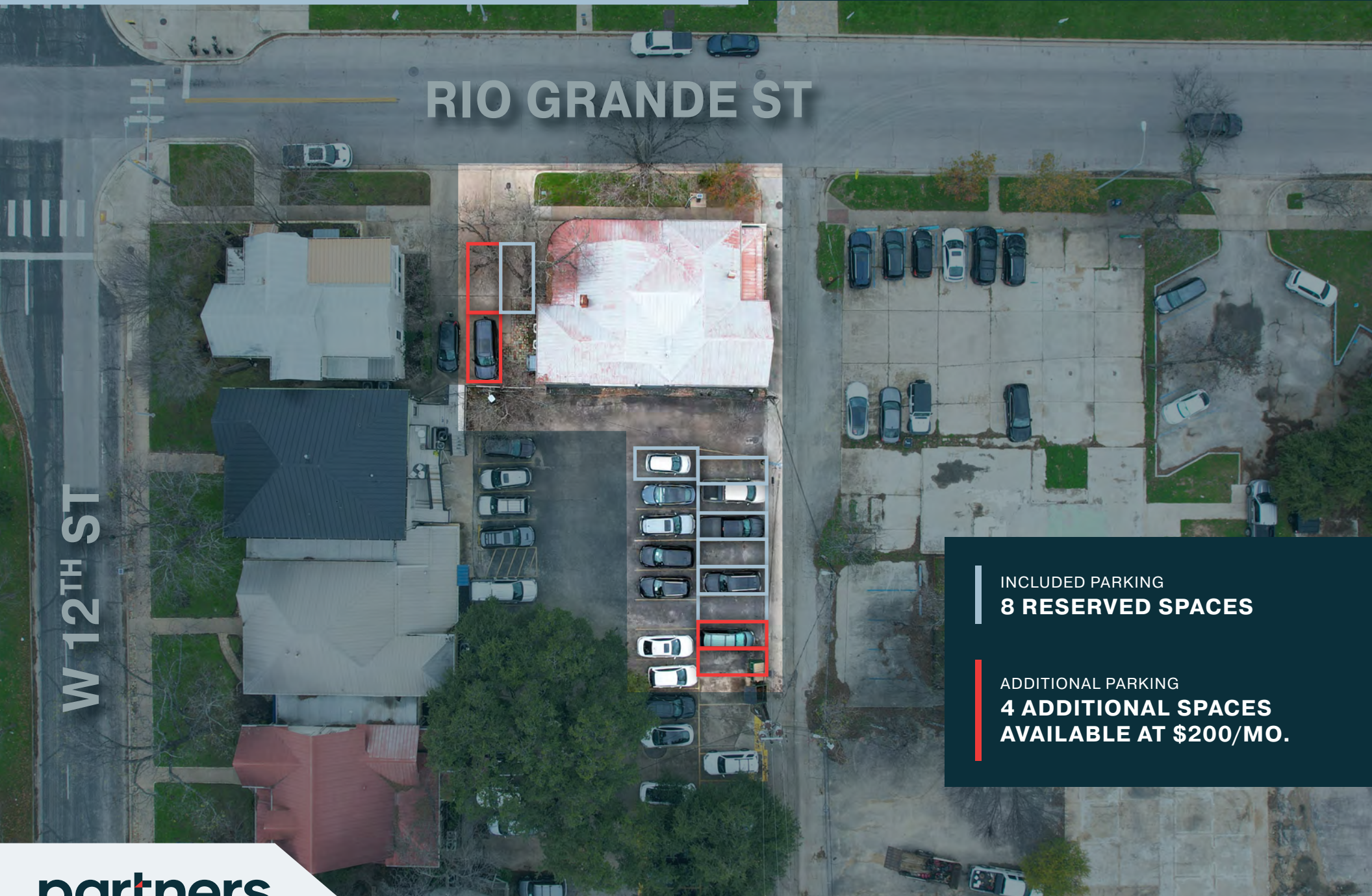


LOWER LEVEL



MAIN LEVEL

# 1205 RIO GRANDE ST PARKING



INCLUDED PARKING  
**8 RESERVED SPACES**

ADDITIONAL PARKING  
**4 ADDITIONAL SPACES  
AVAILABLE AT \$200/MO.**



# 1205 RIO GRANDE ST AERIAL



34 STORY  
298 UNIT CONDO  
DEVELOPMENT



THE LUMINARY



TEXAS CAPITOL



THE ANNIE B

34 STORY  
300+ UNIT  
MULTIFAMILY  
DEVELOPMENT

**SITE**

RIO GRANDE ST

W 12TH ST



partners

**DRIVE TIMES**



16 MIN  
AIRPORT



3 MIN  
CAPITOL



6 MIN  
UT



4 MIN  
MOPAC



UNIVERSITY OF TEXAS



TRAVIS COUNTY  
CIVIL COURTHOUSE



1205 RIO GRANDE



15TH ST CORRIDOR  
DEVELOPMENT



The University of Texas at Austin  
Dell Medical School

AUSTIN  
RECREATIONAL  
CENTER



DUNCAN PARK



AUSTIN  
COMMUNITY  
COLLEGE  
DISTRICT  
RIO GRANDE

SXSW CENTER



TEXAS CAPITOL



Moody  
Amphitheater  
Watson Park



TRAVIS COUNTY  
CRIMINAL COURTHOUSE



AUSTIN  
PUBLIC  
LIBRARY



AUSTIN  
CONVENTION CENTER

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	34,692	181,169	383,315
2028 Population Projection	36,528	189,737	400,525
Population Growth 2023-2028	1.1%	0.9%	0.9%
Median Age	32.9	35.5	35.6



## HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2023 Households	15,418	84,710	168,676
2028 Household Projection	16,471	89,172	176,811
Annual Growth 2023-2028	1.4%	1.1%	1.0%
Avg Household Income	\$109,514	\$117,703	\$109,610
Median Household Income	\$66,929	\$87,090	\$78,568



## DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	120,240	232,609	341,786
Business	7,276	19,413	32,777
Service-Producing Industries	116,347	18,449	30,930
Goods-Producing Industries	3,893	964	1,847

Source: Costar



1205 RIO GRANDE



1 MILE

3 MILE

5 MILE

Austin

**#1**  
BEST HOUSING  
MARKETS FOR  
GROWTH AND  
STABILITY  
(SMARTASSET, 2022)

**#2**  
BEST METRO  
AREAS FOR STEM  
PROFESSIONALS  
(WALLETHUB, 2022)

**#2**  
BEST PERFORMING  
CITY FOR ECONOMIC  
GROWTH  
(MILKEN INSTITUTE, 2023)

# LEASING NOW: 1205 RIO GRANDE ST

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## 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.

11-2-2015



### 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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