



HORTON
REAL ESTATE PARTNERS

1604 NUECES ST

OFFICE SPACE FOR LEASE | AUSTIN, TEXAS

EXECUTIVE SUMMARY

Property Overview

Originally built in 1939, this craftsman style office is free-standing and located near the corner of 16th and Nueces Streets in Downtown Austin. The Property was fully remodeled in 2020, hosting modern updates while also maintaining originality to its age. The Property is currently occupied by a local architect.

Property Highlights

- Convenient access to Mopac & IH-35 via 15th Street
- Excellent street visibility & signage opportunity
- Free-standing / on-site parking
- Remodeled & well maintained
- Proximity to Downtown, State Capitol, Travis County Courthouse and the University of Texas
- Six (6) large offices, conference/reception, full kitchen, four (4) bathrooms, and two (2) showers
- Tranquil neighborhood setting

Offering Summary

SIZE	3,003 RSF	OPEX	\$14.50/RSF/YR
ZONING	GO	RENTAL RATE	Contact Broker
PARKING	5 spaces + street	AVAILABLE	30-60 days



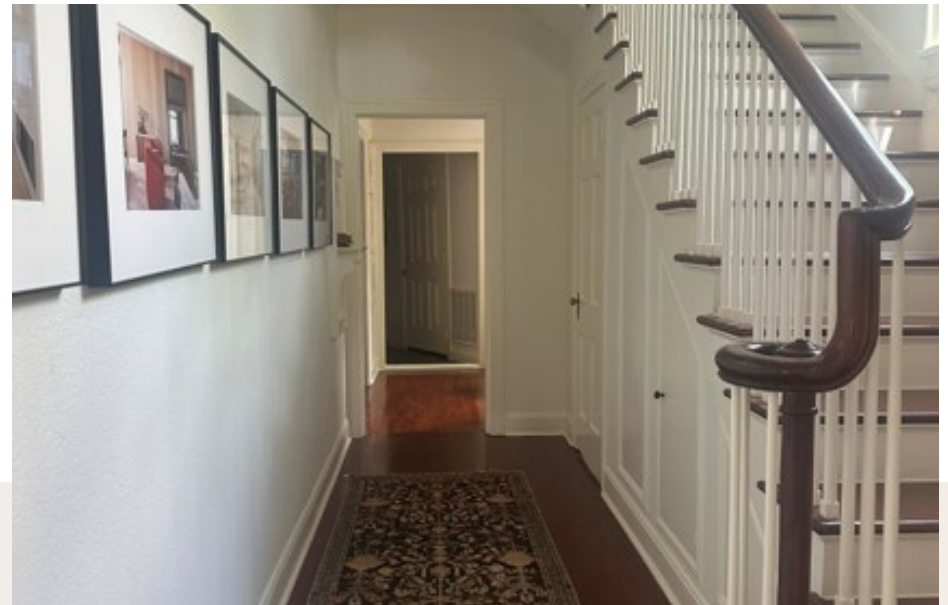
INTERIOR PHOTOS



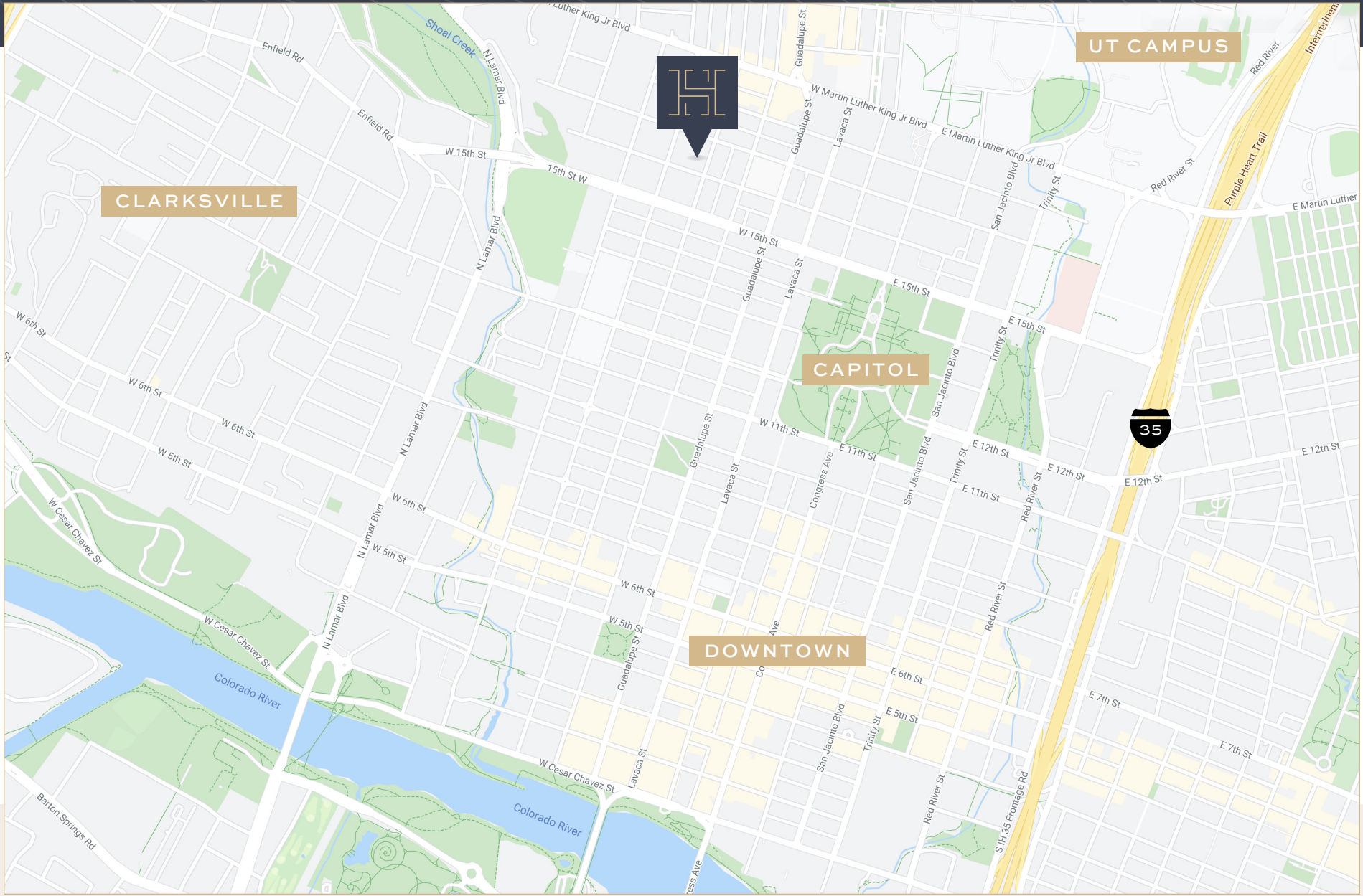
INTERIOR PHOTOS



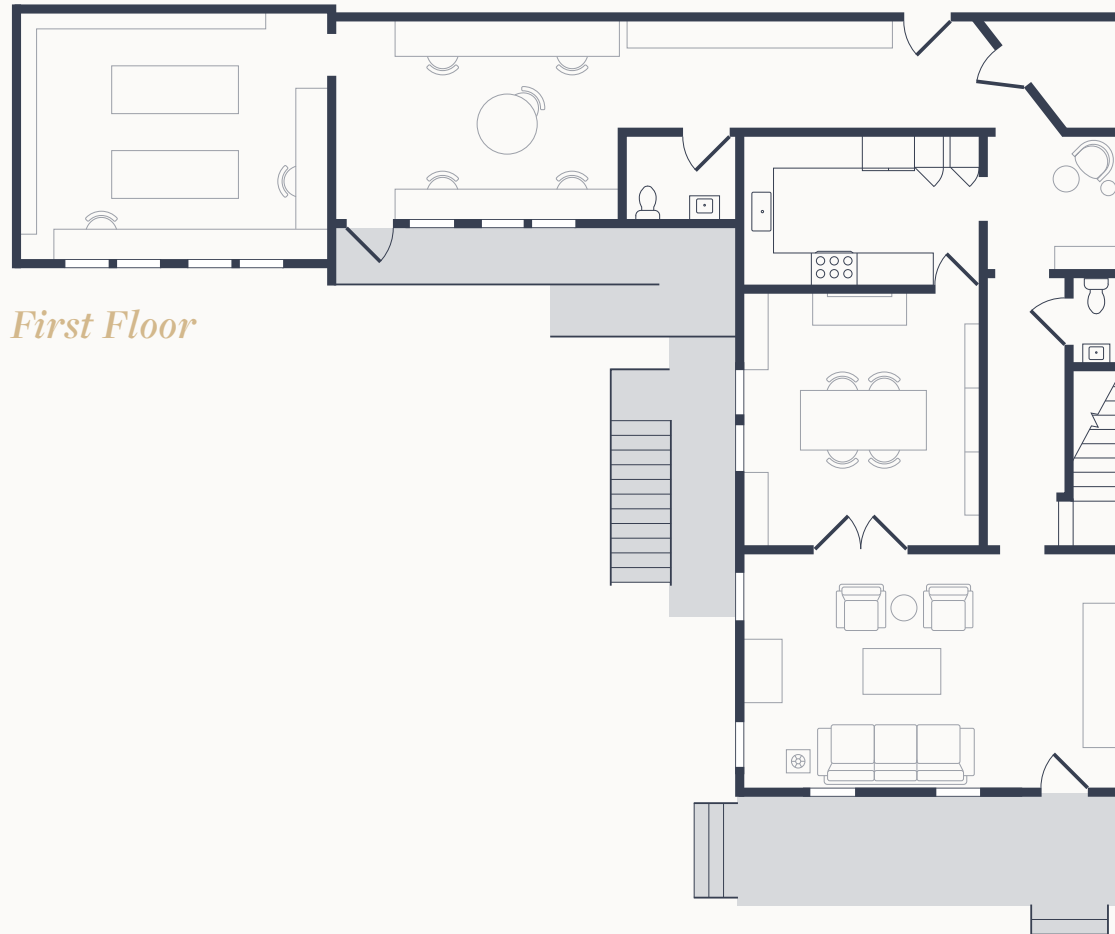
INTERIOR PHOTOS



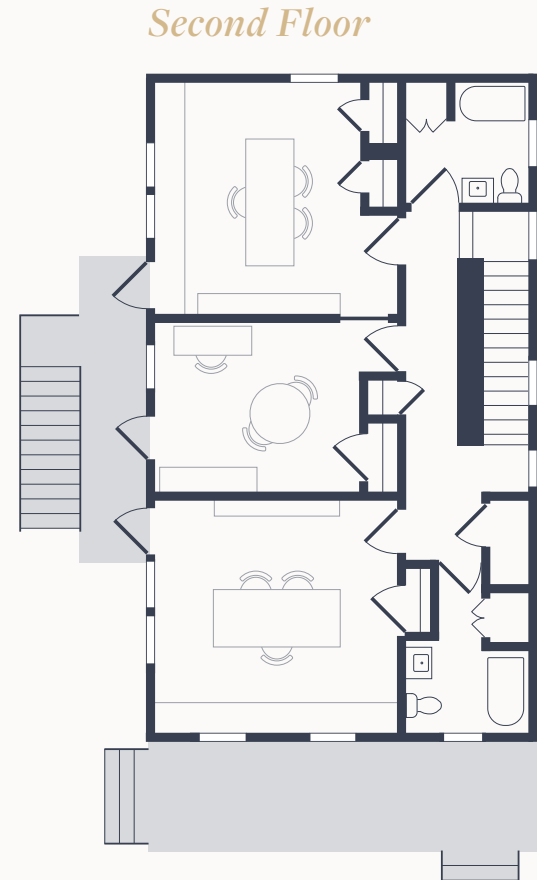
LOCATION MAP



FLOOR PLAN

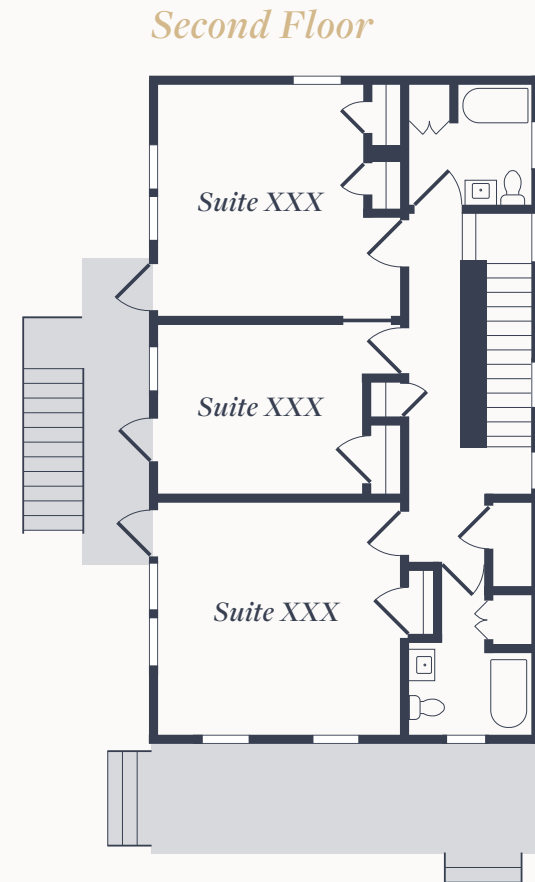
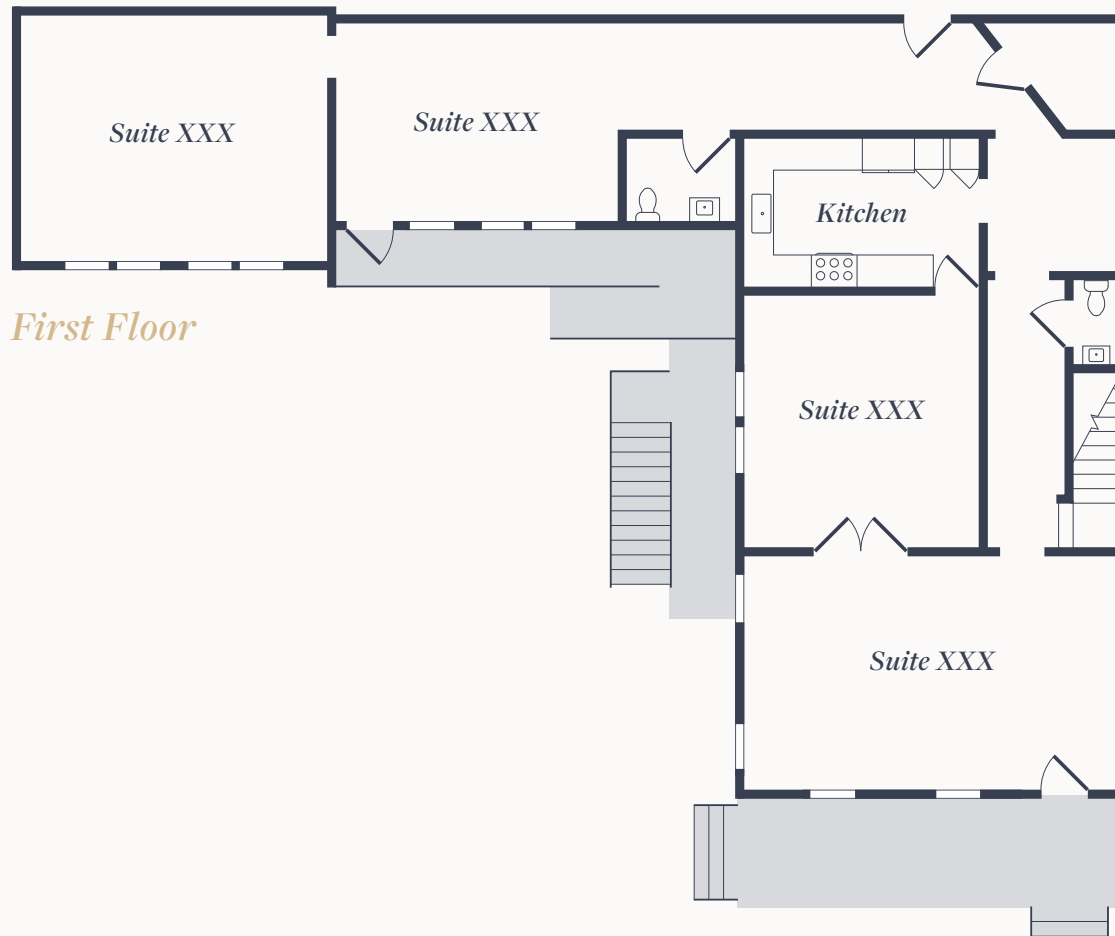


First Floor



Second Floor

FLOOR PLAN





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PERRY HORTON

PERRY@HRE-PARTNERS.COM | 512.415.4565

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