

FOR LEASE
410 BAYLOR
AUSTIN, TEXAS 78703



Space Highlights

- **Lower Level:** Leased but Available
- Contiguous - 5,805 RSF
 - 4,533 RSF
 - 1,272 RSF
- Exterior Building Signage Available
- Ground level, 12 ft. high glass entry
- **Mezzanine Level:** 787 RSF - Available Now
- Office A - 205 RSF
- Office B - 412 RSF
- Office C - 170 RSF

RENTAL RATE: Contact Broker

2026 OPEX: Est. \$14.87/SF/year

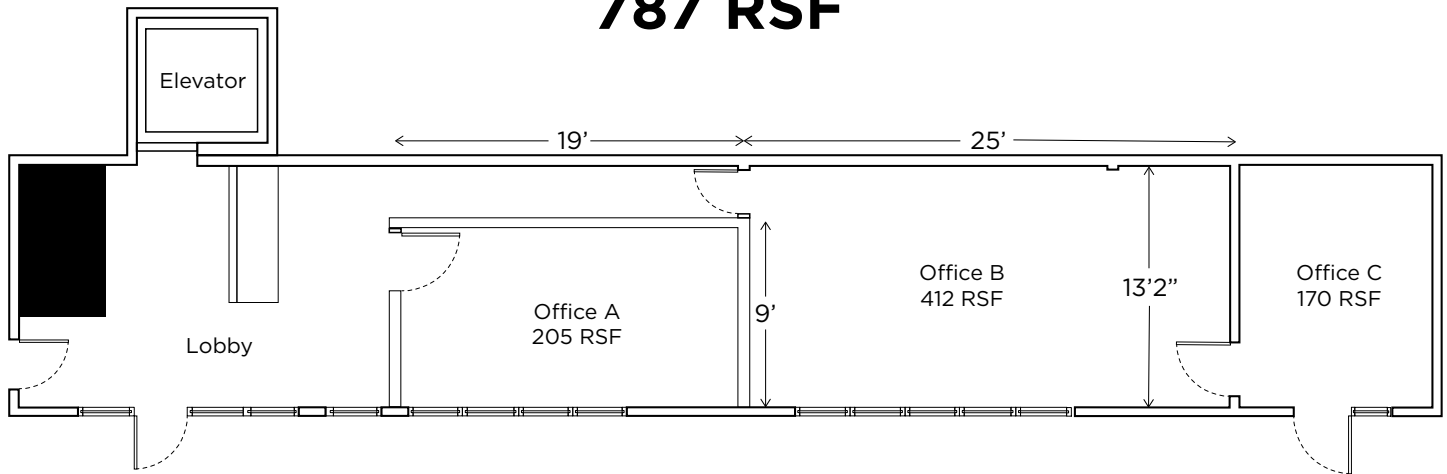
Free surface & covered parking: 2.7/1,000

BUILDING HIGHLIGHTS

- Amazing location in the heart of the Market District just west of Downtown
- Excellent corporate visibility & branding
- Abundant walkable amenities (see amenities map)
- Furniture available for tenant use
- Close proximity to Lady Bird Hike & Bike Trail and Zilker Park
- Restrooms with showers
- Walk to work - 2,000 apartment units
- Outdoor seating
- Secured bike storage
- Zoning: LI-CO-NP

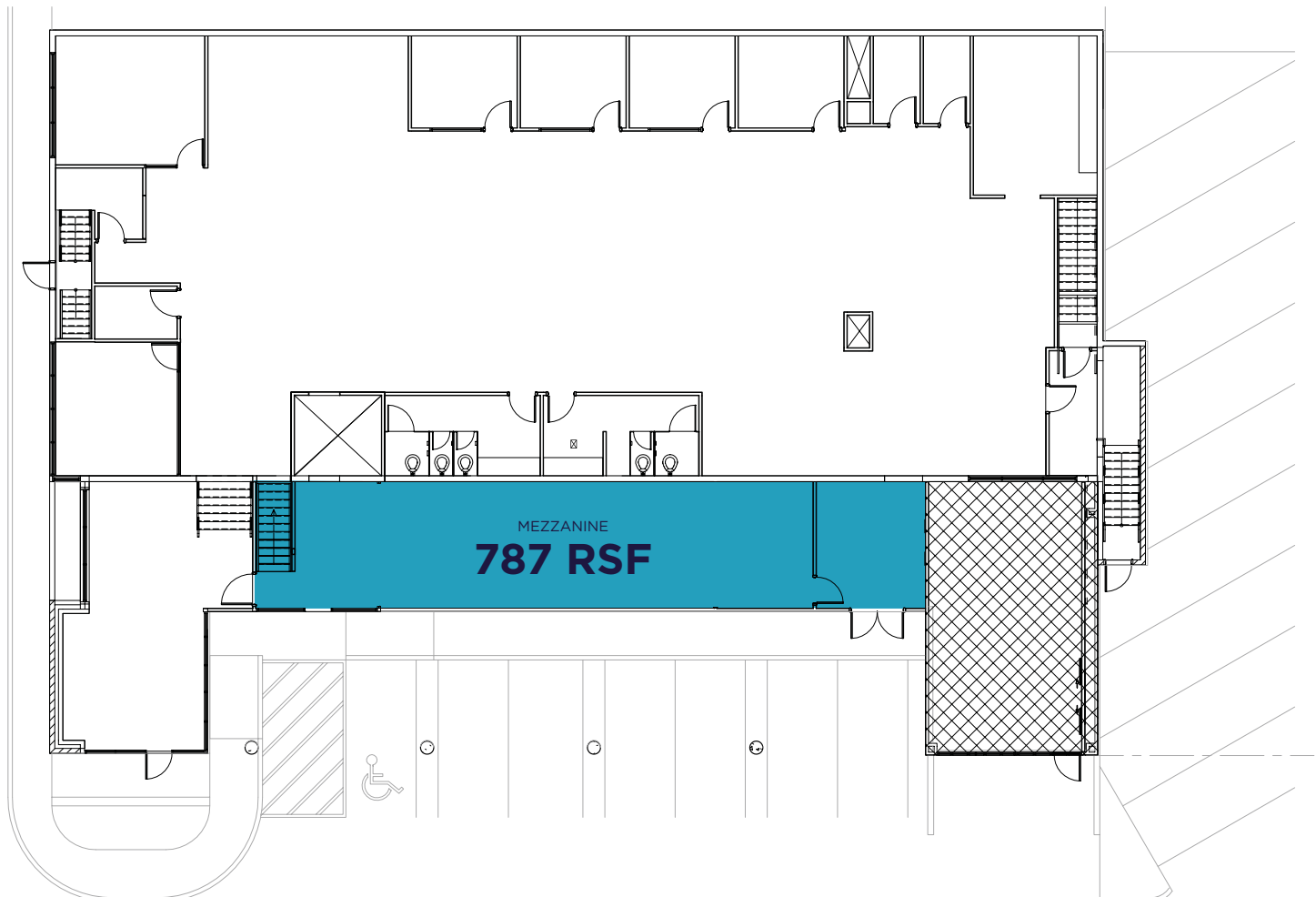
Mezzanine Level

Mezzanine 787 RSF

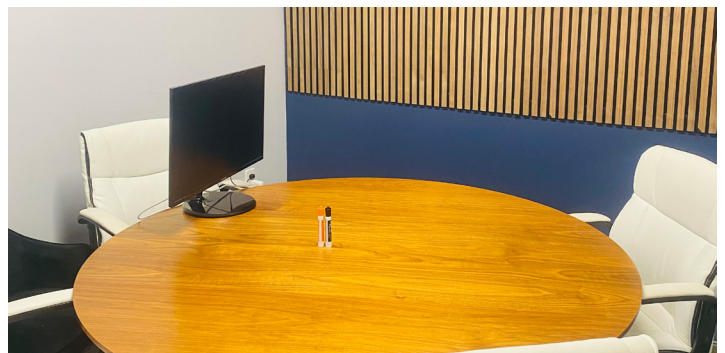
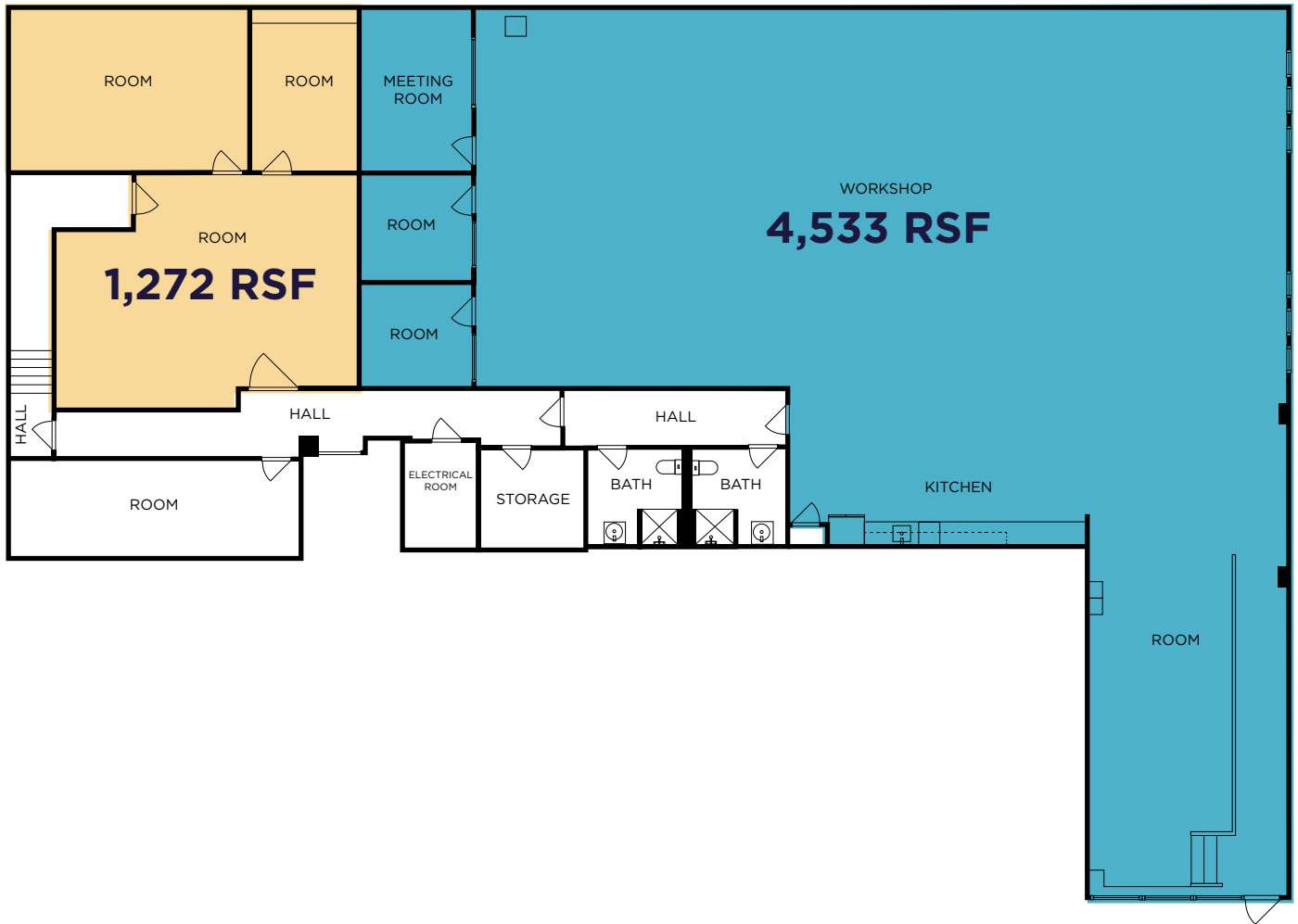


Includes access to the following:

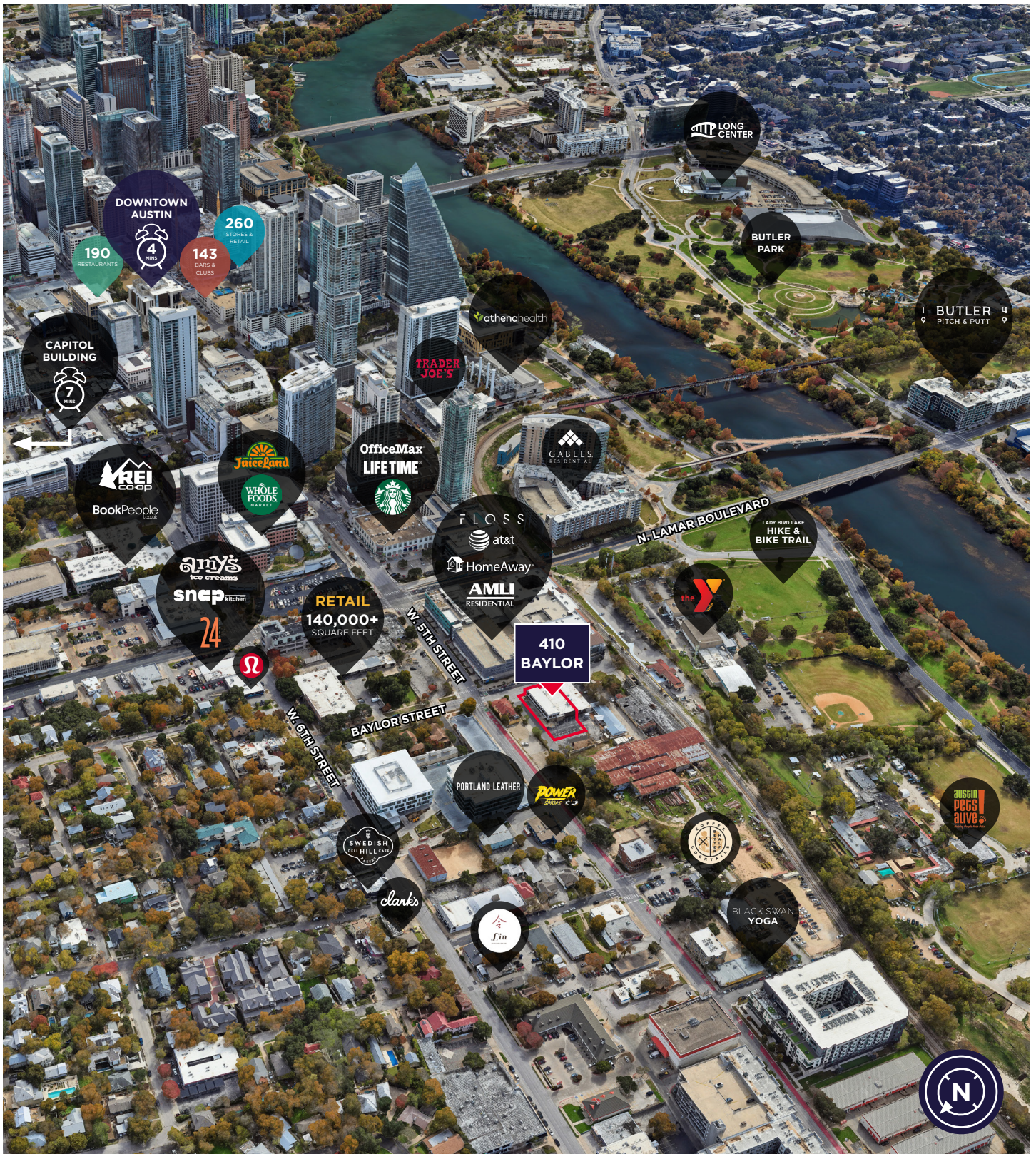
- Bar with coffee maker & hot/cold bottled water
- Restrooms with Shower
- High Speed Internet
- Can be offered fully furnished



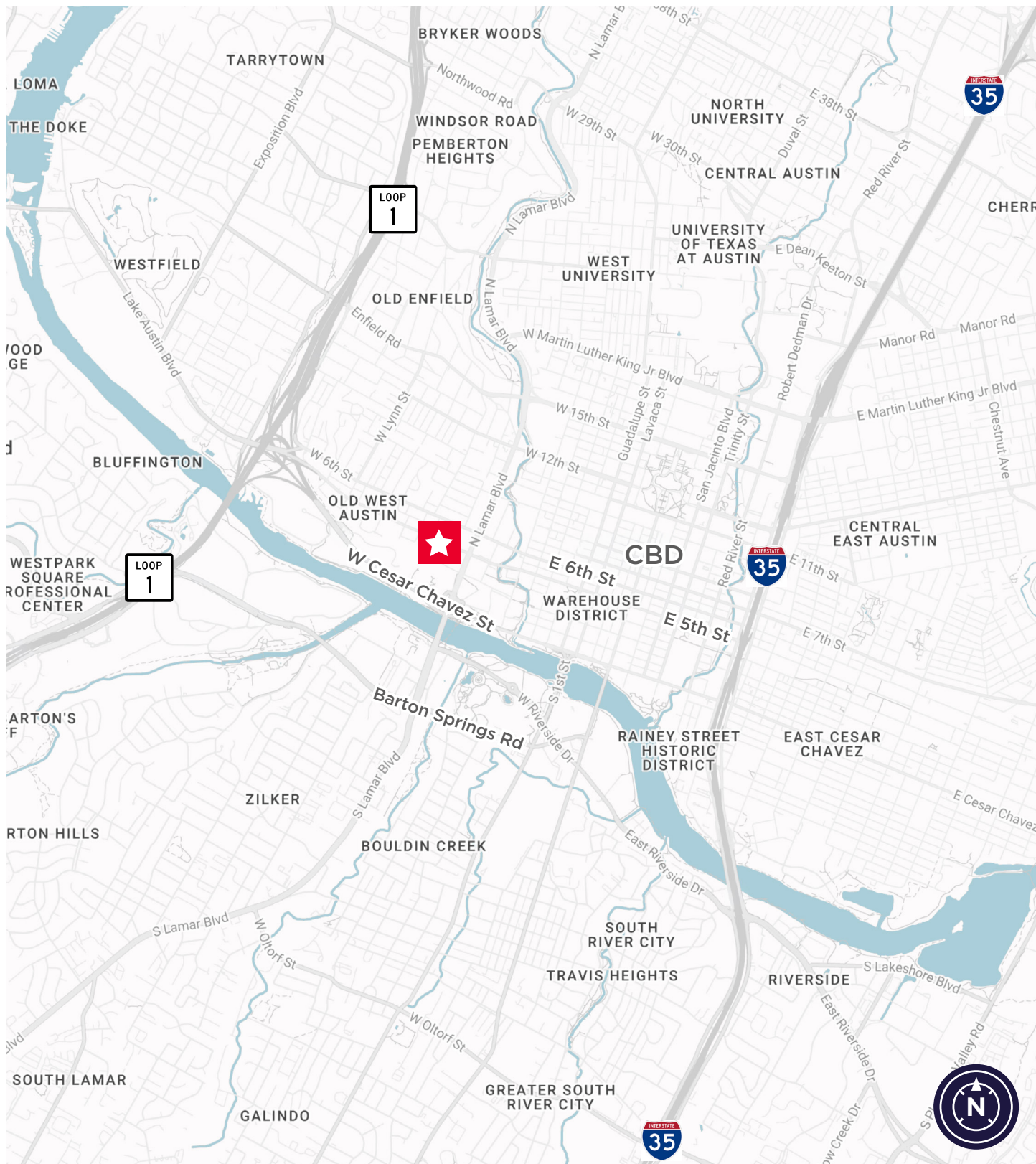
Lower Level



Amenities Map



Location Map



Building Photos



410 BAYLOR

Austin, TX 78703



CONTACT INFORMATION

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