

1705 GUADALUPE

FULL-FLOOR OFFICE CONDOS FOR SALE
UNITS FROM 9,162 - 39,328 RSF



OFFICE SPACE 1705 Guadalupe
For Lease 512-682-5500
▶ ENDEAVOR
For Sale 512-643-8079
partners

1705 GUADALUPE

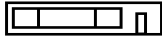
CONTACTS



MICHAEL SEARLS
VP Commercial Real Estate, Urbanspace
512.730.1104
michael@urbanspacecommercial.com



HAYDEN EDWARDS
Commercial Real Estate Specialist
512.966.2637
hayden@urbanspacecommercial.com



ABOUT THE LOCATION

Situated in downtown Austin, Texas, this property offers unparalleled access to the University of Texas Campus, the state Capitol Complex, and the core of vibrant Downtown Austin. With flexible unit sizes tailored to meet the dynamic needs of the market, this building caters to a wide range of professional entities seeking prime location and convenience.

QUICK FACTS

ADDRESS: **1705 Guadalupe St, Austin, TX 78701**

UNIT SIZE RANGE: **9,162 - 39,328 RSF**

YEAR BUILT: **2014**

PARCEL NUMBER: **199853**

ZONING, COUNTY: **DMU, Travis**

INQUIRE



MICHAEL SEARLS

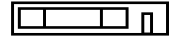
VP Commercial Real Estate, Urbanspace
512.730.1104
michael@urbanspacecommercial.com



HAYDEN EDWARDS

Commercial Real Estate Specialist
512.966.2637
hayden@urbanspacecommercial.com

PROPERTY HIGHLIGHTS



UNIQUE OWNERSHIP OPPORTUNITY

It is rare to be able purchase office space in a modern Downtown building. Quit cutting rent checks and start building equity through ownership.



CENTRAL TO EVERYTHING – EASY TO GET TO

Positioned on two major downtown arteries (15th St and MLK Jr Blvd), commute time to the property is drastically reduced during peak travel times. Walk to the Capitol, UT or any of the neighborhood dining and entertainment venues. Proposed light rail adjacent to the site will improve local commuting.



FLEXIBLE UNIT SIZES

This building was thoughtfully planned, and purpose built to provide each floor to be its own stand alone unit, or even divided down into multiple units. Purchase just the space you need, or plan for future growth while creating a current income stream by demising and leasing out any excess space you purchase.



BENEFITS OF OWNERSHIP OVER LEASING

Aside from the obvious potential to share in the appreciating value of Downtown Austin, there are many cost advantages afforded to owners vs renters of office space. For non-taxable / non-profit entities, a property tax exemption can provide a significant reduction in real estate costs compared leasing. For those relocating, Texas is one of only seven states that does not impose a state income or investment tax.



SELLER FINANCING AVAILABLE

With a 20% down payment, the remaining balance can be financed over a 25-year amortization at a fixed interest rate of 5.00%. The down payment may also be covered through additional seller financing, subject to credit approval.



ABUNDANT PARKING OPTIONS

The Guadalupe Garage and the State Parking Garage E are located less than 100 yards from the building and offer affordable short and long term parking options. Other nearby garage and surface lots provide buyers various flexible options to meet their individual parking needs.



RAPIDLY CHANGING AREA

In recent years, this section of Downtown has been rapidly evolving, and there are many new projects in various stages of development that will bring additional living, dining and entertainments options to the neighboring blocks.

INVESTMENT SUMMARY

SUITES 400 / 500*

1705 GUADALUPE

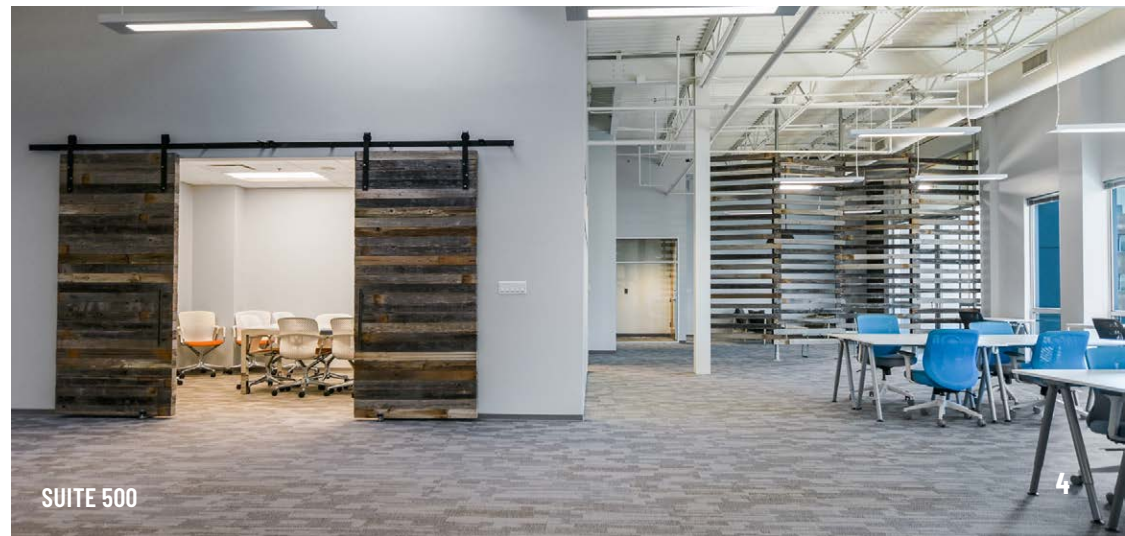


SUITE / FLOOR	SIZE	PURCHASE PRICE
SUITE 400 – 4 TH FLOOR	10,593 SF	\$4,978,710 (\$470 PSF)
SUITE 500 – 5 TH FLOOR	9,162 SF	\$4,993,290 (\$545 PSF)

*Additional floors are available for sale in whole or in part. Please inquire if you have a purchase need that is smaller or larger than the suites listed above.

ESTIMATED ANNUAL EXPENSES PER SF:

REPAIRS & MAINTENANCE	\$1.59
LANDSCAPING	\$0.42
CLEANING	\$1.41
SECURITY & SAFETY	\$0.28
UTILITIES	\$0.48
MANAGEMENT FEES	\$1.05
ADMINISTRATIVE FEES	\$0.94
INSURANCE	\$0.51
TOTAL OPERATING EXPENSES	\$6.69
ESTIMATED ANNUAL PROPERTY TAXES	\$6.84

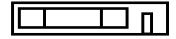


SUITE 400

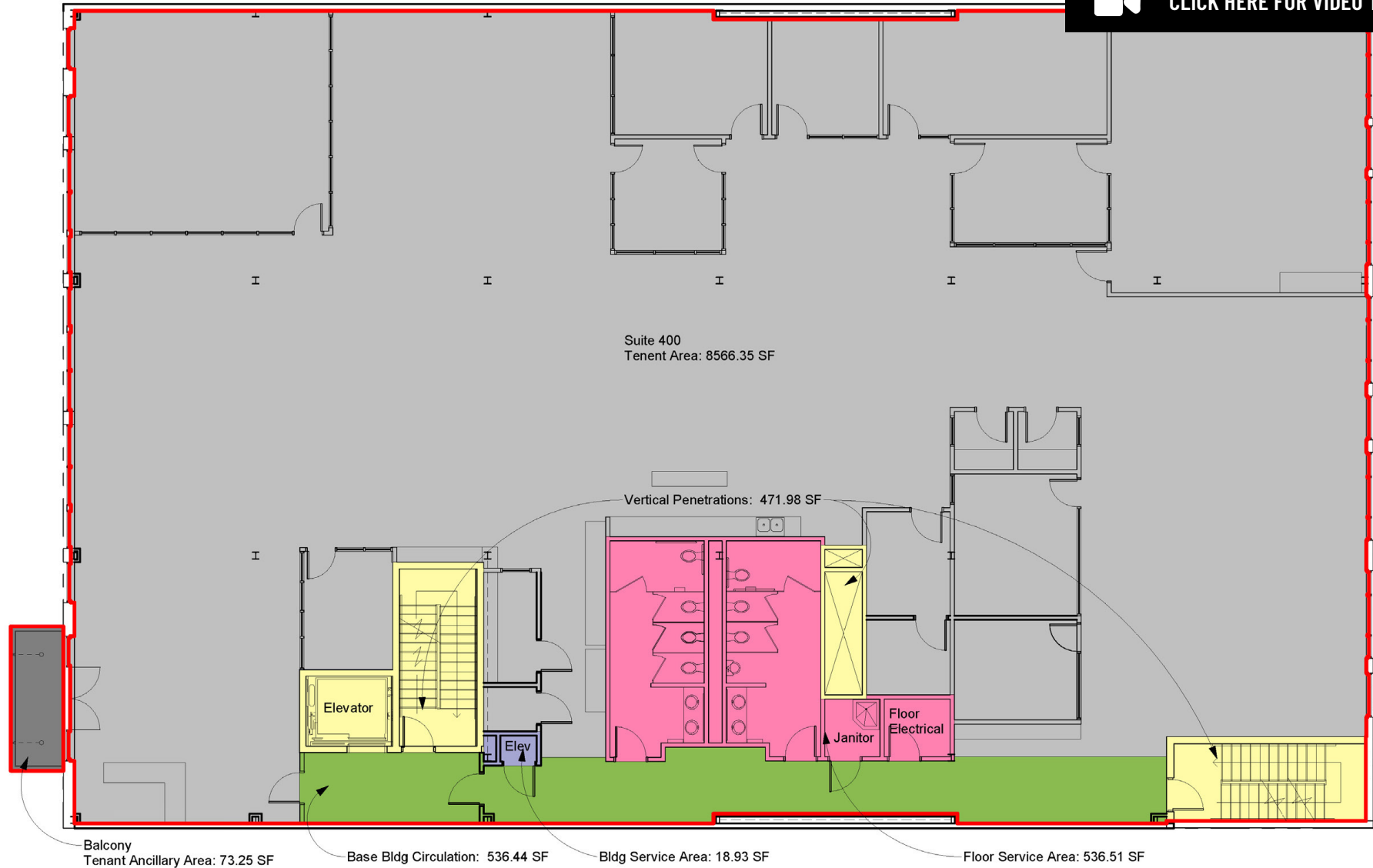
FLOOR PLAN

- SALE PRICE: \$4,978,710 (\$470 PSF)
- FLOOR SIZE: 10,593 RSF

- FEATURES:
 - TURN-KEY – MOVE IN READY
 - FURNISHINGS AVAILABLE



 [CLICK HERE FOR VIDEO TOUR](#)



SUITE 400

PHOTOGRAPHY



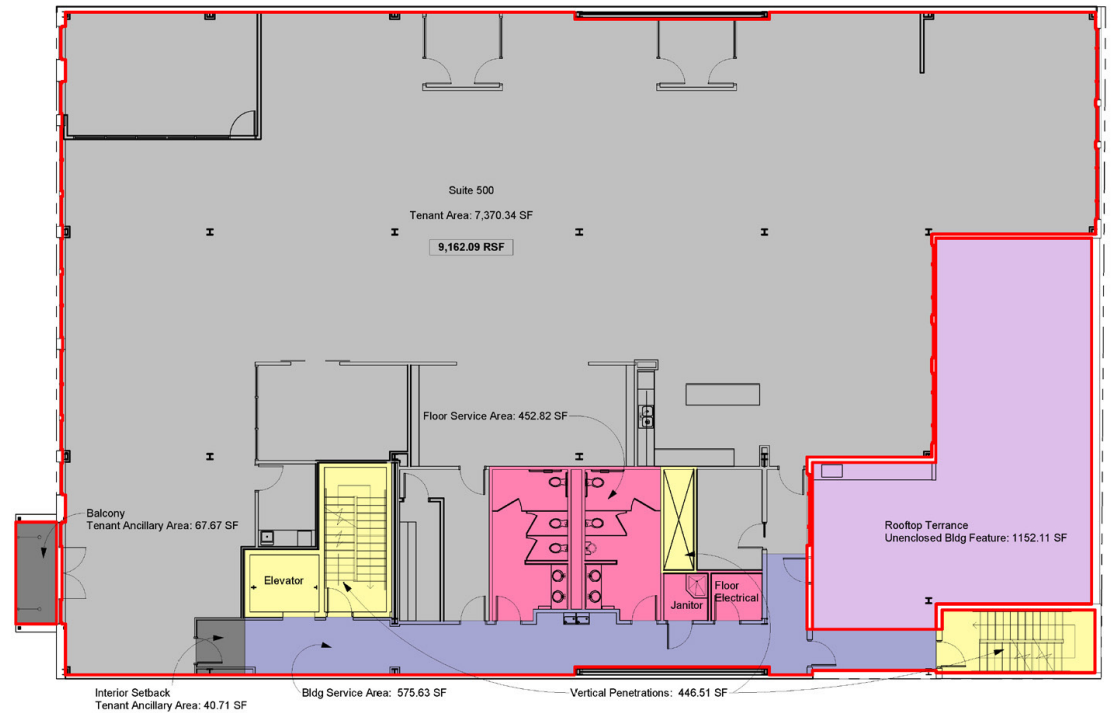
 [CLICK HERE FOR VIDEO TOUR](#)



SUITE 500

1705 GUADALUPE

- **SALE PRICE:** \$4,993,290 (\$545 PSF)
- **UNIT SIZE:** 9,162 RSF
- **FEATURES:**
 - PREMIER TOP-FLOOR SUITE WITH INCREDIBLE VIEWS
 - DIRECT ACESS TO 1,700 SF PATIO WITH COVERED GRILL
 - TURN-KEY – MOVE IN READY
 - FURNISHINGS AVAILABLE

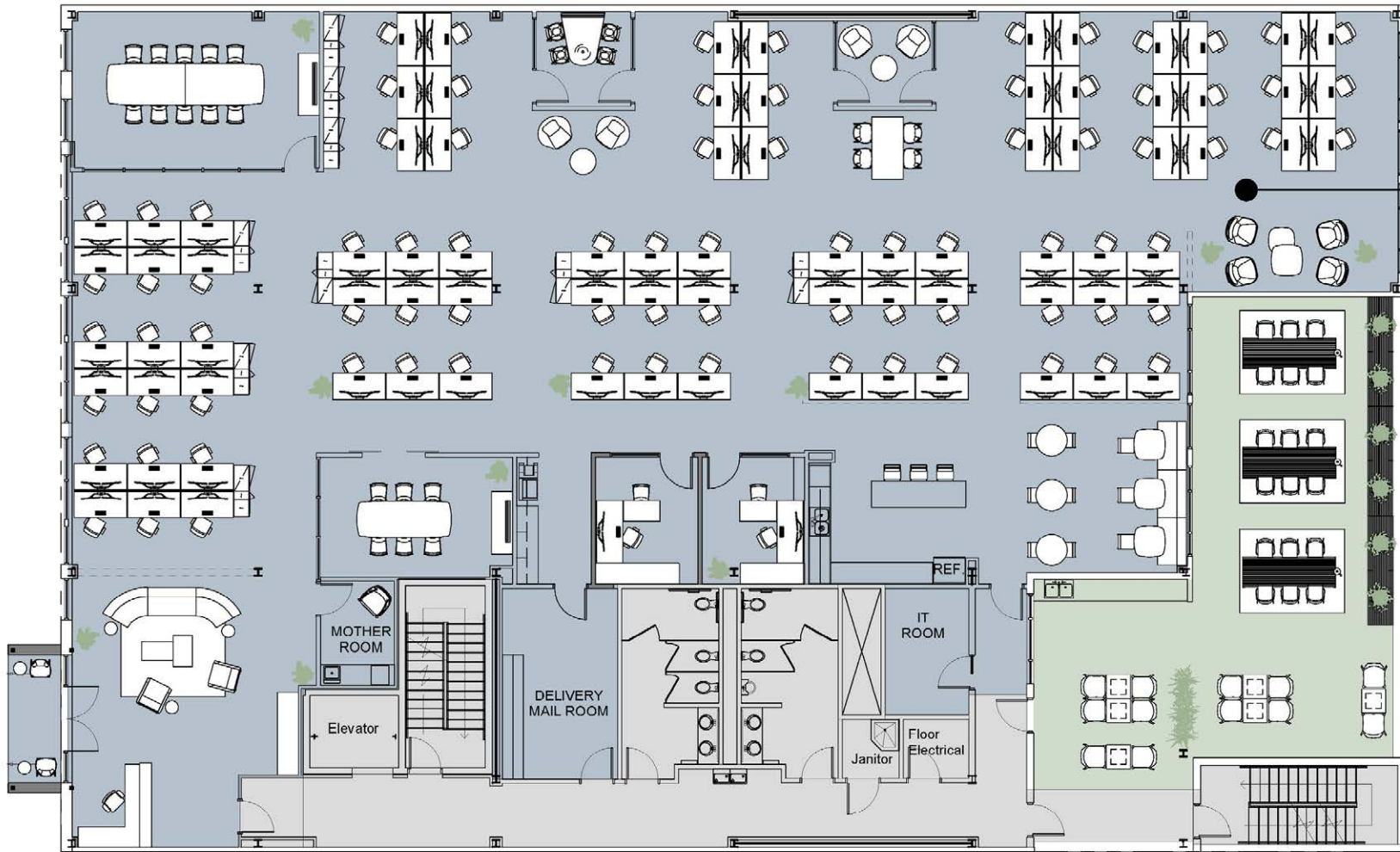
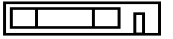


[CLICK HERE FOR VIDEO TOUR](#)



SUITE 500

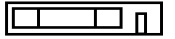
TEST FIT



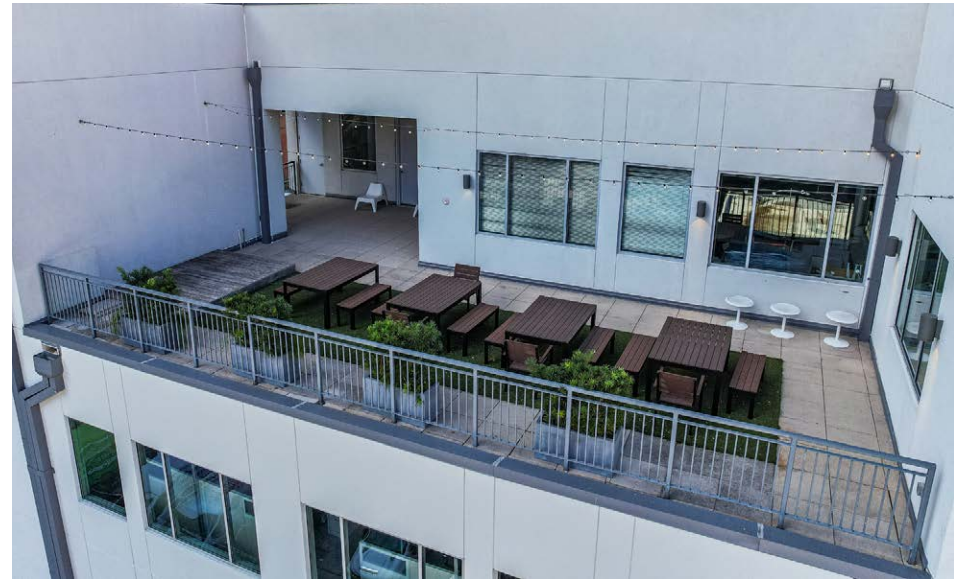
SUITE 500
7,472.72 SF
9,162.09 RSF
2 CONFERENCE
ROOMS
2 OFFICES
84 WORKSTATIONS

COMMON AREA PATIO

SIZE: 1,700 SF



PHOTOGRAPHY





TEXAS
The University of Texas at Austin


DARRELL K ROYAL-TEXAS
MEMORIAL STADIUM

CAMBRIDGE TOWER
CONDOMINIUMS

  **CAVA**
 **STARBUCKS**  
sweetgreen TARGET Domino's

 **THE
LINDEN
RESIDENCES**


THE G
APARTMENTS


TRAVIS COUNTY
CIVIL & FAMILY
COURT FACILITY

SITE

 Hilton
Garden
Inn

 Cane's
CHICKEN FRIED

 Chick-fil-A

GUADALUPE ST
MLK JR BLVD

GUADALUPE ST

NEW TRAVIS COUNTY CIVIL & FAMILY COURTHOUSE

Directly across from 1700 Guadalupe St., the newly completed, Gensler-designed Travis County Courthouse serves as a modern cornerstone of the area.

Spanning 448,000 square feet across 12 stories, the facility features 25 courtrooms, a county law library, conference rooms, a cafeteria, and secure public waiting spaces. Additional highlights include a community plaza, a child care drop-off center, a nursing room, and a 4-level underground parking garage.

Opened in December 2022, plans for a second phase are underway, envisioning an adjacent 14-story tower that would expand the project to a combined 725,000 square feet and \$334 million in development value.

- **12-STORY TOWER WITH 25 COURTROOMS**
- **448,000 SF**





PROJECT CONNECT

- MAJOR TRANSFER HUB PLANNED AT 15TH ST

AUSTIN LIGHT RAIL IMPLEMENTATION PLAN



LEGEND

- AUSTIN LIGHT RAIL PHASE I
- AUSTIN LIGHT RAIL PHASE I PRIORITY EXTENSION
- FUTURE AUSTIN LIGHT RAIL
- MAJOR TRANSFER POINT
- PARK & RIDE

9.8
MILES OF NEW
LIGHT RAIL

15
LIGHT RAIL
STATIONS

TRANSIT CONNECTIONS

- METROPAPID
- HIGH FREQUENCY BUS
- RED LINE
- PROPOSED GREEN LINE

ESTIMATED TRAVEL TIME

23 MINS 38TH - OLTORF

31 MINS 38TH - YELLOW JACKET

ESTIMATED AVG. # OF DAILY RIDERS SERVED (2040)

28,500

20,000+

AFFORDABLE HOUSING UNITS SERVED (SUBSIDIZED)



ACCESS TO

136,000+ CURRENT JOBS

200,000+ FUTURE JOBS

ANTICIPATED CAPITAL COST (CURRENT DOLLARS)

\$4.5-\$4.8B
LOCAL AND FEDERAL DOLLARS

NEIGHBORING RESIDENTIAL / HOTEL DEVELOPMENTS

LUMINARY CONDOMINIUMS

14TH & GUADALUPE (NW CORNER)



- Construction to begin in 2025
- Anticipated delivery 2028
- Planned height is 400'
- 286 Residences planned
- Ground level retail element TBD
- The Combined Law Enforcement Associations of Texas (CLEAT), currently occupying the site, will have a new 10,000-square-foot office space within the tower

THE LINDEN CONDOMINIUMS

313 W. 17TH ST



- Construction started in 2021
- Anticipated Delivery 2024
- 117 Residences
- Approximately 80% sold out
- Approximately 5,000 square feet of ground-floor retail and restaurant space

THE GRADUATE HOTEL

18TH & GUADALUPE (NW CORNER)



- Construction to begin in 2024
- Anticipated delivery 2025
- Approximate height 200'
- 194 hotel rooms planned
- Planned to include ground-floor café and lobby bar, as well as rooftop restaurant and bar

PEARLSTONE PARTNERS HOTEL

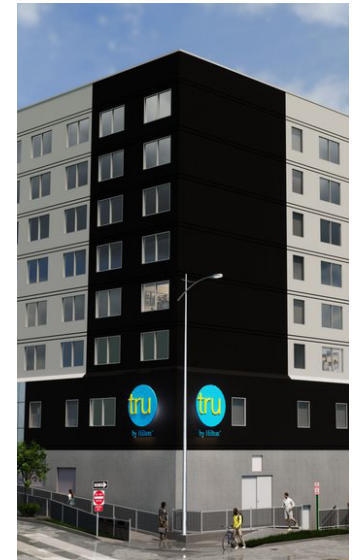
14TH & LAVACA (SW CORNER)



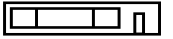
- Planned as 35-story hotel
- 280 hotel rooms planned
- Planned to include 3,000 square feet of ground-floor space for potential restaurant or retail use
- Construction / delivery TBA – as of December 2024, Pearlstone Partners has not publicly announced specific construction or completion dates

TRU BY HILTON HOTEL

1715 GUADALUPE ST



- Hotel conversion of The G Apartments
- Permits filed as of January 2024; specific start date TBA
- No height changes planned (current building is 7 stories)
- Potentially ~79 rooms depending on modifications TBA



DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	40,671	184,414	379,657
2029 Population Projection	43,782	201,735	415,074

HOUSEHOLDS

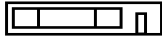
	1 MILE	3 MILES	5 MILES
2024 Households	14,865	88,392	174,899
Annual Growth 2024-2029	2.00%	2.10%	2.10%

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$78,125	\$117,709	\$110,273

DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employees	96,744	228,923	336,844
Businesses	7,327	22,575	36,606



PARKING

A – GUADALUPE GARAGE:

- 1616 GUADALUPE ST

B – ROWLING HALL GARAGE:

- 1907 GUADALUPE ST

C – AT&T CONFERENCE CENTER:

- 1900 UNIVERSITY AVE

D – SP+ PARKING:

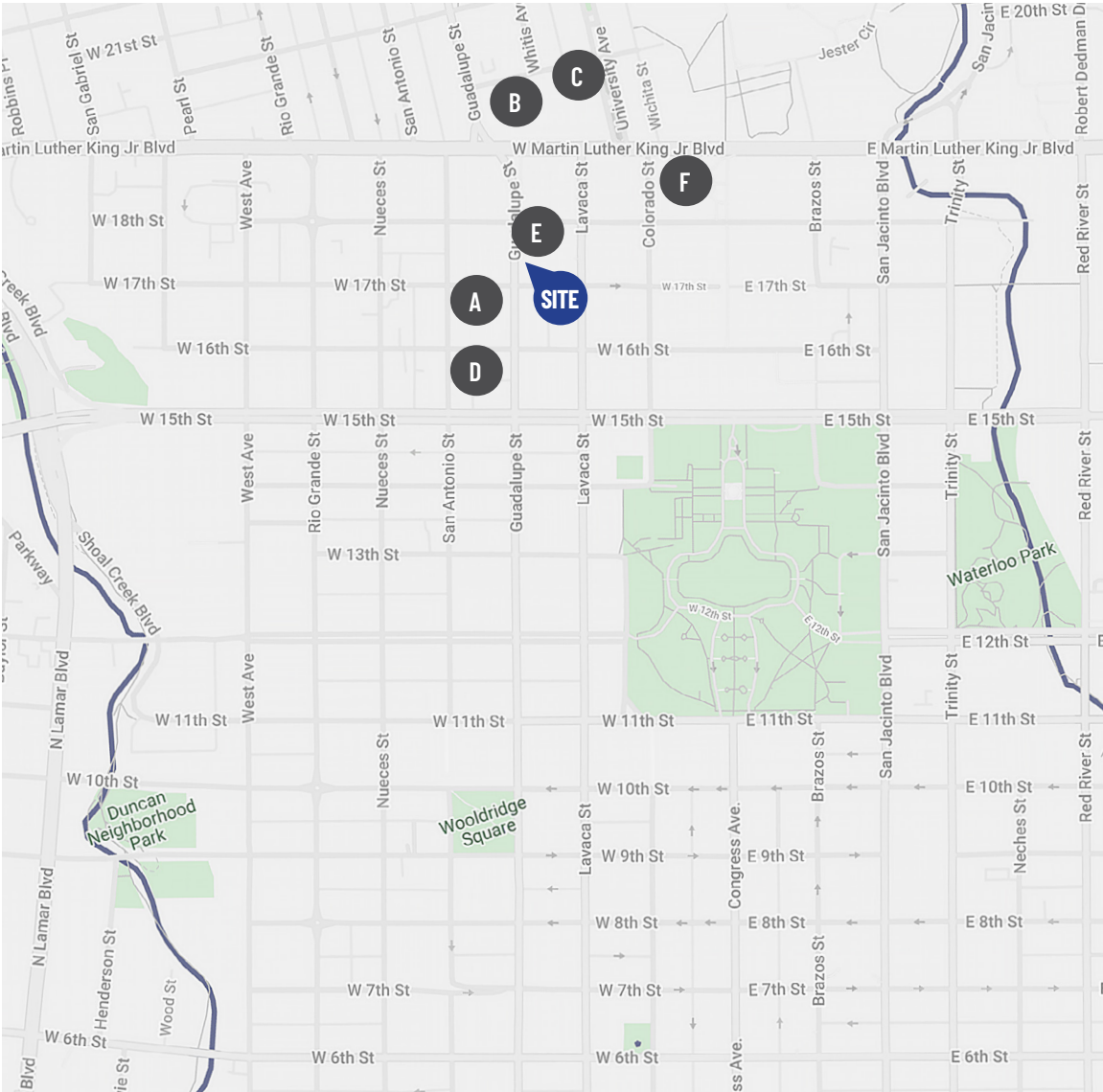
- 1576 GUADALUPE ST

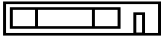
E – “THE G” GARAGE:

- 1715 GUADALUPE ST

F – BULLOCK MUSEUM:

- 1800 CONGRESS AVE





INQUIRE



MICHAEL SEARLS

VP Commercial Real Estate, Urbanspace
512.730.1104
michael@urbanspacecommercial.com



HAYDEN EDWARDS

Commercial Real Estate Specialist
512.966.2637
hayden@urbanspacecommercial.com



urbanspace[®]COMMERCIAL

Since 2000, Urbanspace has been the leader in shaping Austin's urban core, and our Commercial Real Estate Team continues that legacy by offering best-in-class services for commercial sales, leasing, investment, and development.

Specializing in infill land, urban retail, and office properties, we focus on compact, human-scale environments that define Austin's unique character. Our expertise in this niche market allows us to anticipate trends, adapt to evolving product types, and connect clients with the opportunities that are transforming Austin's urban landscape.

From project marketing and property positioning to facilitating office growth and retail success, Urbanspace offers tailored solutions that drive results. Our team is committed to innovation, providing businesses, investors, and developers with the tools and insights they need to thrive in Austin's fast-changing market.

As urban specialists, we've been at the forefront of Austin's commercial revitalization efforts, leading with creativity, precision, and a deep understanding of what makes this city special. Urbanspace remains dedicated to smart, sustainable urban growth, creating opportunities that contribute to Austin's vibrant future. We look forward to working with you.