



EASTSIDE

78 SAN MARCOS STREET, AUSTIN, TX 78702

**YOUR
SIGN
HERE!**

FOR LEASE OR SALE

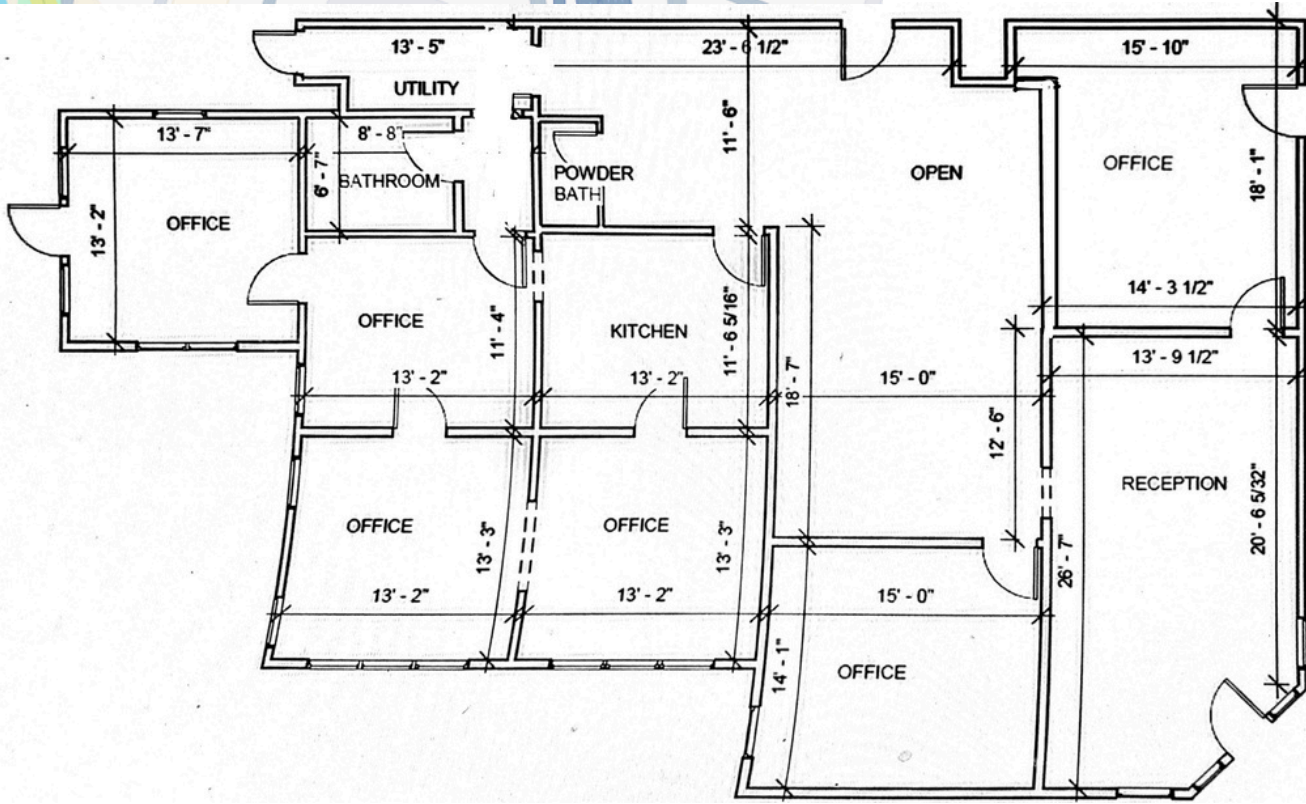


- SIZE : 2,584 SF
- LEASE RATE / SALES PRICE : CONTACT BROKER
- 2024 NNN EXPENSES : \$8.78
- OTHER EXPENSES : ELECTRICAL + JANITORIAL
- TERM : NEGOTIABLE
- MOVE-IN READY & AVAILABLE NOW

.3 miles from Rainey Street restaurants & bars
.4 miles from Town Lake trail



- 2,584 SF
- ZONED NEIGHBORHOOD OFFICE
- LIVE/WORK POTENTIAL
- MIX OF PRIVATE OFFICES AND OPEN AREA
- FULL KITCHEN
- 1.5 BATHS WITH SHOWER
- 2 PARKING SPACES
- FREE NEIGHBORHOOD PARKING



Included with sale:

- 76 SAN MARCOS STREET (SAME LOT)
- TOTAL OF 1,168 SF - FULLY LEASED
- 440 SF GROUND-LEVEL OFFICE
- 728 SF 2ND STORY APARTMENT
- 2 ADDITIONAL PARKING SPACES





[VIDEO TOUR LINK - CLICK HERE](#)

