



FOR LEASE

**814 SAN JACINTO
AUSTIN, TX 78701**

SPACE AVAILABLE : 853 RSF - 4,814 RSF

PROPERTY HIGHLIGHTS

LEASE TERM

- 1-3 Years

RENTAL RATE

- As Low as \$22.50/SF/yr Full Service
Contact Broker for More Info

OPERATING EXPENSES

- 2026 Estimate - \$15.14 SF/yr

TENANT IMPROVEMENTS

- Negotiable



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LOCATION & PROPERTY

PROPERTY HIGHLIGHTS

- Attached Garage: 3:1,000 Ratio
\$175/Mo. Unreserved
- Building Conference Room
- Shower
- Bike Storage
- 3 Blocks From State Capitol
- Great Access To Walkable Amenities (See Amenity Map)

SPACE AVAILABLE

- Suite 201 - 1,541 RSF
 - Suite 203 - 853 RSF
 - Suite 205 - 828 RSF
 - Suite 206 - 2,296 RSF
 - Suite 207 - 1,580 RSF
 - Suite 300 - 2,122 RSF
 - Suite 301, 303 & 307 - 4,814 RSF**
 - Suite 301 - 1,664 RSF
 - Suite 303 - 880 RSF
 - Suite 307 - 2,270 RSF
 - Suite 408 - 1,440 RSF
- **Divisible



For more information, please contact:

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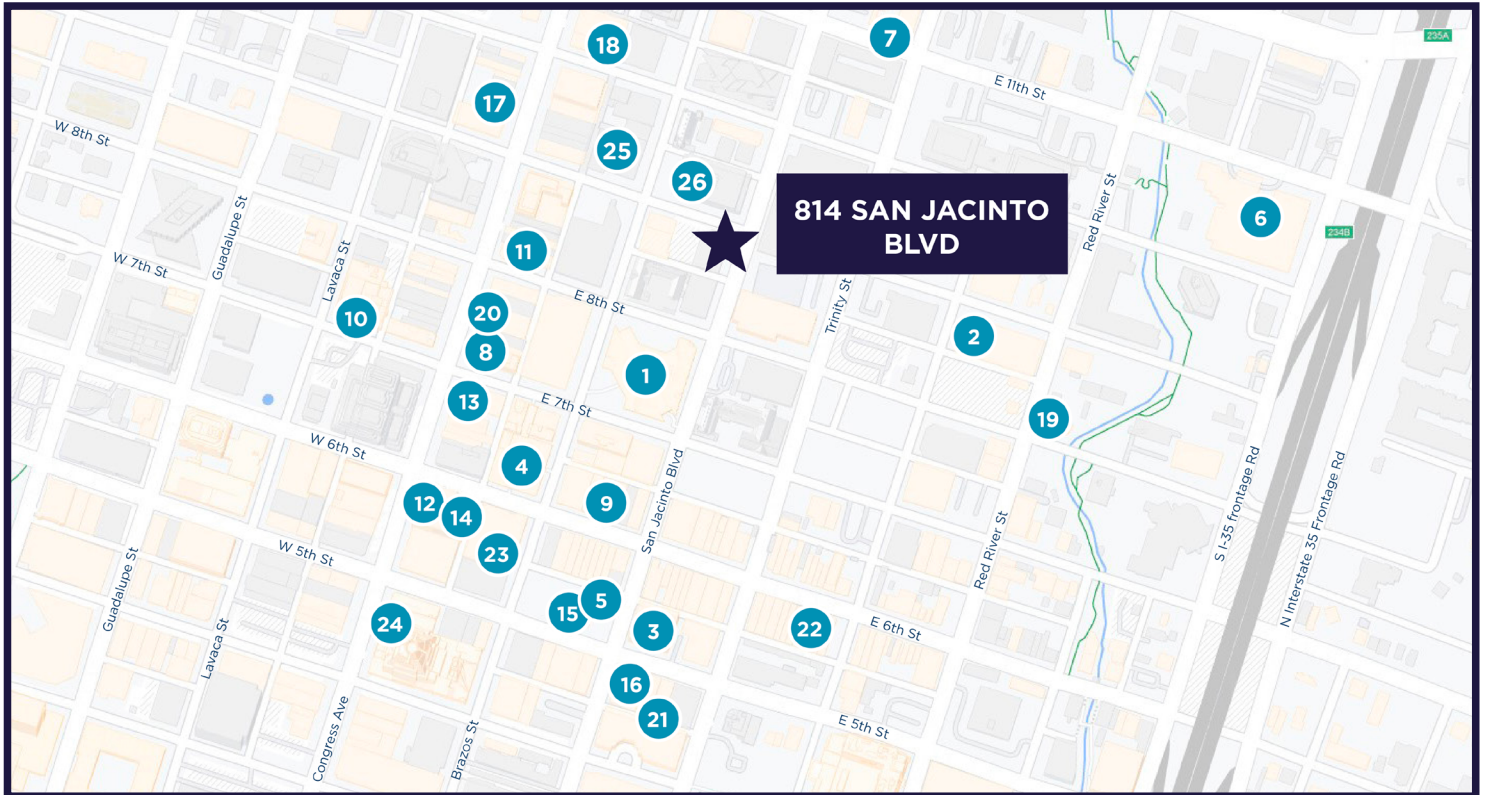
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AREA AMENITIES



HOTELS

1. Omni Austin Hotel Downtown
2. Holiday Inn
3. The Westin Austin Downtown
4. The Driskill
5. Thompson Austin
6. Sheraton Austin Hotel at the Capitol
7. La Quinta Inn

RESTAURANTS & COFFEE SHOPS

8. Roaring Fork
9. Voodoo Doughnut
10. Perry's Steakhouse & Grille - Downtown Austin
11. Chipotle Mexican Grill
12. CAVA
13. Caroline
14. Jimmy John's
15. Wax Myrtle's
16. Eddie V's Prime Seafood
17. Quattro Gatti Pizzeria
18. Capitol Cafe

ENTERTAINMENT / SERVICES

19. Stubb's Bar-B-Q
20. The Paramount Theatre
21. Antone's Nightclub
22. Pete's Dueling Piano Bar
23. Gold's Gym Austin Downtown
24. SoulCycle
25. The Austin Club
26. Prosperity Bank

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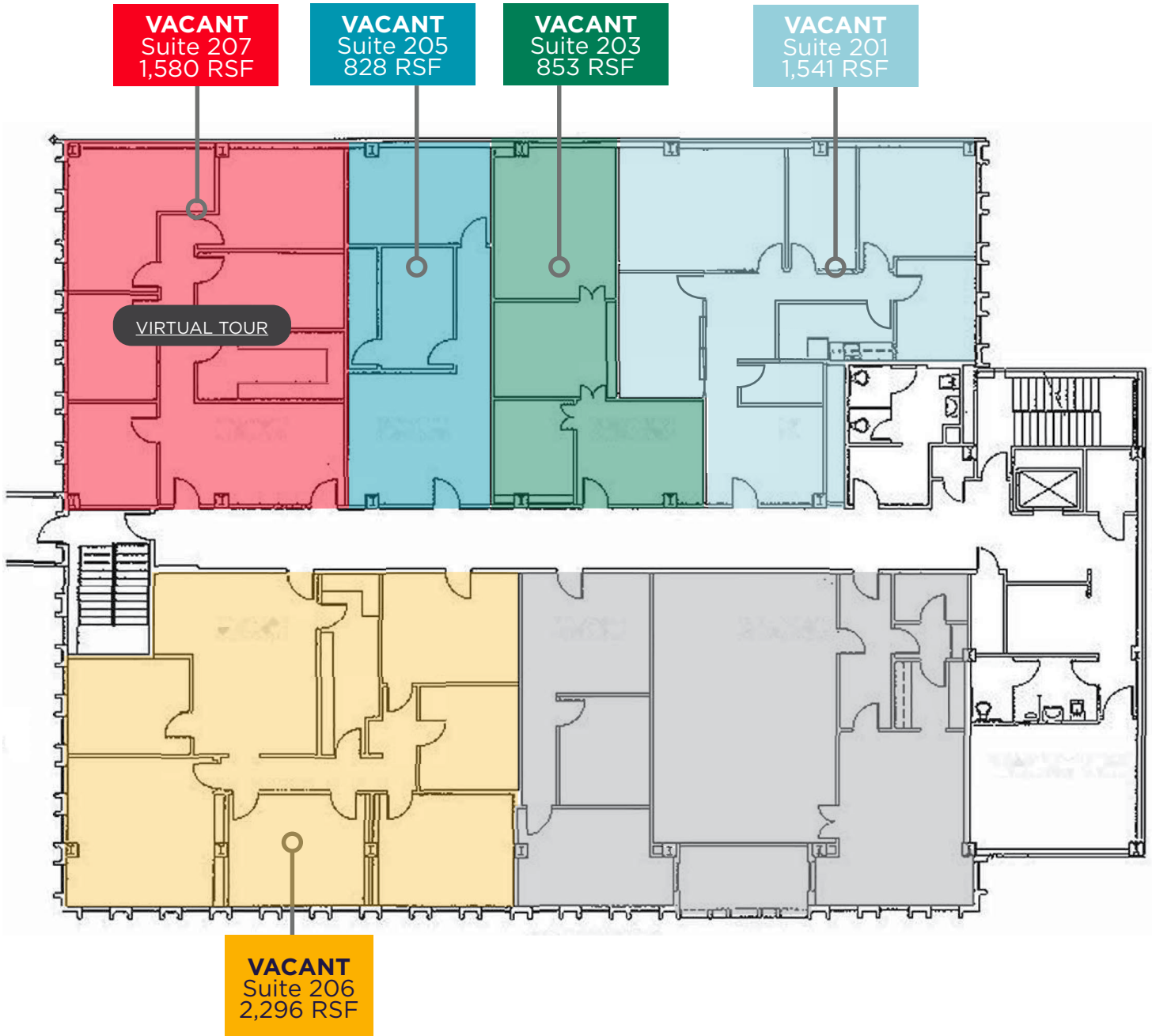
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2ND FLOOR



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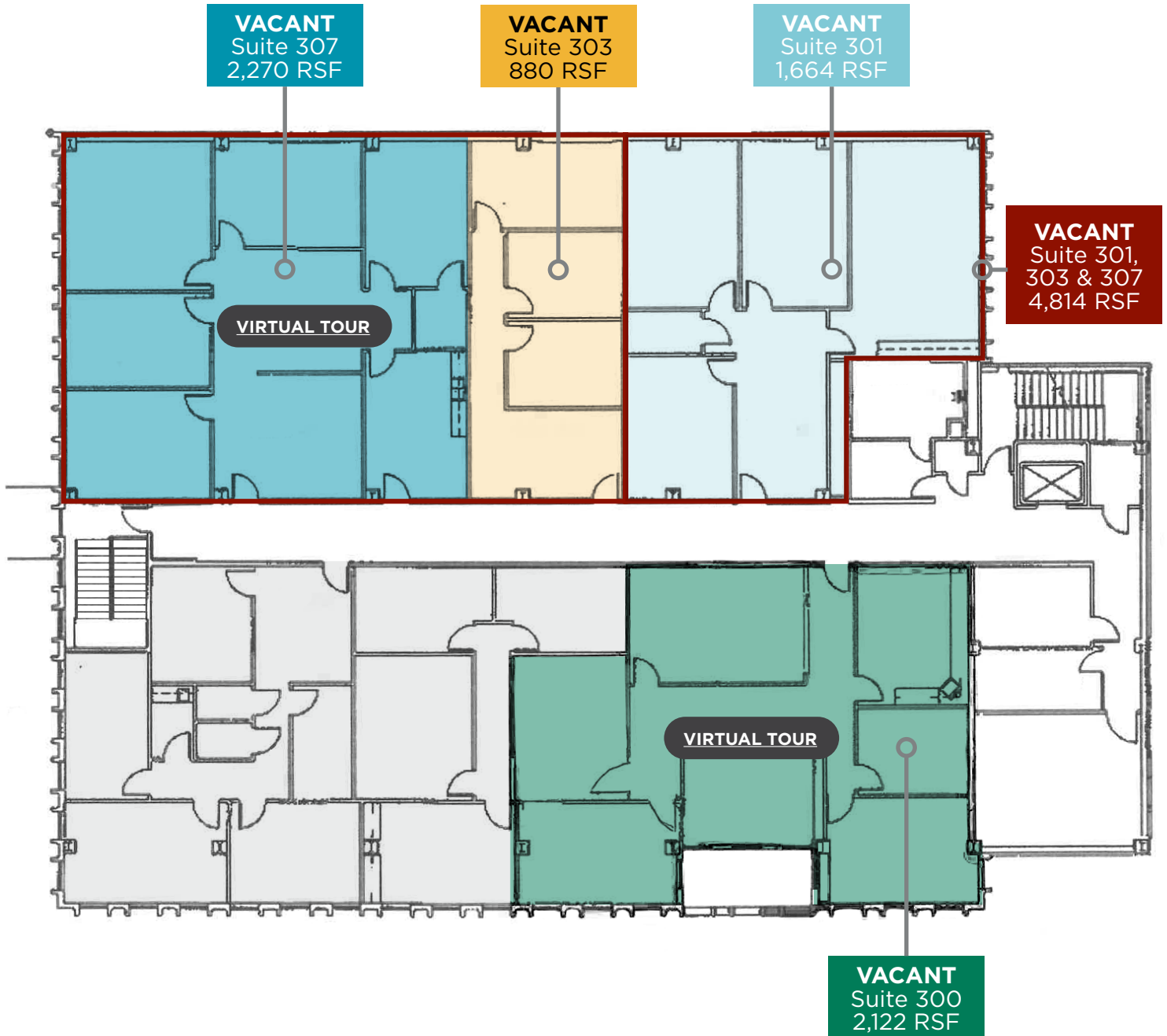
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3RD FLOOR



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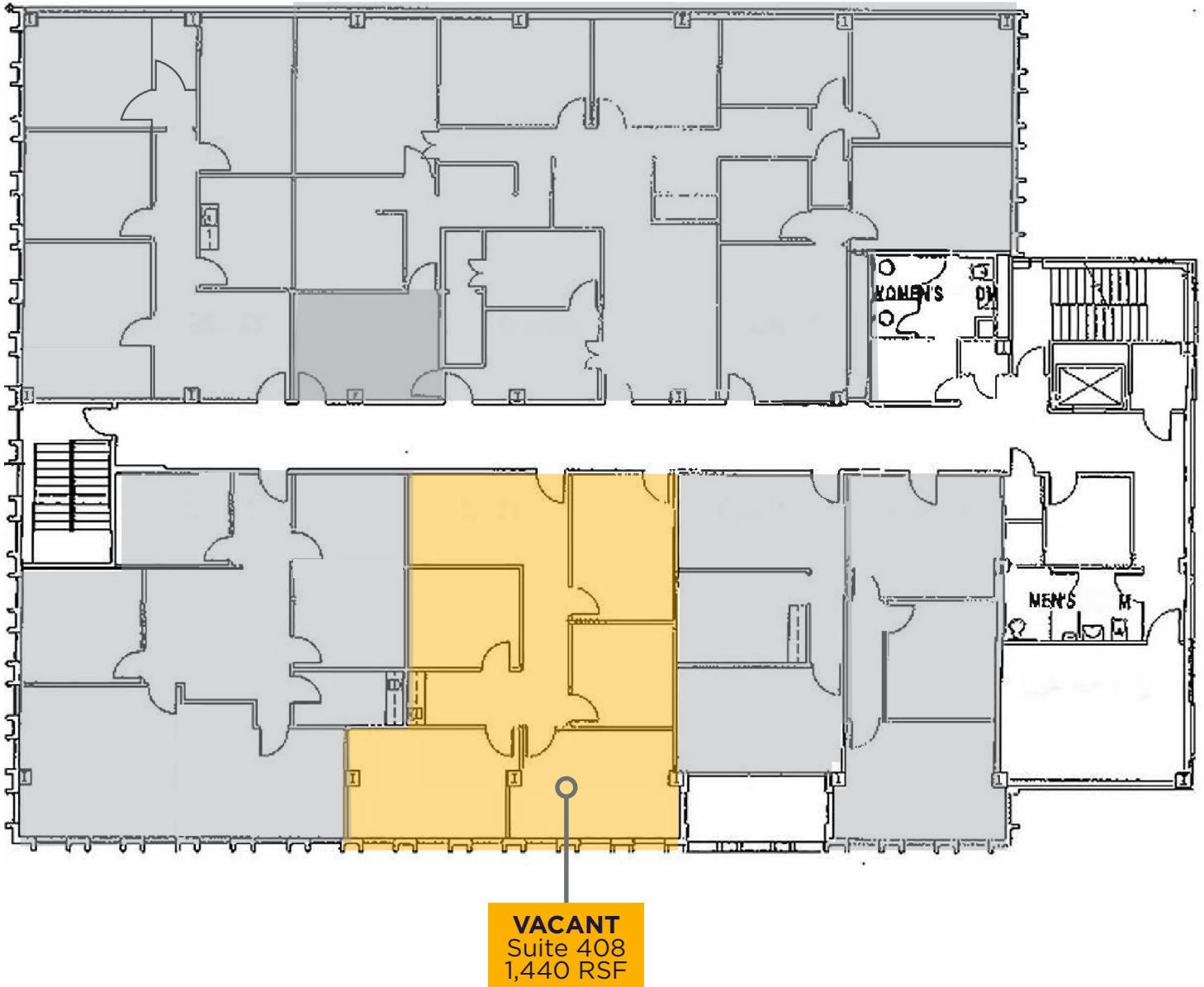
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4TH FLOOR



VACANT
Suite 408
1,440 RSF

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