

8th Street Lofts

806 Lydia St, Austin, TX 78702



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8th Street Lofts

\$27.50 /SF/YR

3 story, all brick, with roof top deck. 3 private office suites, plus flex/ co-working or conference room space. 3 bathroom, full kitchen/ break room area. Walkable to light rail, Whole Foods, Target, coffee shops, restaurants, and bars. Ample overflow parking. Close to downtown and the teaching hospital. The building is a single tenant property, recent/ modern construction. 10' ceilings throughout....

- Location.



Rental Rate: \$27.50 /SF/YR

Property Type: Office

Property Subtype: Office/Residential

Building Class: B

Rentable Building Area: 1,422 SF

Year Built: 2018

Walk Score ®: 92 (Walker's Paradise)

Transit Score ®: 54 (Good Transit)

Rental Rate Mo: \$2.29 USD/SF/MO

1st Floor

Space Available	1,422 SF
Rental Rate	\$27.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

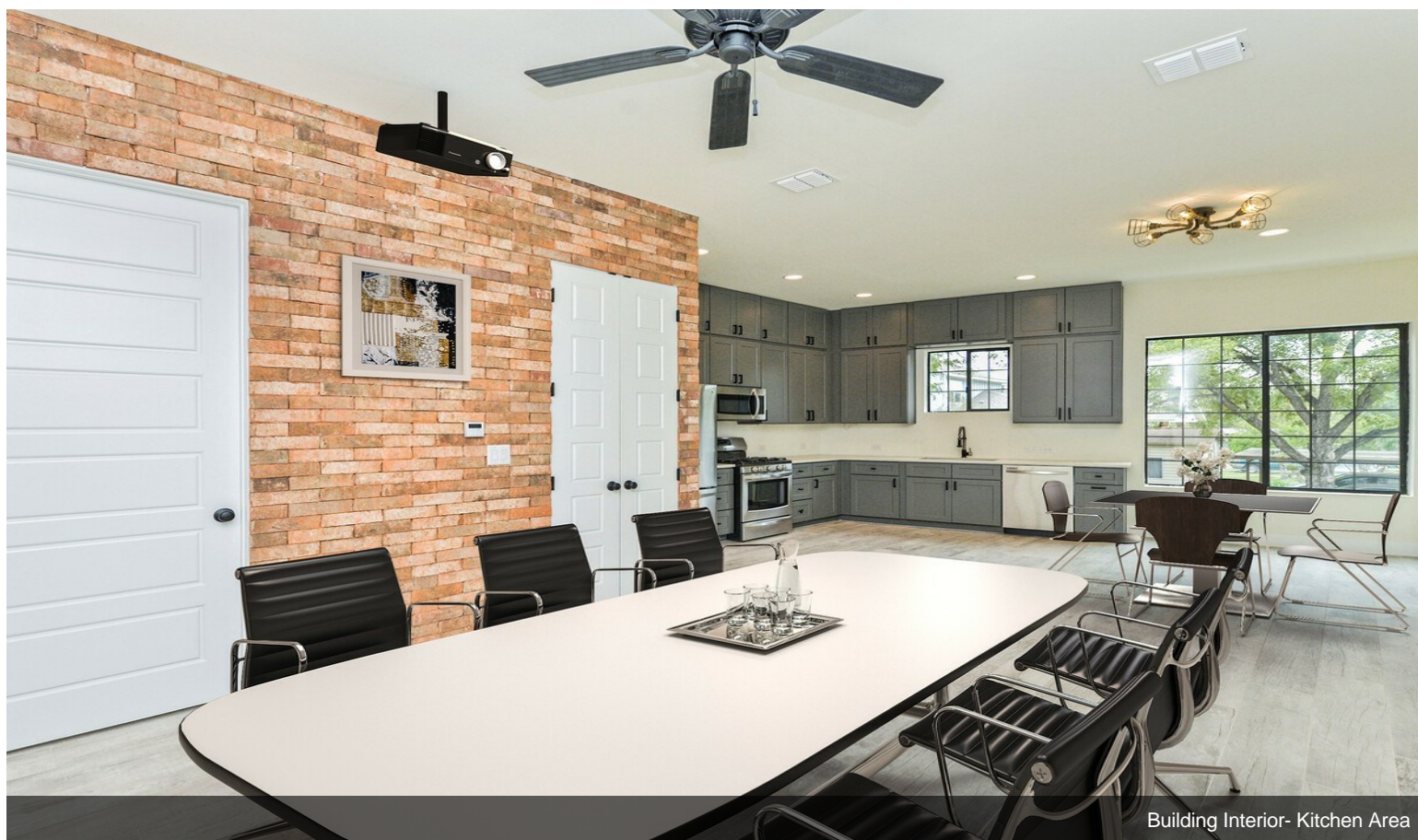
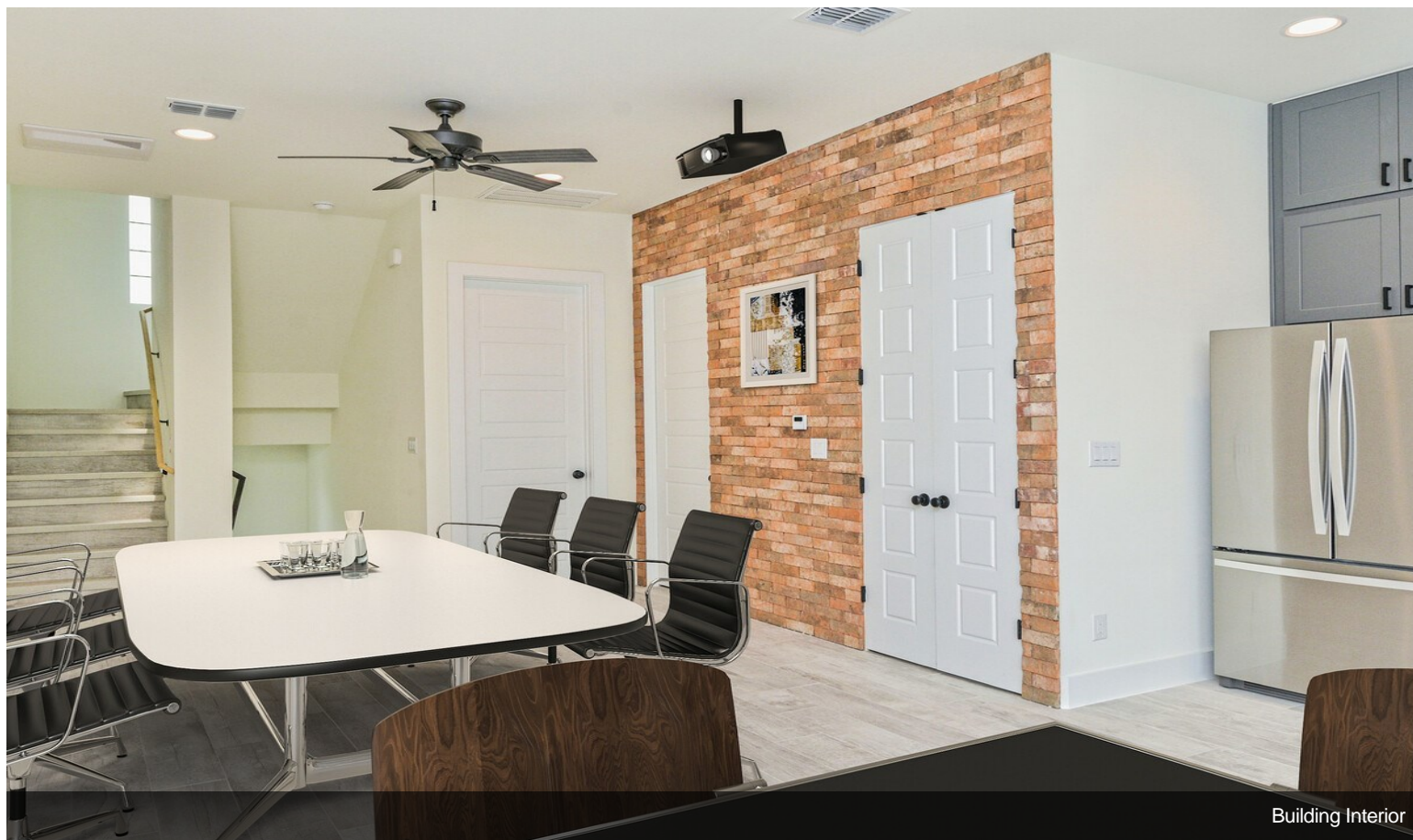
This is a mixed-use, single-tenant loft property. It is new construction with an industrial warehouse design and contemporary finishes. It is permissible for live/work, OR office only.



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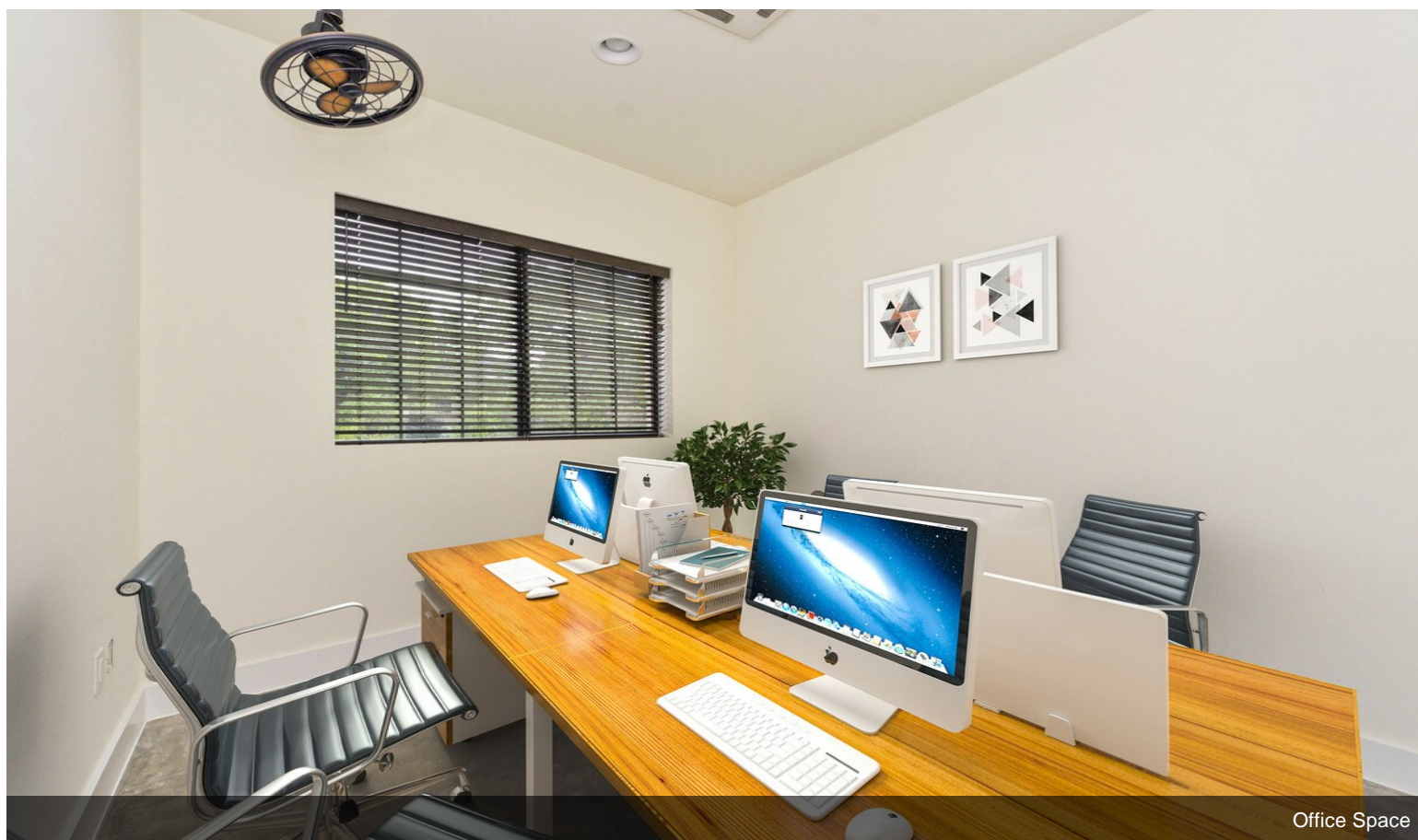
Property Photos



Property Photos



Kitchen Area



Office Space

Property Photos



Property Photos

