

FOR SALE

**Prestigious Downtown
Austin Office Condos**

FOUR FULL FLOORS AVAILABLE

9,242 - 11,357 SF

**1705
GUADALUPE**

Austin, TX 78701

TOTAL AVAILABLE

41,476 SF




STREAM

 **SEAMLESS**
CAPITAL



Overview

1705 Guadalupe is a modern, five-story office building located just minutes from the Capitol and the UT campus, in Austin's prime legal and government district. The building offers full-floor spaces with creative, high-end finishes—ideal for tenants seeking both efficiency and convenience. Tenants enjoy excellent walkability to transit, dining, gyms, and other amenities, along with on-site lockers, showers, and prominent signage. The building also features a 1,700 SF rooftop patio accessible to all tenants, as well as private outdoor balconies for each individual condo unit.



Highly Amenitized
Central Business
District with
Dining, Fitness and
Lifestyle Amenities



Easy Access to
Major Highways
I-35 & Mopac via
MLK and 15th Street
corridors



Nearby Economic
Drivers: UT Austin,
Texas State Capitol
Complex & Travis
County Courthouse



The Opportunity

Modern downtown office ownership opportunities don't come around often. Invest in a space that supports your growth.

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 / nonprofit entities, a property tax exemption can provide a significant reduction in real estate costs compared leasing.

CENTRAL TO EVERYTHING

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 into multiple units. Purchase only 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.

ABUNDANT PARKING OPTIONS

The Guadalupe Garage and 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 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 entertainment options to the neighboring blocks.

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.

THE OPPORTUNITY

Benefits of Owning an Office Condo Versus Leasing Office Space

EQUITY & WEALTH CREATION

Monthly payments build equity instead of going entirely to rent. Over time, ownership allows the business to capture appreciation and create long-term wealth.

TAX ADVANTAGES

Owners may take advantage of depreciation, mortgage interest deductions, and other potential tax benefits. These advantages can meaningfully reduce the effective cost of occupancy (consult a tax advisor).

COST CONTROL & PREDICTABILITY

Ownership provides protection against rising rents and offers more stable occupancy costs. This makes long-term budgeting and planning more predictable.

CUSTOMIZATION & CONTROL

Greater flexibility to design, build out, and brand the space without typical landlord restrictions. This allows the space to better reflect company culture and operational needs.

EXIT & INVESTMENT FLEXIBILITY

The property can be sold, refinanced, or leased out in the future. This provides strategic optionality as business needs evolve.

BALANCE SHEET STRENGTH

Owning real estate adds a tangible asset to the company's balance sheet. This can improve financial stability and potentially enhance access to financing or more favorable lending terms.

Property Highlights

Address:	1705 Guadalupe Street, Austin, TX 78701
Building Size:	49,202 SF
Floor Size Range:	9,242 - 11,357 SF
Total Available:	41,476 SF
Year Built:	2014
Parcel Number:	199853
Zoning:	DMU
County:	Travis

Building Features

- 24 Hour Access
- Configurable Open Plans
- Accent Lighting
- Abundant Natural Light
- Lockers, Showers and Bike Racks On-site
- Building Signage Opportunities Available
- Private Balcones on Select Floors
- 1,700 SF Rooftop Terrace





Full Floors Available

	Suite	Size	Price	Price PSF
5	Suite 500	9,242 SF	\$4,436,160	\$480 PSF
4	Suite 400	11,334 SF	\$5,440,320	\$480 PSF
3	Suite 300	11,357 SF	\$5,451,360	\$480 PSF
2	Suite 200	9,543 SF	\$4,580,640	\$480 PSF

Total Annual Expenses

Repairs & Maintenance	\$1.59 PSF
Landscaping	\$0.42 PSF
Cleaning	\$1.41 PSF
Security & Safety	\$0.28 PSF
Utilities	\$0.48 PSF
Management Fees	\$1.05 PSF
Administrative Fees	\$0.94 PSF
Insurance	\$0.51 PSF

Total Operating Expenses: \$6.69 PSF

Estimated Annual Property Taxes: \$6.84 PSF

LOCATION

Situated in the Heart of Downtown Austin

CENTRAL TO EVERYTHING

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.



100+ Restaurants, Entertainment Venues & Bars



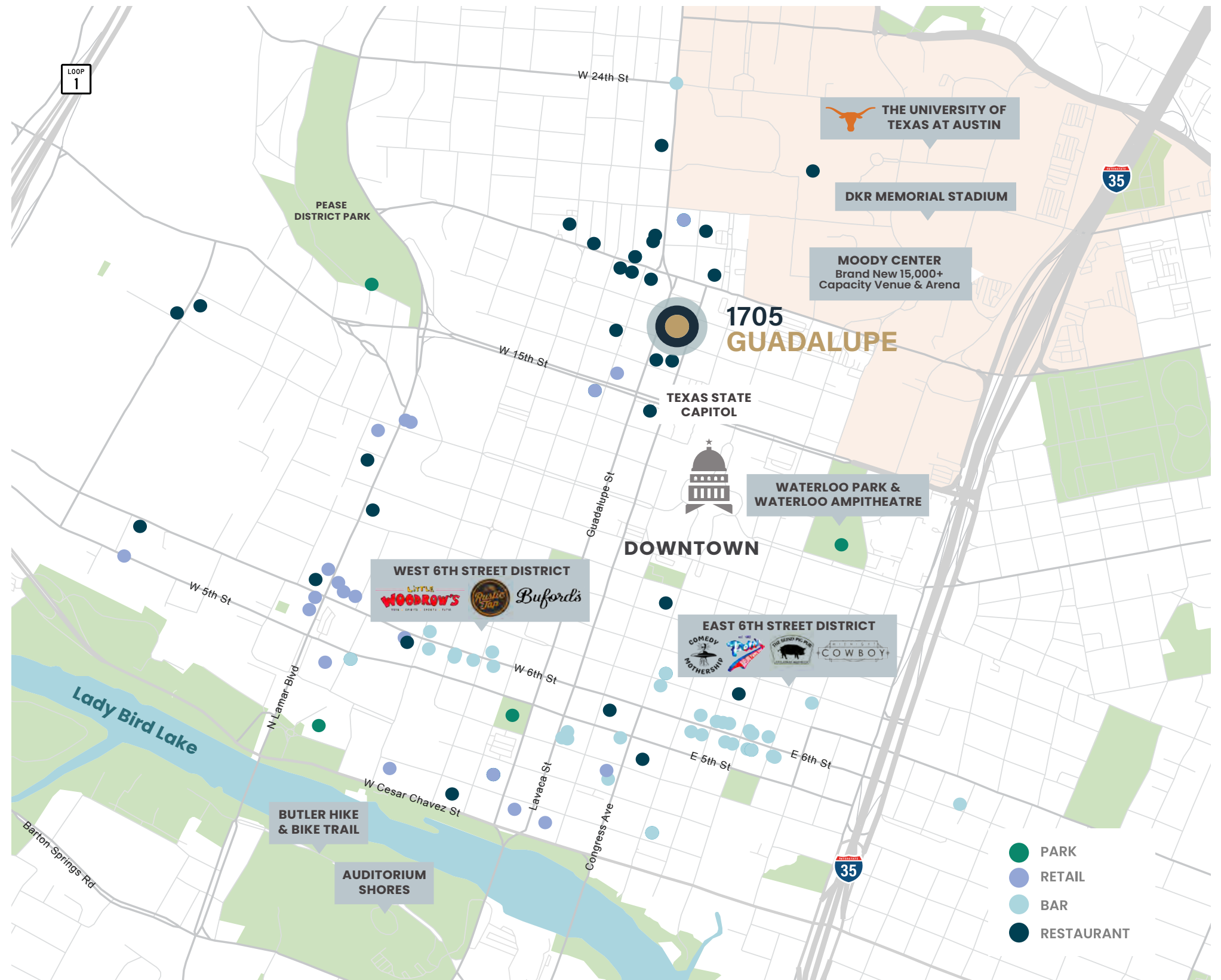
Walking Distance to the Texas State Capitol & The University of Texas



800+ Acres of Green Space within 2 Mile Radius



6,900 Multifamily Units within a 10 Minute Drive





LOCATION

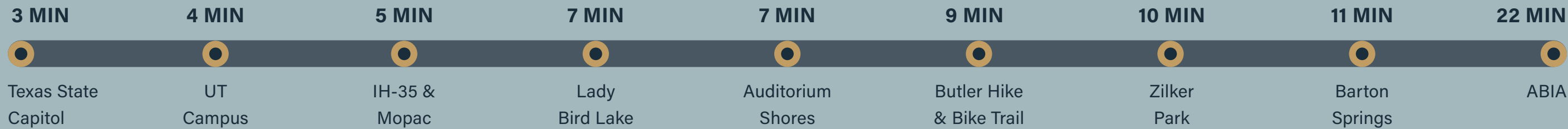
Seamless Connectivity

DEMOGRAPHICS

1 Mile	3 Mile	5 Mile
--------	--------	--------

2024 POPULATION		
40,671	184,414	379,657
AVERAGE HOUSEHOLD INCOME		
\$78,125	\$117,709	\$110,273
MEDIAN AGE		
25.4	33.2	34.3
BACHELOR'S DEGREE OR HIGHER		
60%	66%	56%

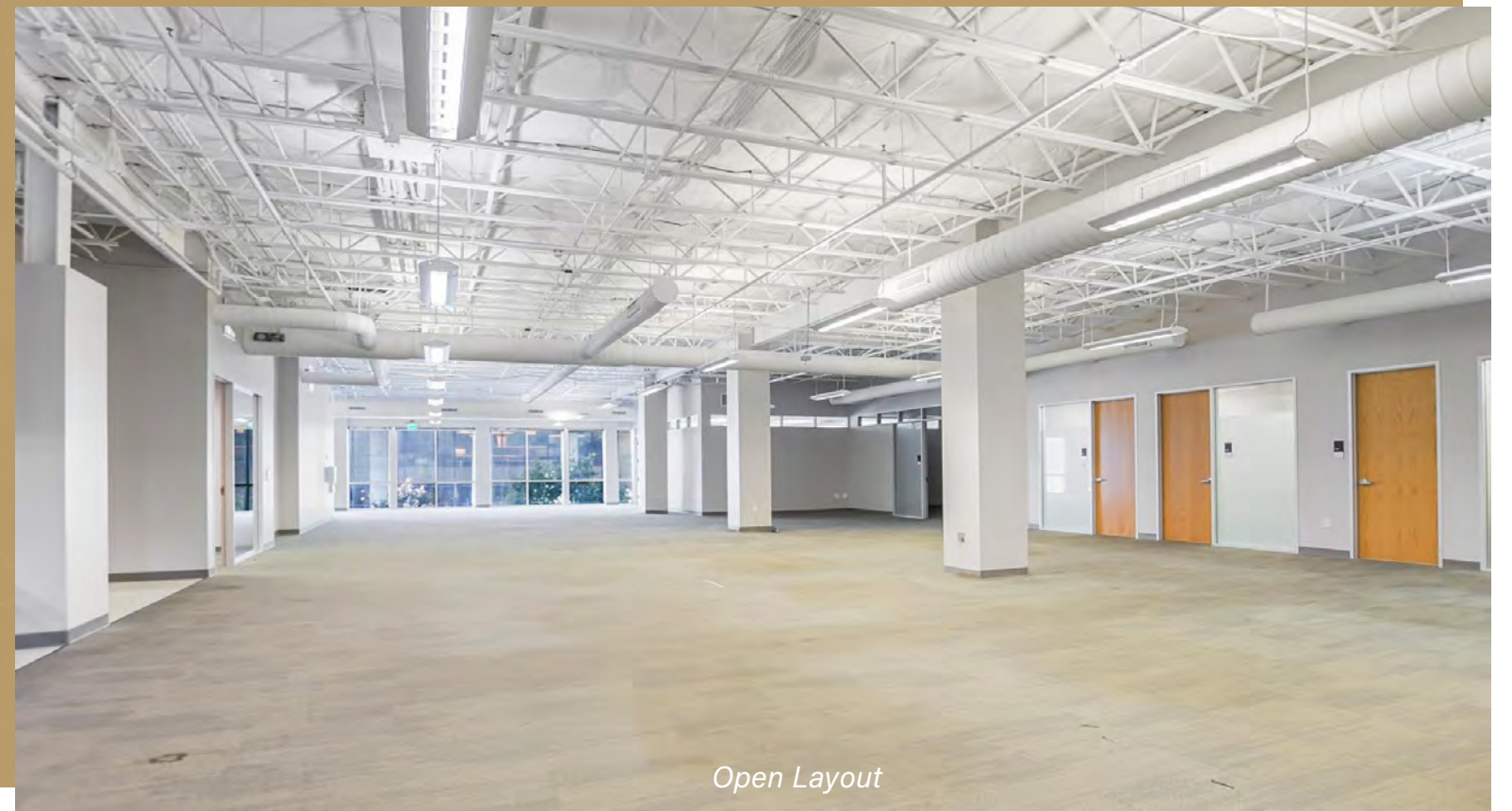
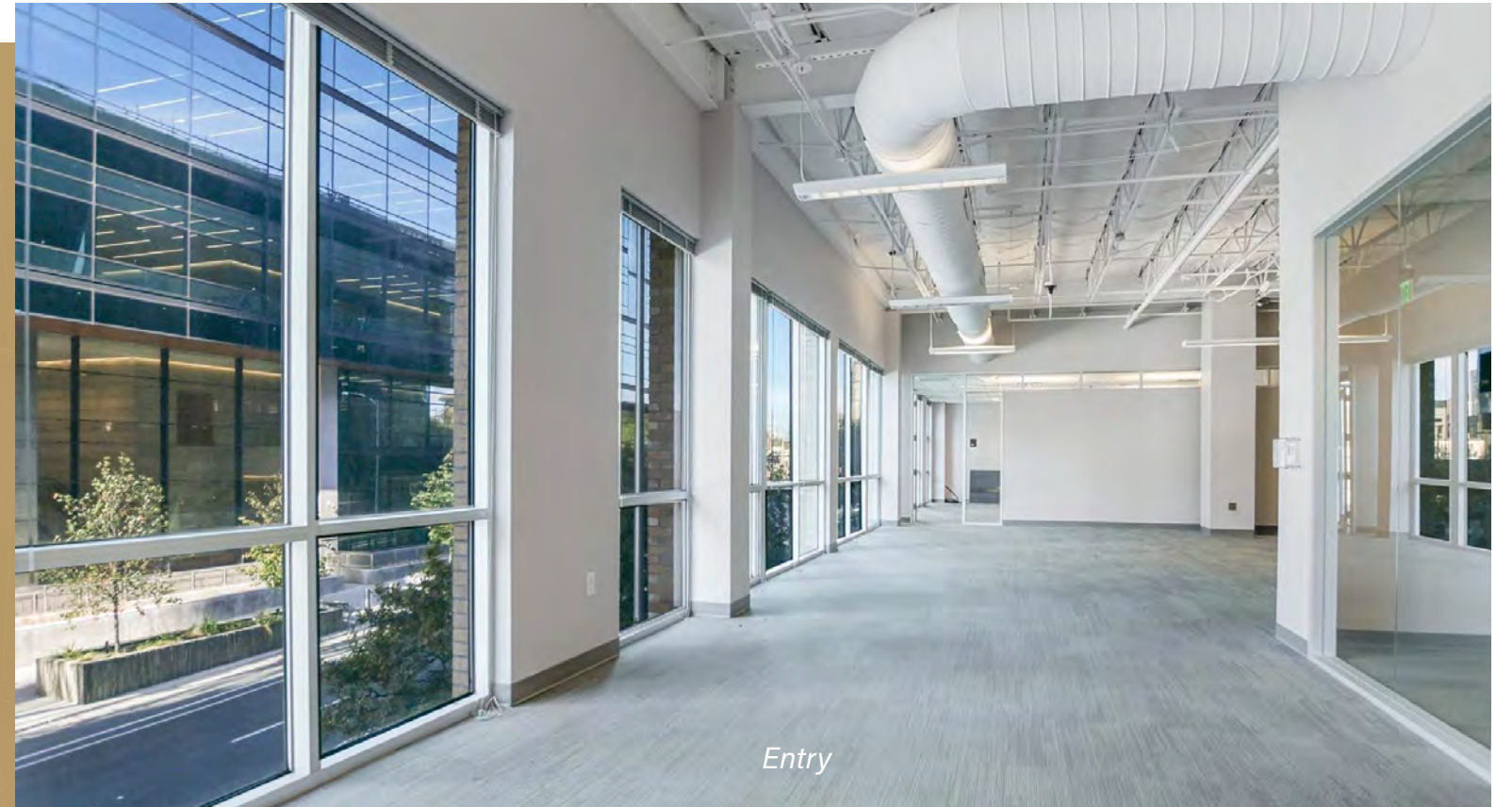
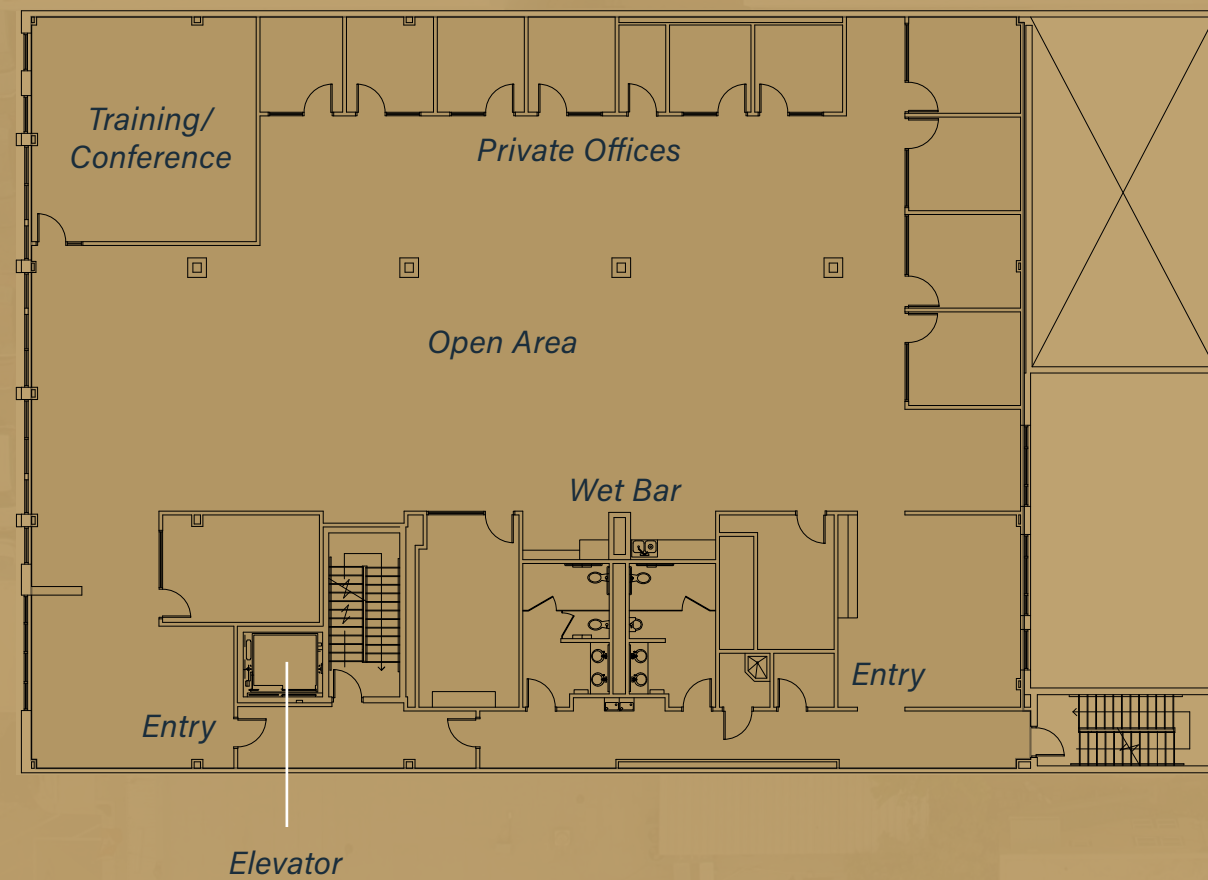
DRIVE TIMES



Suite 200 | 9,543 SF

Leased through August 24, 2026 to UT Board of Regents

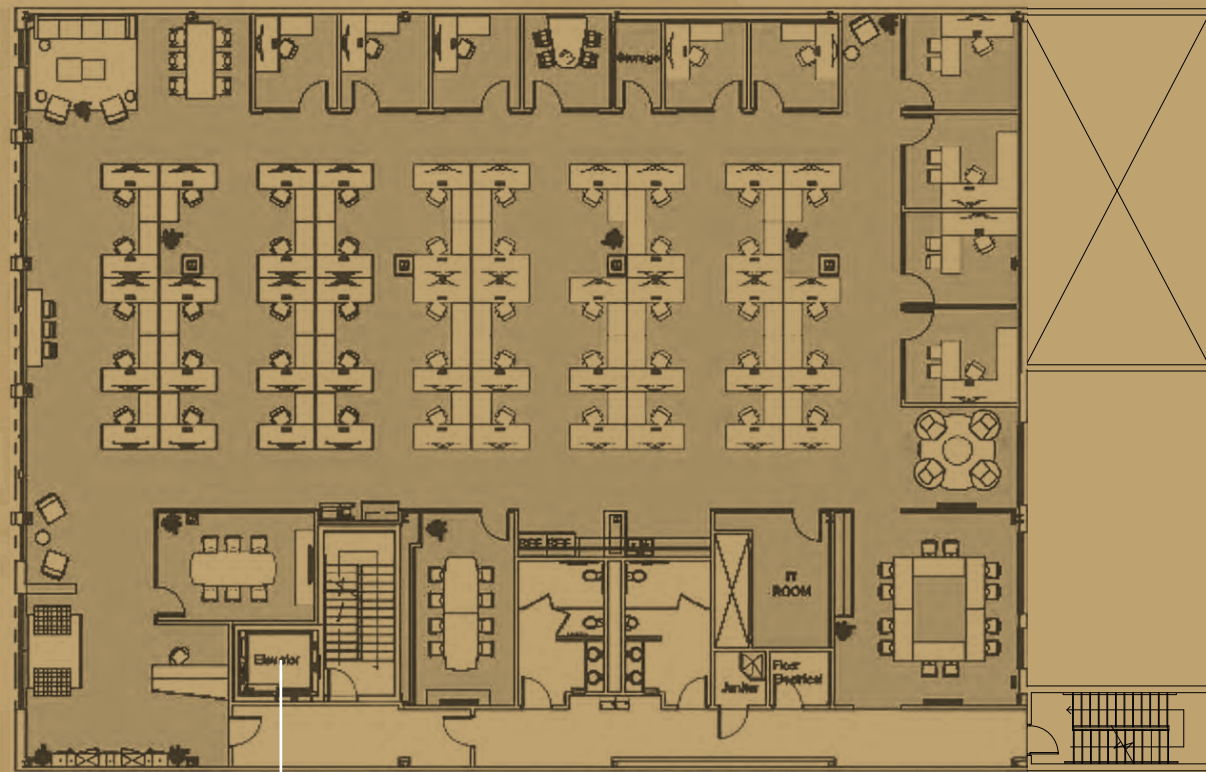
SALE PRICE: \$4,580,640 (\$480 PSF)



Suite 200 | 9,543 SF

Conceptual Layout

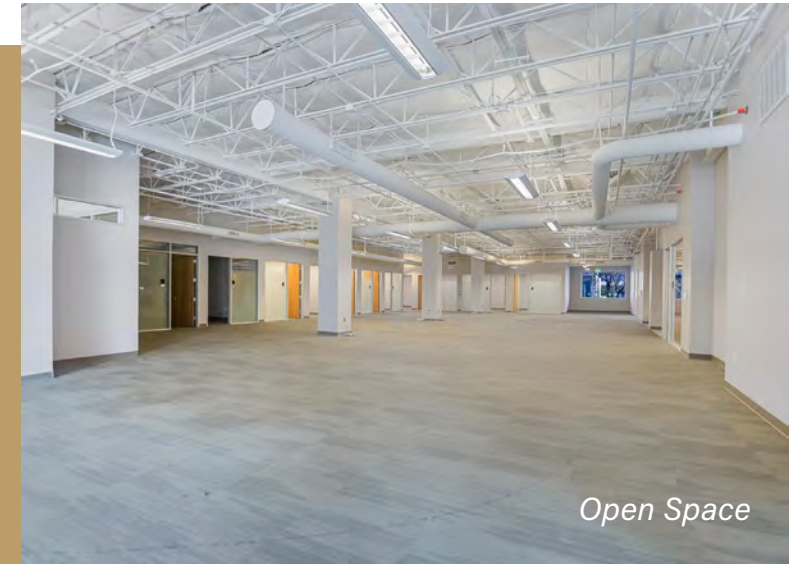
- 10 Offices
- 3 Conference Rooms
- 47 Workstations



Elevator



Conference Room



Open Space



Break Room



Training Room



Open Space

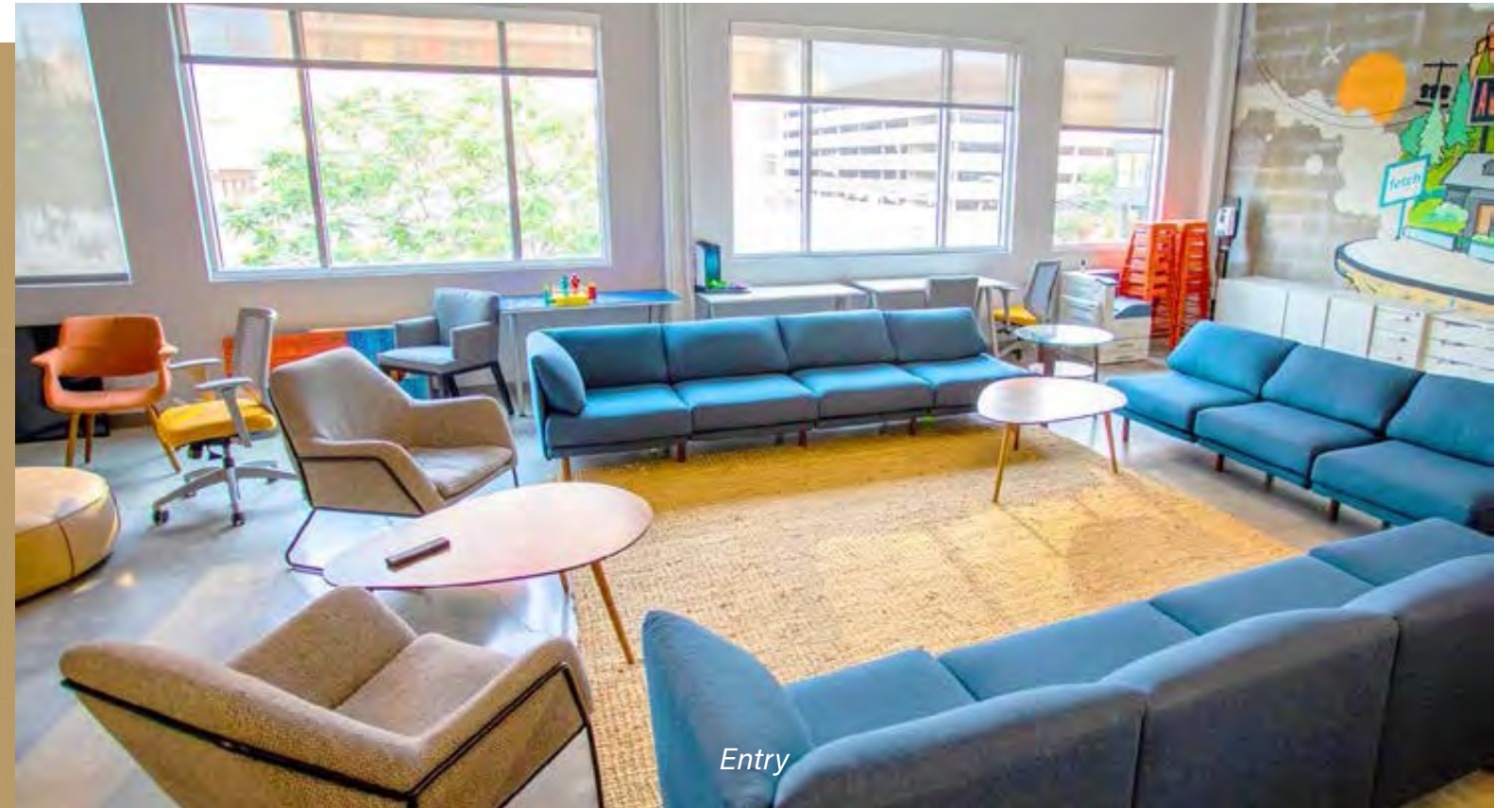
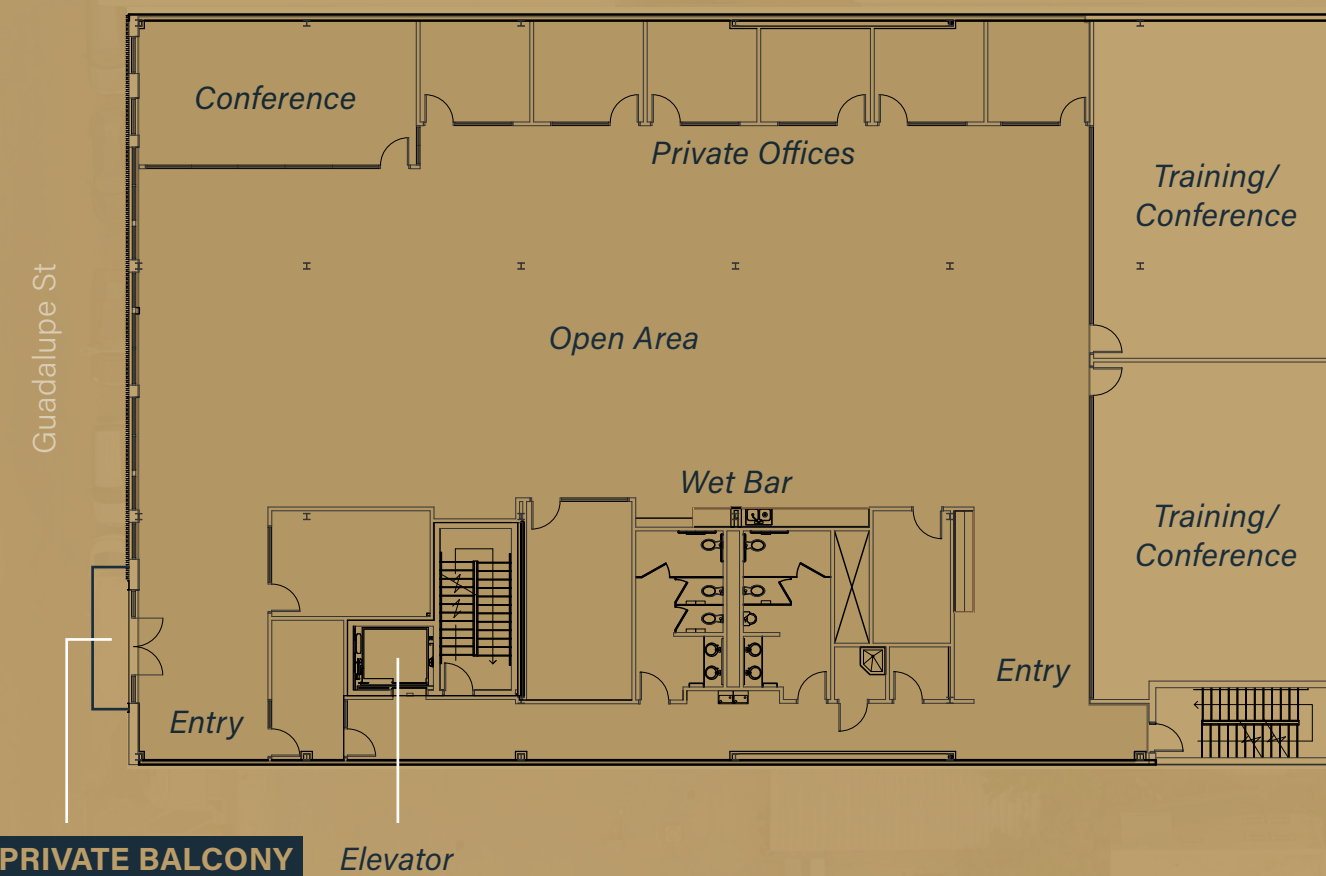


Private Offices

Suite 300 | 11,357 SF

- Can be divided into smaller units
- Largest unit in the the building
- High end finishes with perimeter offices, conference & entertainment rooms

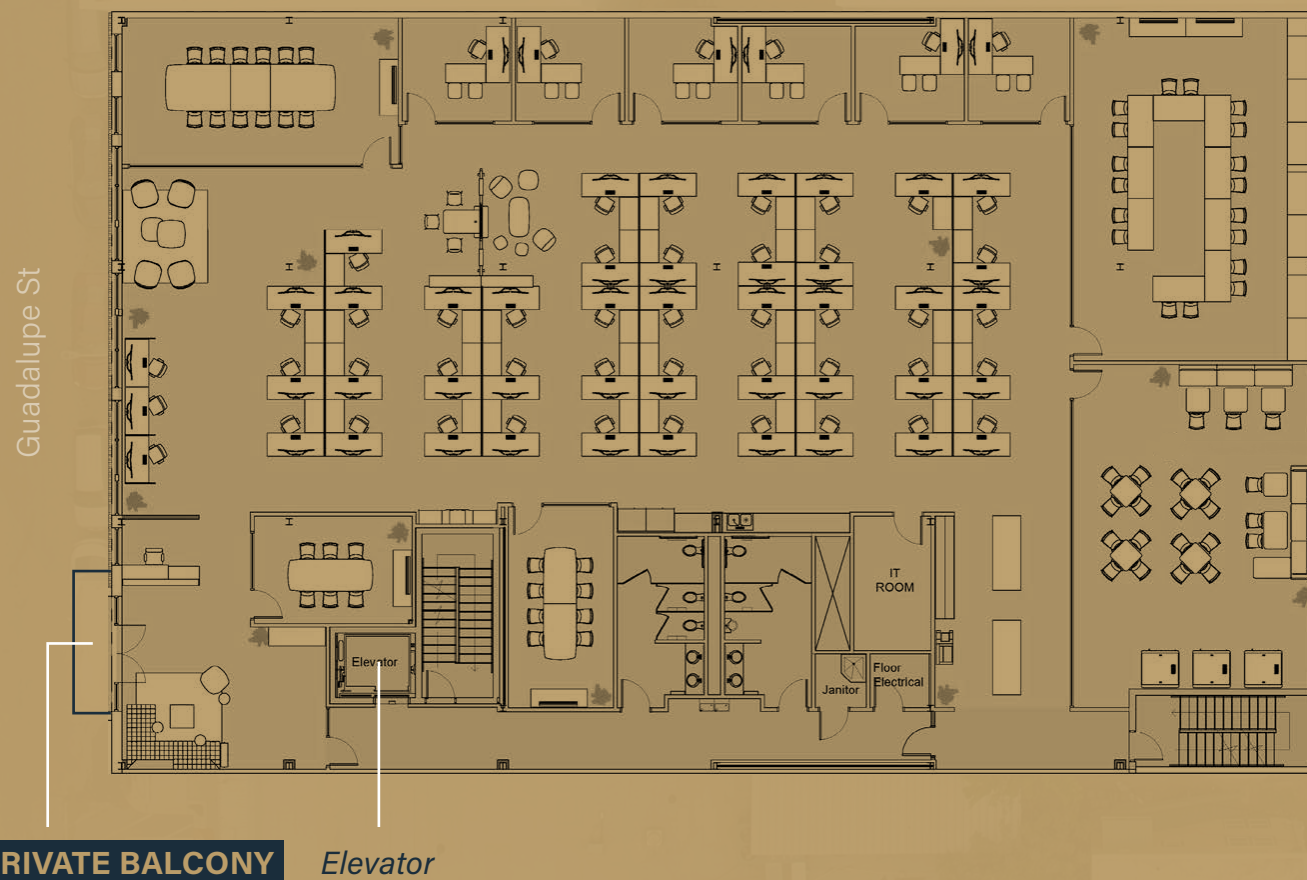
SALE PRICE: \$5,451,360 (\$480 PSF)



Suite 300 | 11,357 SF

Conceptual Layout

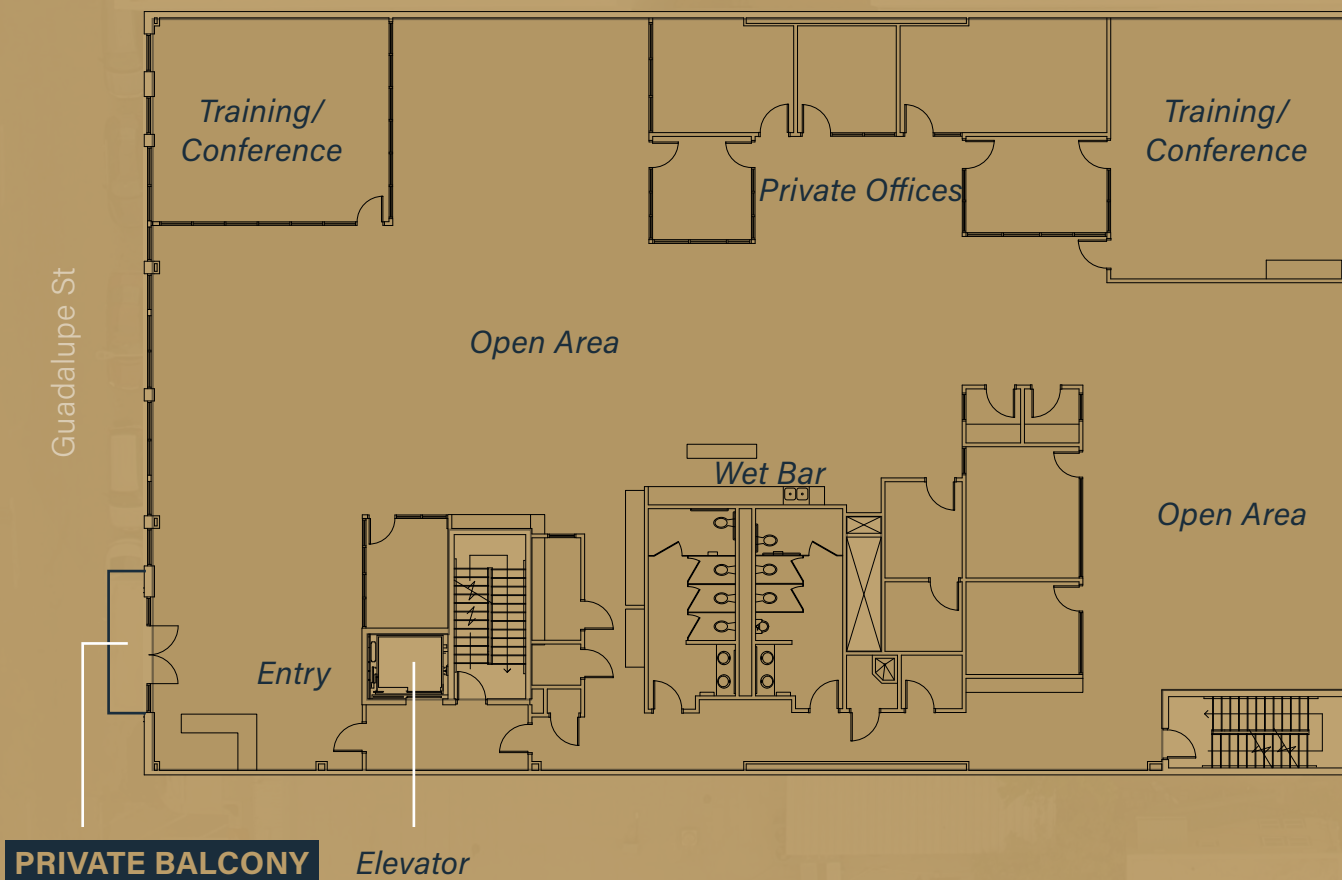
- 6 Offices
- 5 Conference Rooms
- 45 Workstations



Suite 400 | 11,334 SF

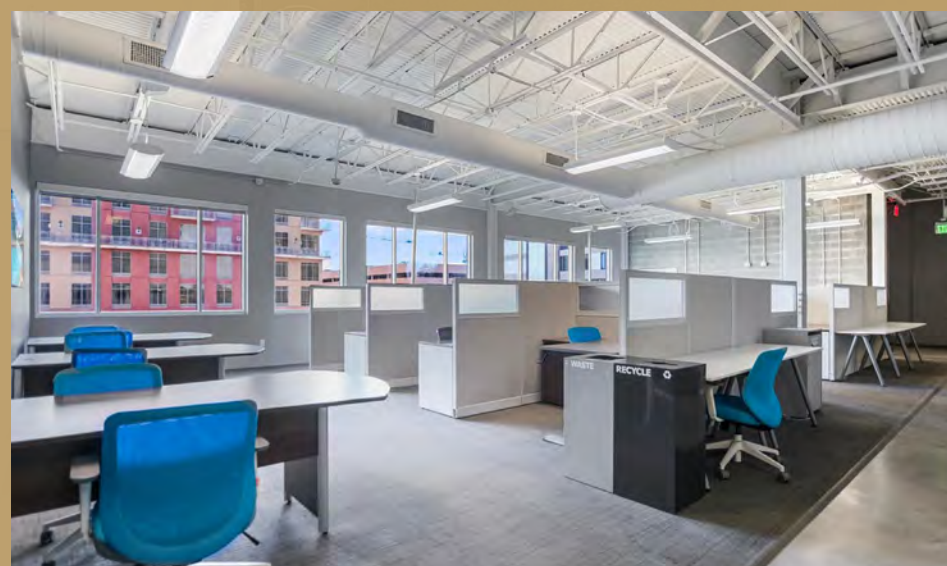
- Move In Ready
- Furnishings Available

SALE PRICE: \$5,440,320 (\$480 PSF)



Suite 400 | 11,334 SF

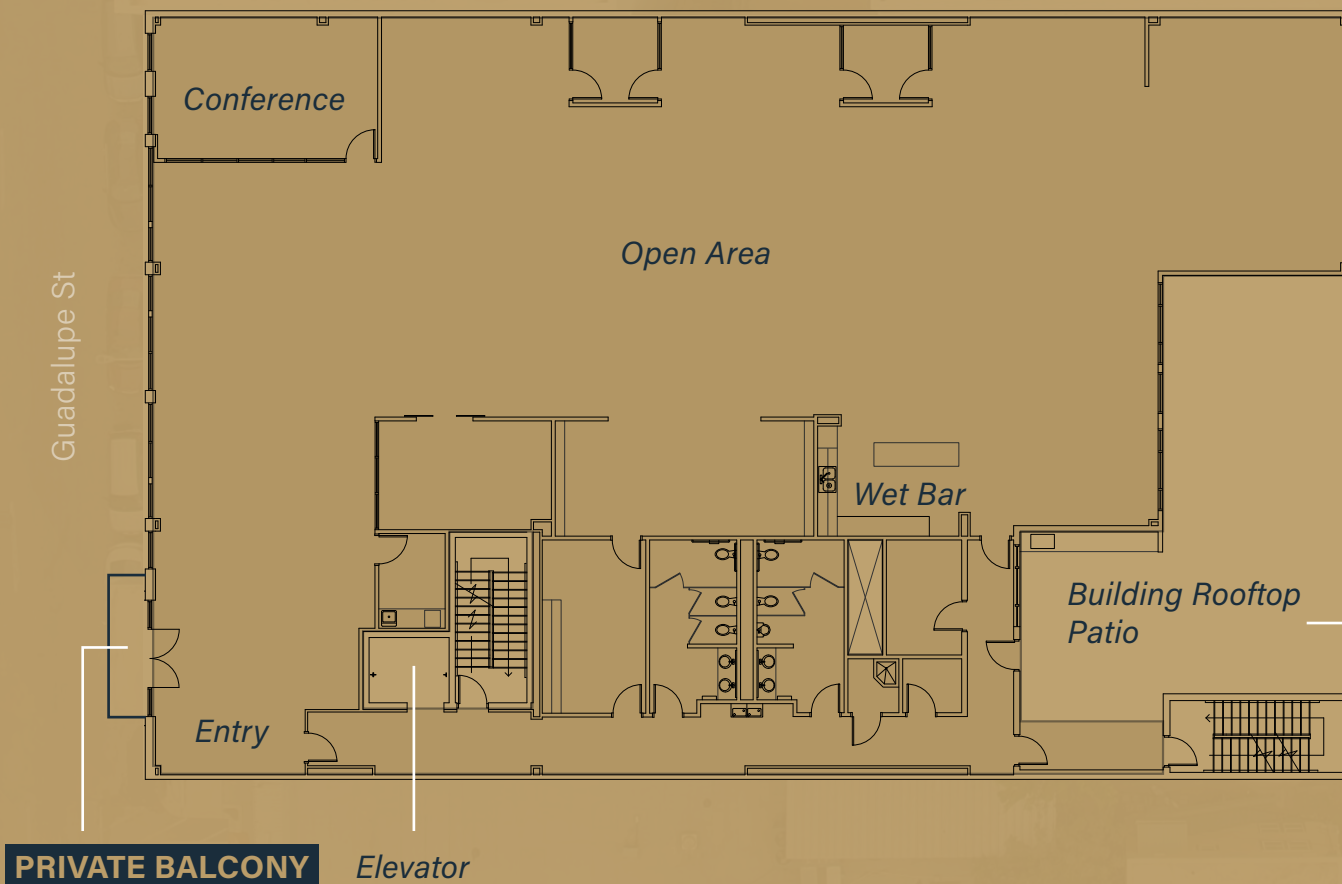
- Move In Ready
- Furnishings Available



Suite 500 | 9,242 SF

- Premier top floor suite with incredible views
- Direct access to 1,700 SF patio with covered grill
- Move In Ready
- Furnishings Available

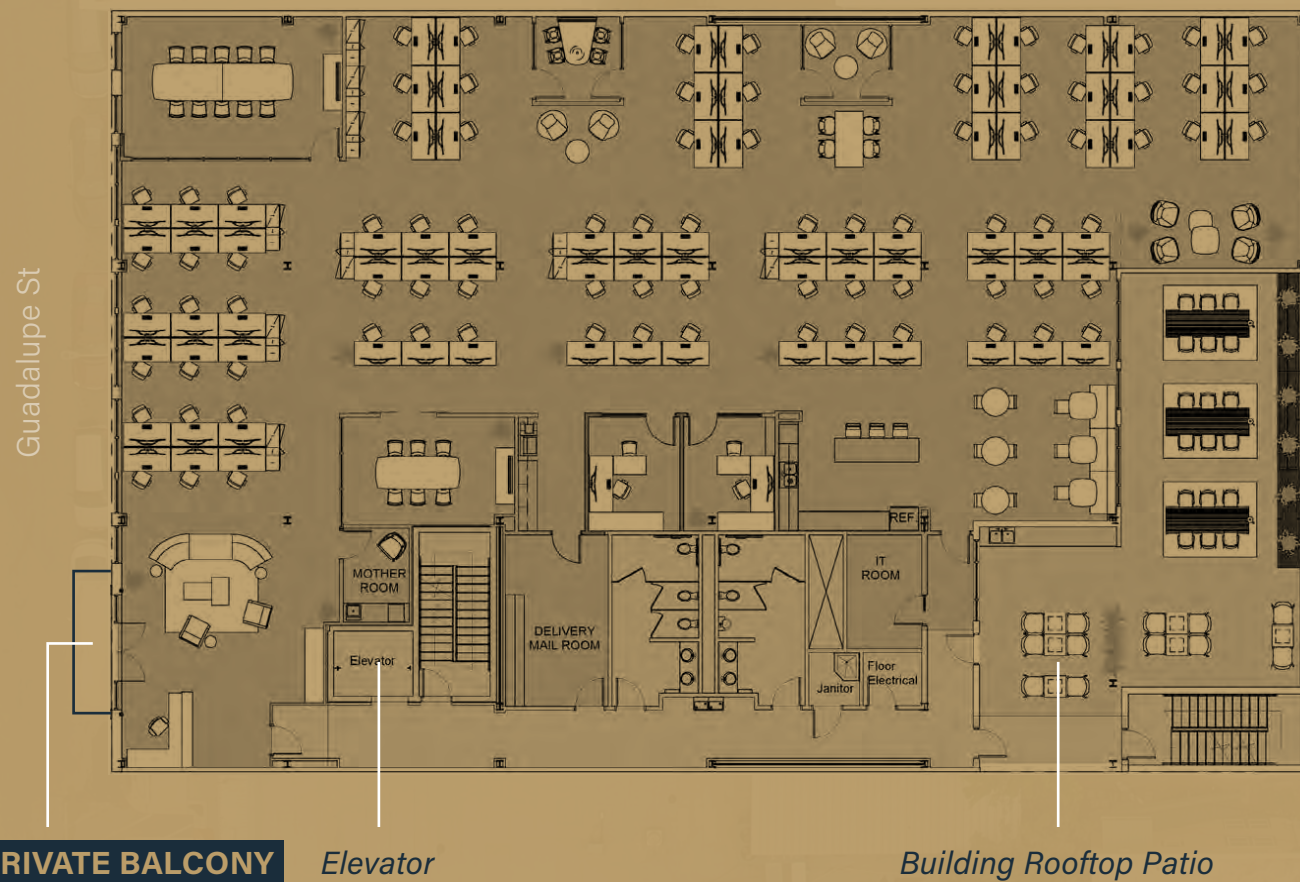
SALE PRICE: \$4,436,160 (\$480 PSF)



Suite 500 | 9,242 SF

Conceptual Layout

- 2 Offices
- 2 Conference Rooms
- 84 Workstations
- 1,700 SF Rooftop Terrace



Entry



Lobby



Entry Area



Open Layout



Conference Room



Up to 84 Workstations

New Travis County Civil and Family Courthouse

Directly across from 1705 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 childcare 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.



Neighboring Residential and Hotel Developments

Luminary Condos

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 Condos

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

18th & Guadalupe (NW 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



FOR SALE

PRESTIGIOUS DOWNTOWN AUSTIN OFFICE CONDOS

1705
GUADALUPE

Leasing Team

BRAD PHILP

Managing Director & Partner

512.481.3018

bphilp@streamrealty.com

BRITA HOVDE

Senior Associate

512.481.3059

brita.hovde@streamrealty.com

