

FOR SALE & LEASE

Professional Office Building

1104 West Ave, Austin, TX 78703



partners

PRIMARY CONTACT



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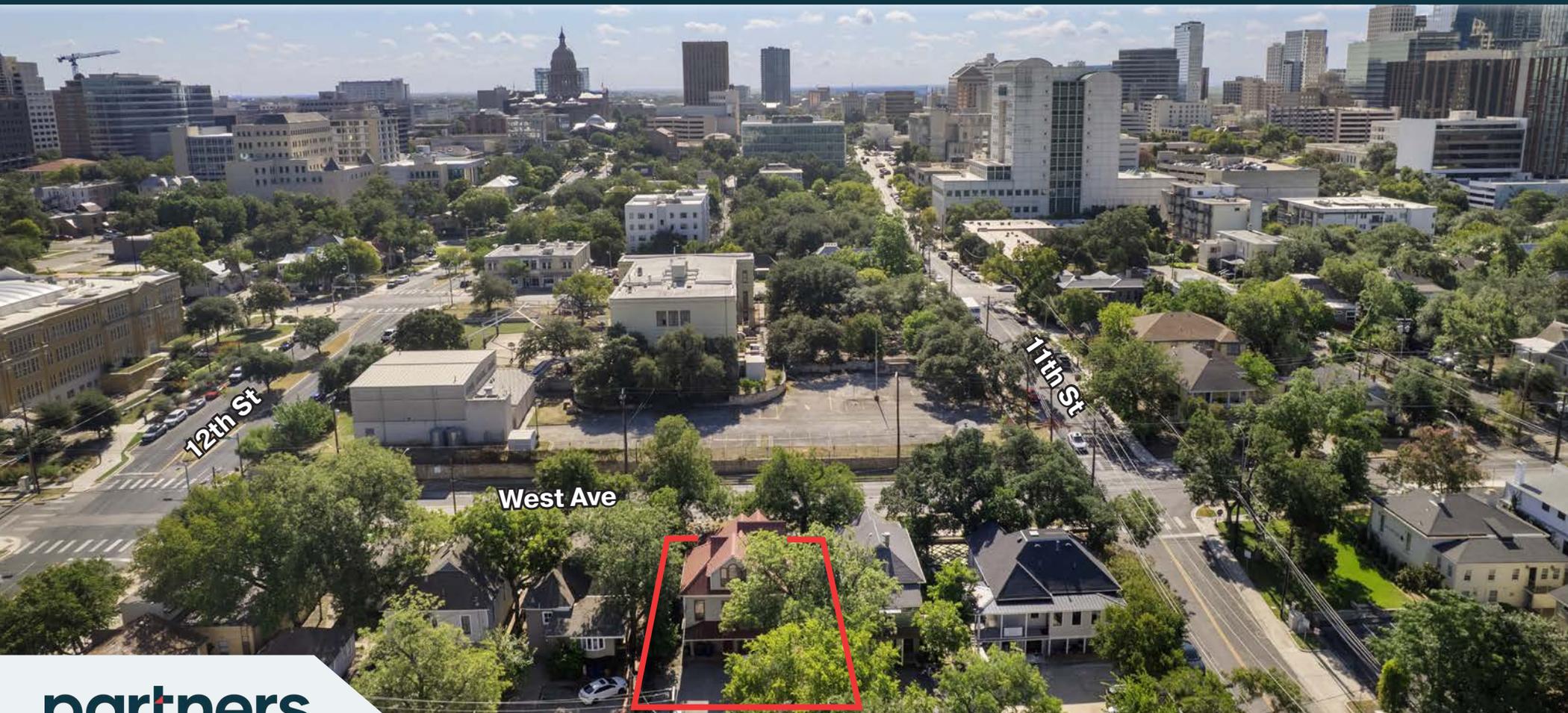
PROPERTY AT A GLANCE

ADDRESS	1104 WEST AVE
CITY, STATE, ZIPCODE	AUSTIN, TX 78703
LOT SIZE	0.15 AC
BUILDING SIZE	2,930
ZONING, COUNTY	LO-ETOD-DBETOD, TRAVIS
PARCEL NUMBER	196638

EXECUTIVE SUMMARY

This stand-alone professional office building offers a rare opportunity for an owner-user to secure a premier location in the heart of the Central Business District (CBD). With 2,930 square feet of efficient space and excellent on-site parking, the property provides both convenience and visibility in a highly desirable area. The building's layout is flexible and well-suited for a variety of professional uses, including legal, medical, financial, or general office operations. As a stand-alone asset, it allows a business to establish a strong identity with full control over signage, branding, and the entire premises—something that is increasingly hard to find in the CBD. For an owner looking to combine long-term real estate investment with a professional presence in the market's most accessible location, this property delivers an exceptional fit.

Please contact Nicholas Moss for More information at (512) 601-8127





PROPERTY DETAILS

-  SALE PRICE
\$2,197,500
-  PRICE PER SF
\$750.00
-  LEASE RATE
\$30.00 NNN
-  NNN EXPENSES
~\$12.50
-  LOT SIZE
0.15 AC
-  OCCUPANCY
Vacant
-  BUILDING SIZE
2,930 SF
-  YEAR BUILT / RENOVATED
1953 / 2017
-  PARKING
**12 Spaces
+ Street Parking**

1104 WEST AVE

PROPERTY HIGHLIGHTS

■ RARE CBD OWNERSHIP OPPORTUNITY

The building offers strong street presence with convenient access to major transit routes and walkable proximity to dining, retail, and business amenities. Ideal for a business that values visibility and accessibility for both clients and staff.

■ STAND-ALONE PROFESSIONAL OFFICE

A stand-alone professional office building located in the heart of the Central Business District. This property is perfectly suited for an owner-user seeking a premier location with full control of their office environment.

■ FULLY RENOVATED IN 2017

Renovated in 2017 and further improved with new AC units installed in 2024, the property offers updated systems and reduced near-term capital needs, providing peace of mind and turnkey functionality for a new owner.

■ EXCELLENT ON-SITE PARKING

Dedicated on-site parking, rarely available in the CBD, ensures ease of access and convenience for both employees and clients in an otherwise dense urban setting.

■ AUSTIN MARKET GROWTH

Located in the heart of Downtown Austin, this property benefits from one of the most dynamic urban cores in Texas. With sustained population growth, an expanding tech and professional services sector, and rising demand for infill commercial space, the city continues to attract businesses and investors alike. West Avenue offers proximity to the Texas Capitol, courthouses, and major employers—making it an ideal location for professional office users seeking walkability, visibility, and long-term upside in one of Austin's most established neighborhoods.



INTERIOR PHOTOS



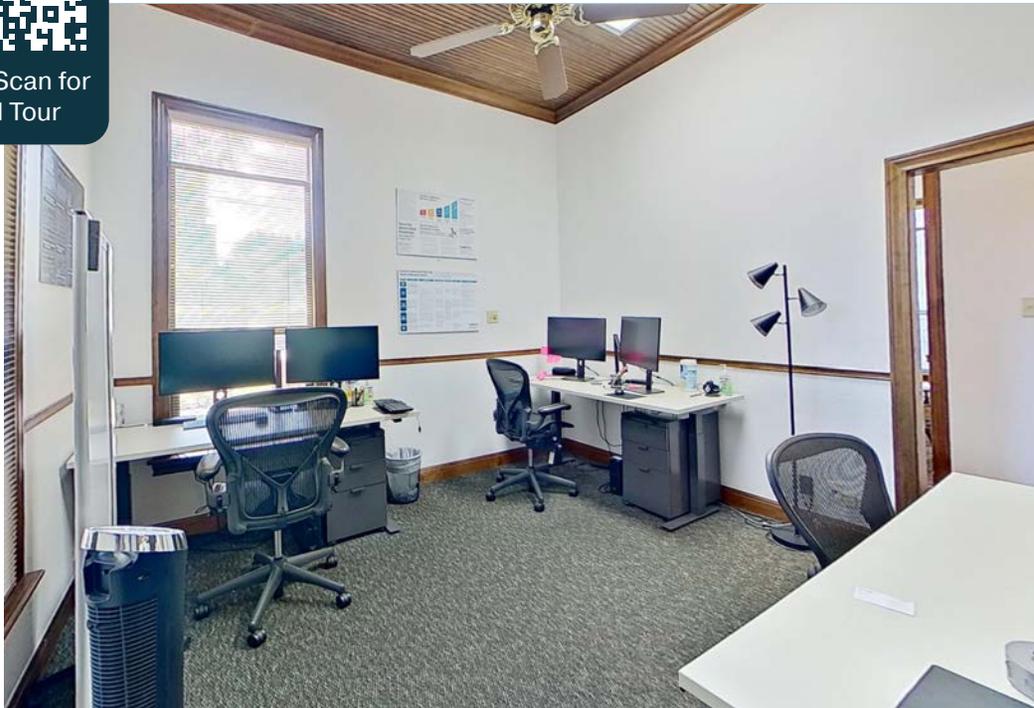
Click or Scan for
Virtual Tour



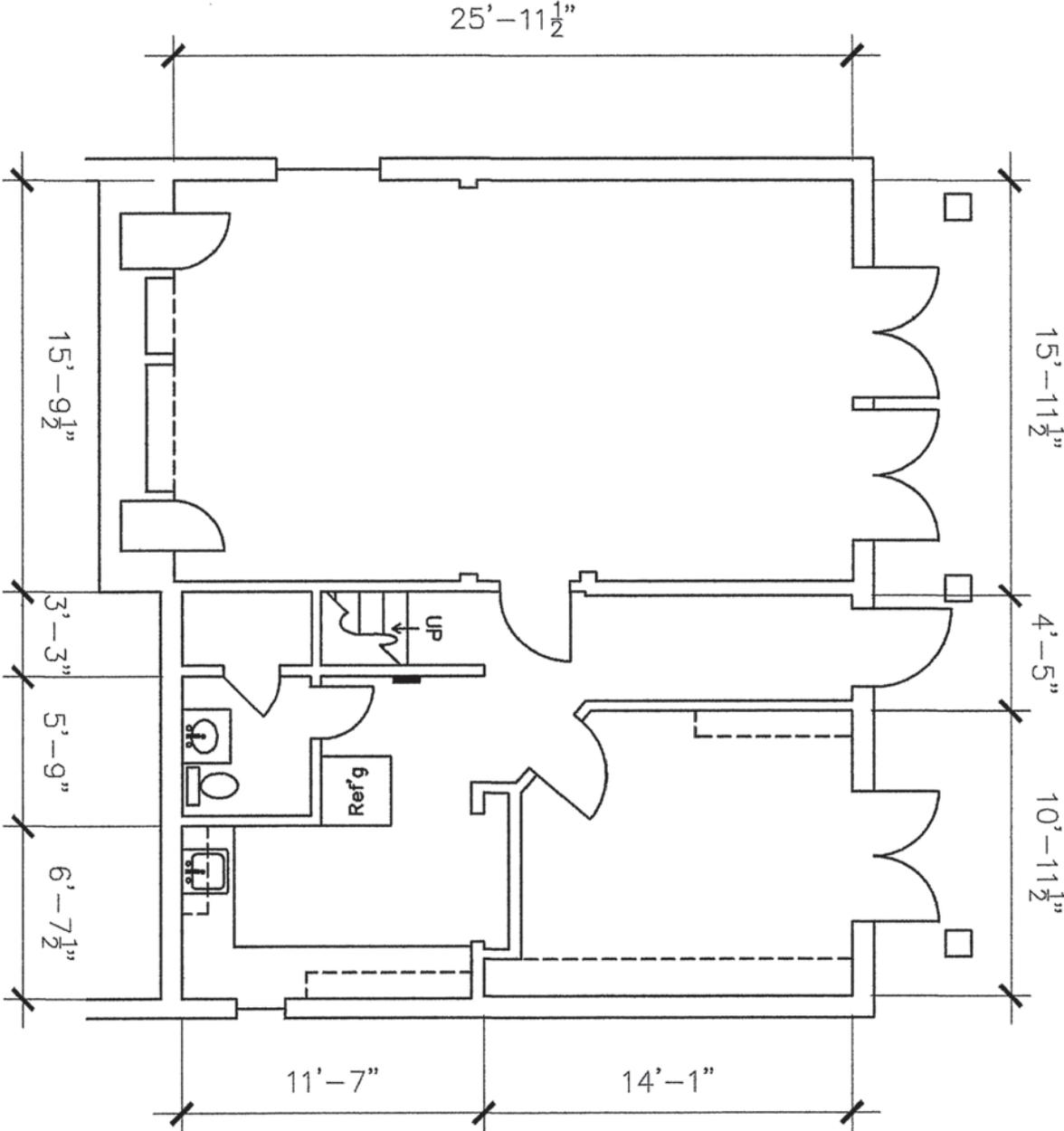
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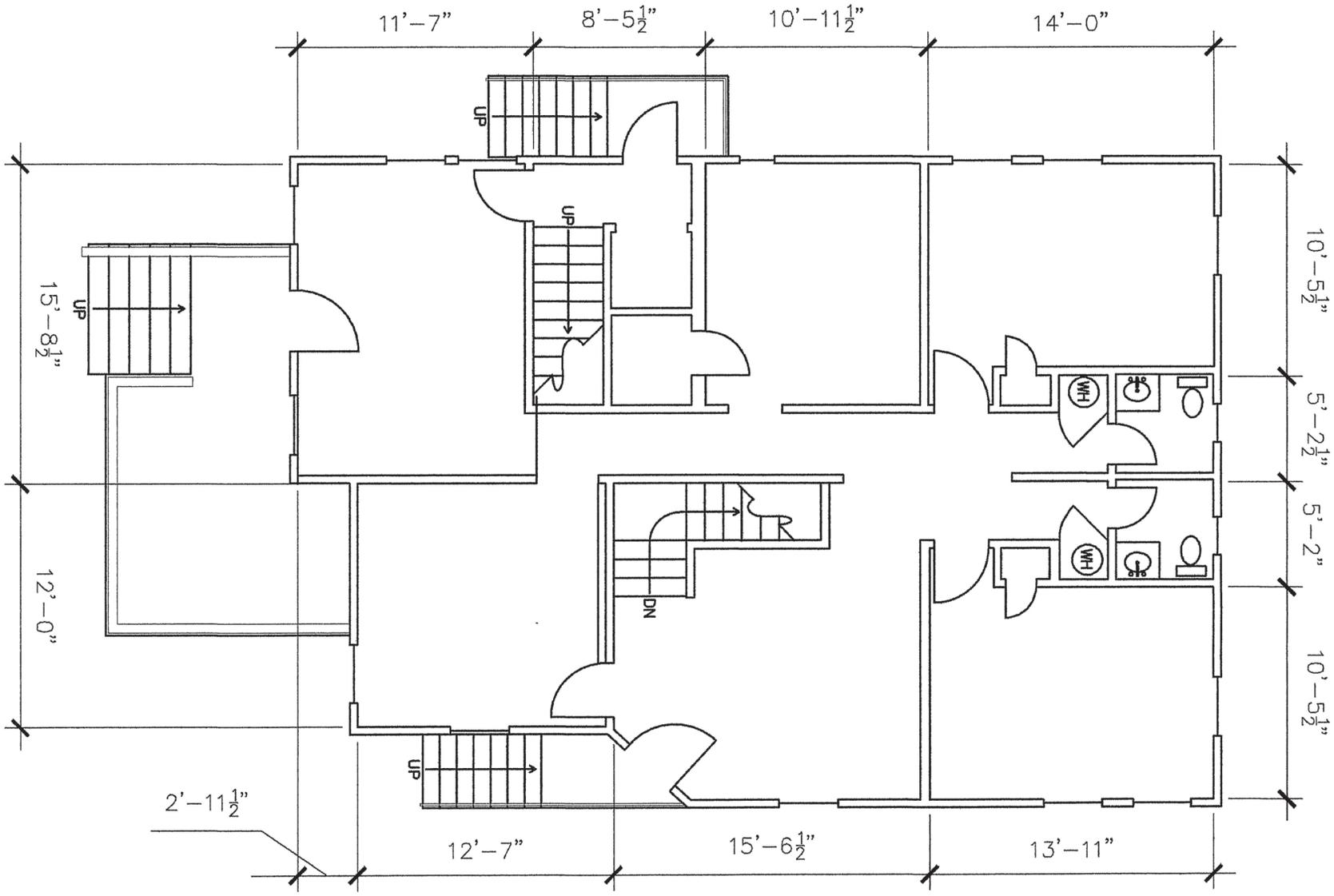
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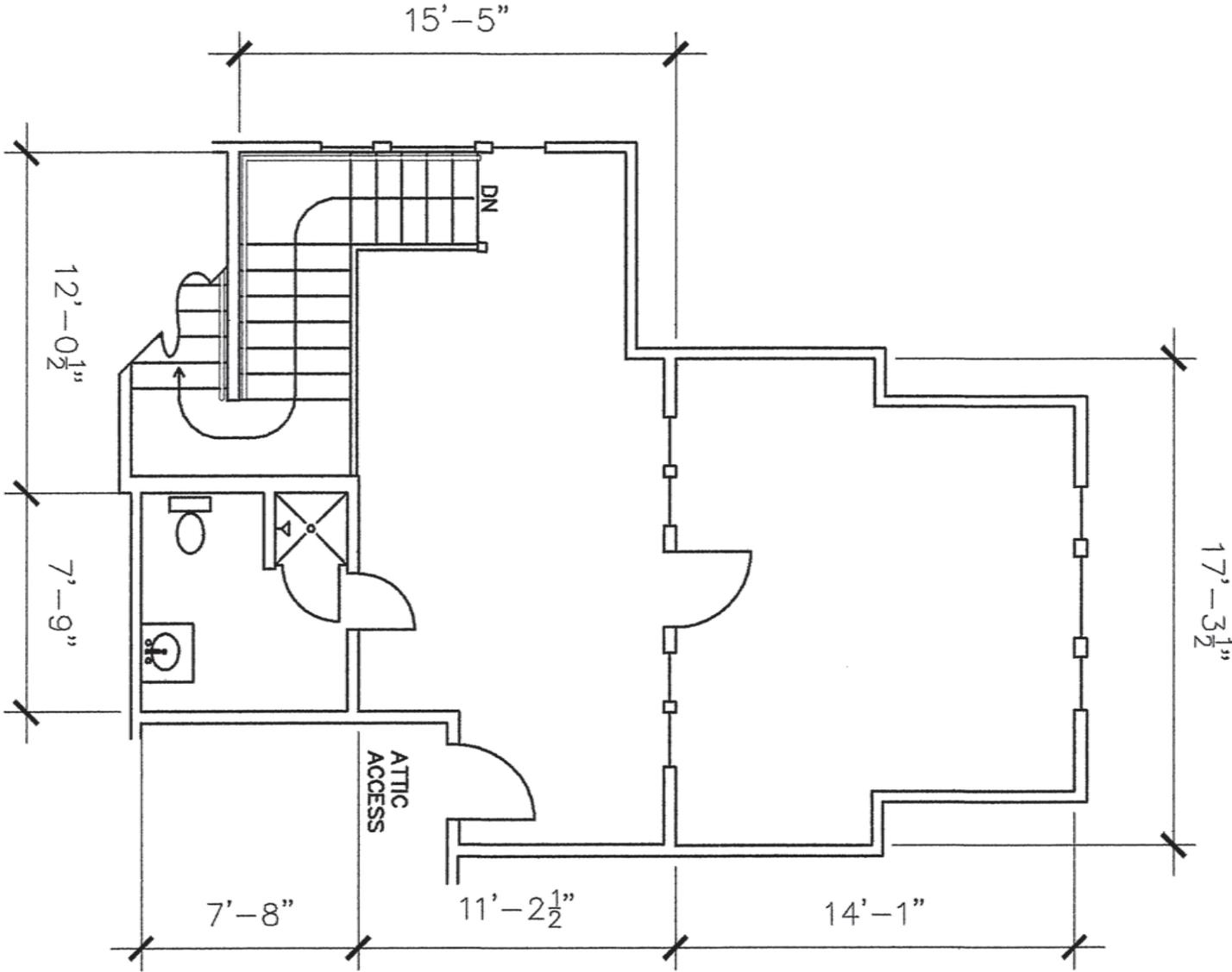
FLOOR PLAN LOWER LEVEL



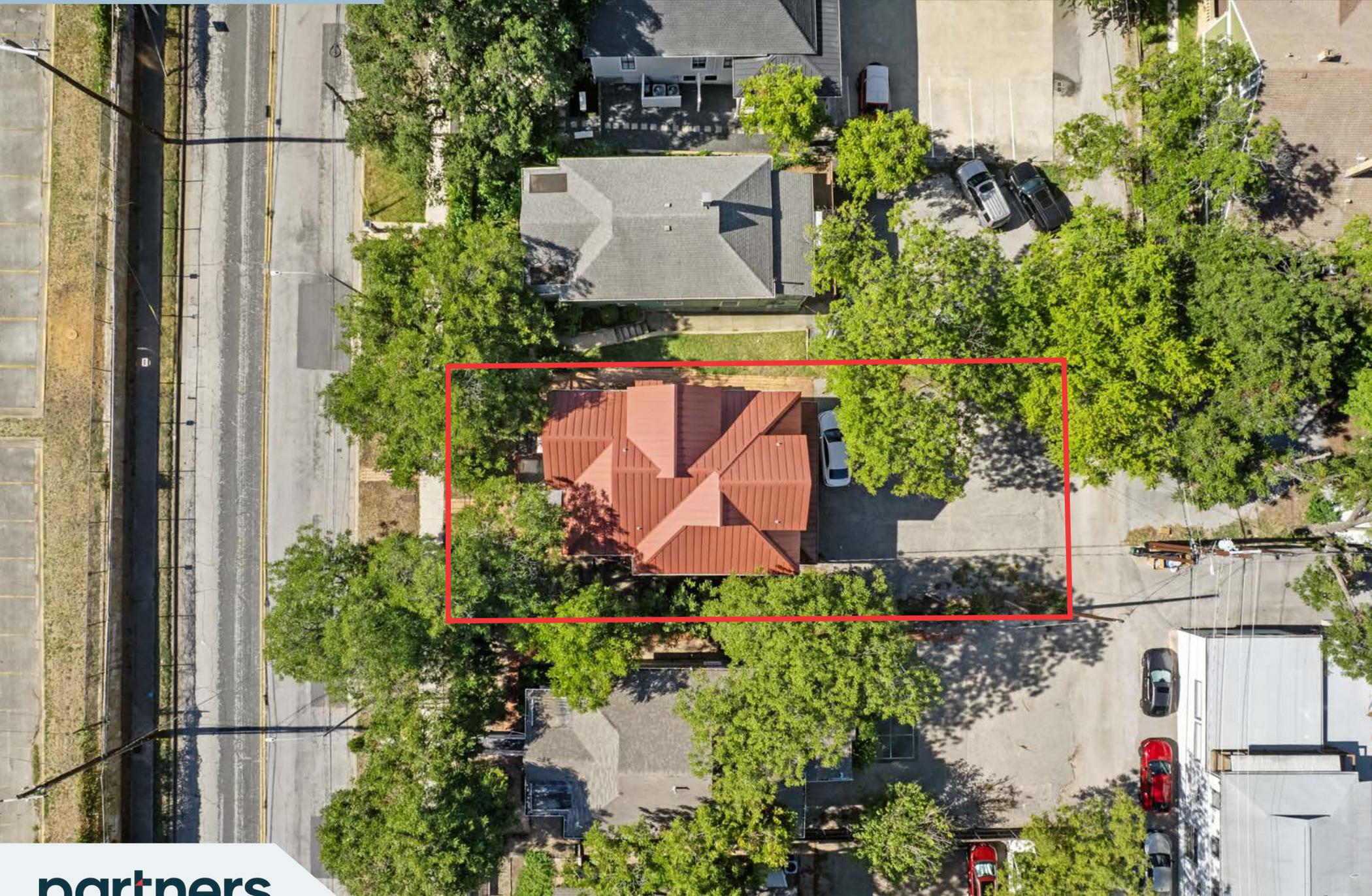
FLOOR PLAN FIRST FLOOR

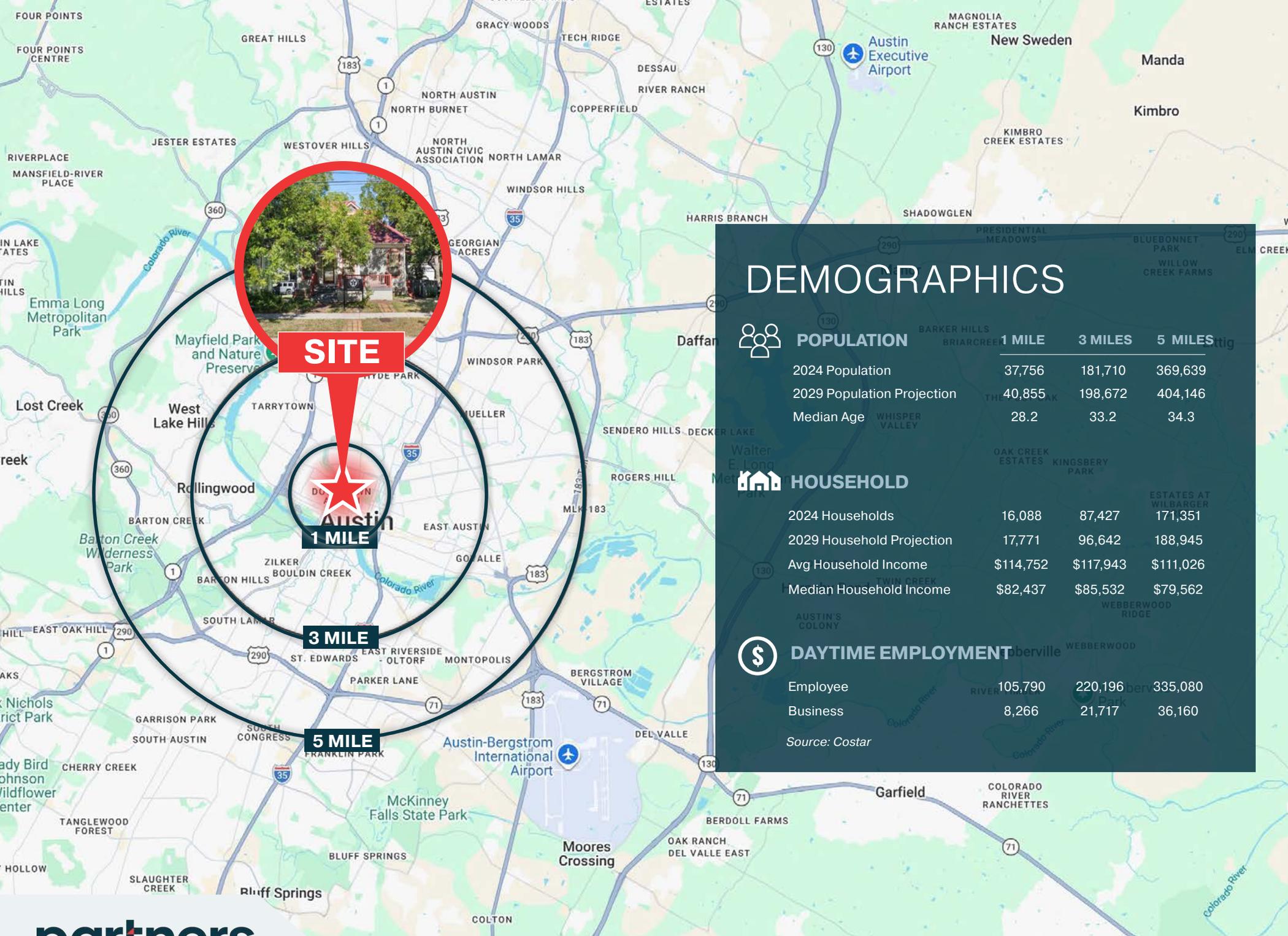


FLOOR PLAN SECOND FLOOR



SITE OVERVIEW





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	37,756	181,710	369,639
2029 Population Projection	40,855	198,672	404,146
Median Age	28.2	33.2	34.3



HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2024 Households	16,088	87,427	171,351
2029 Household Projection	17,771	96,642	188,945
Avg Household Income	\$114,752	\$117,943	\$111,026
Median Household Income	\$82,437	\$85,532	\$79,562



DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	105,790	220,196	335,080
Business	8,266	21,717	36,160

Source: Costar

AERIAL OVERVIEW

- = Residential
- = Hospitality
- = Office
- = Government/Public





DISCLAIMER

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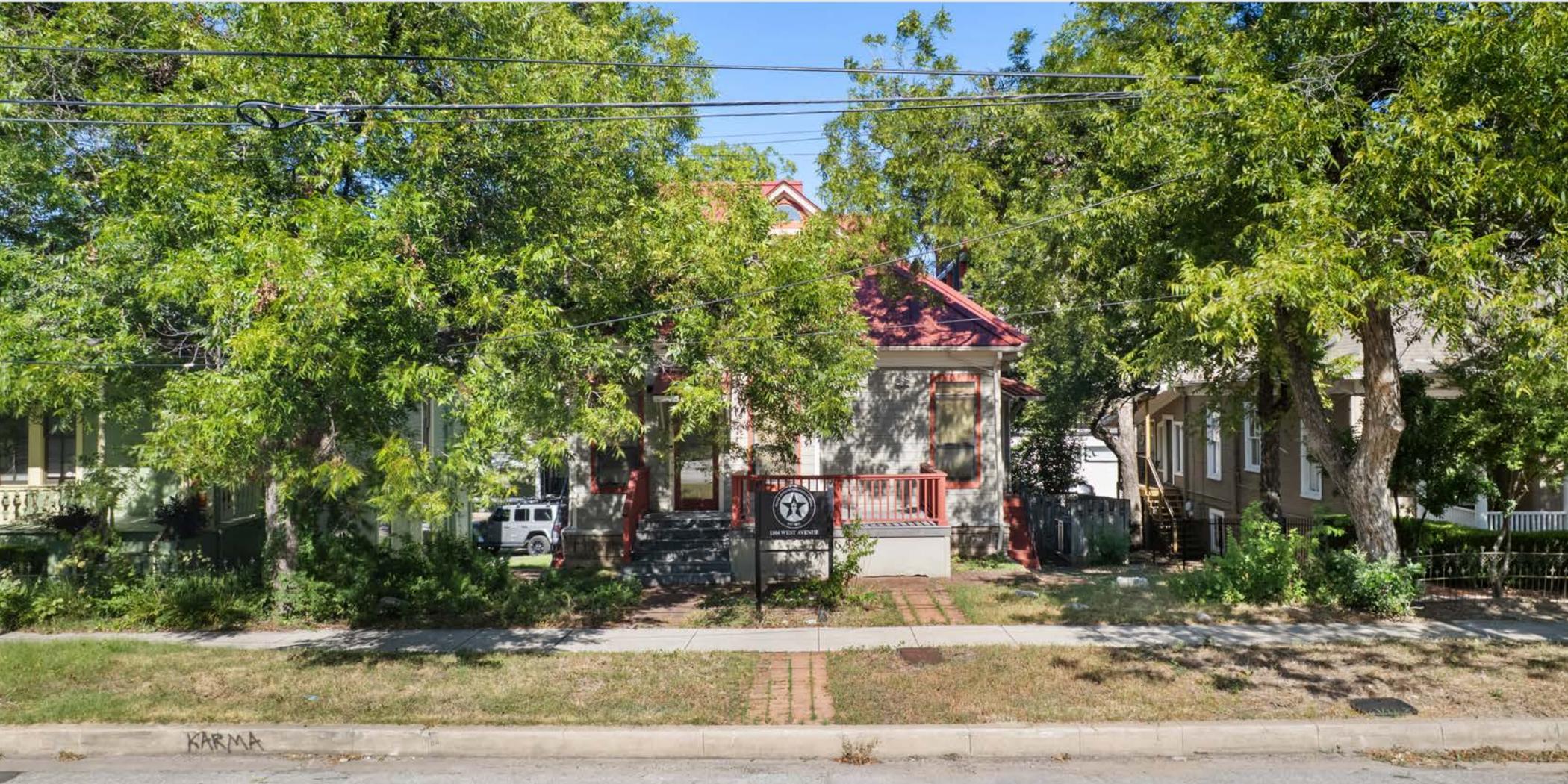
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