

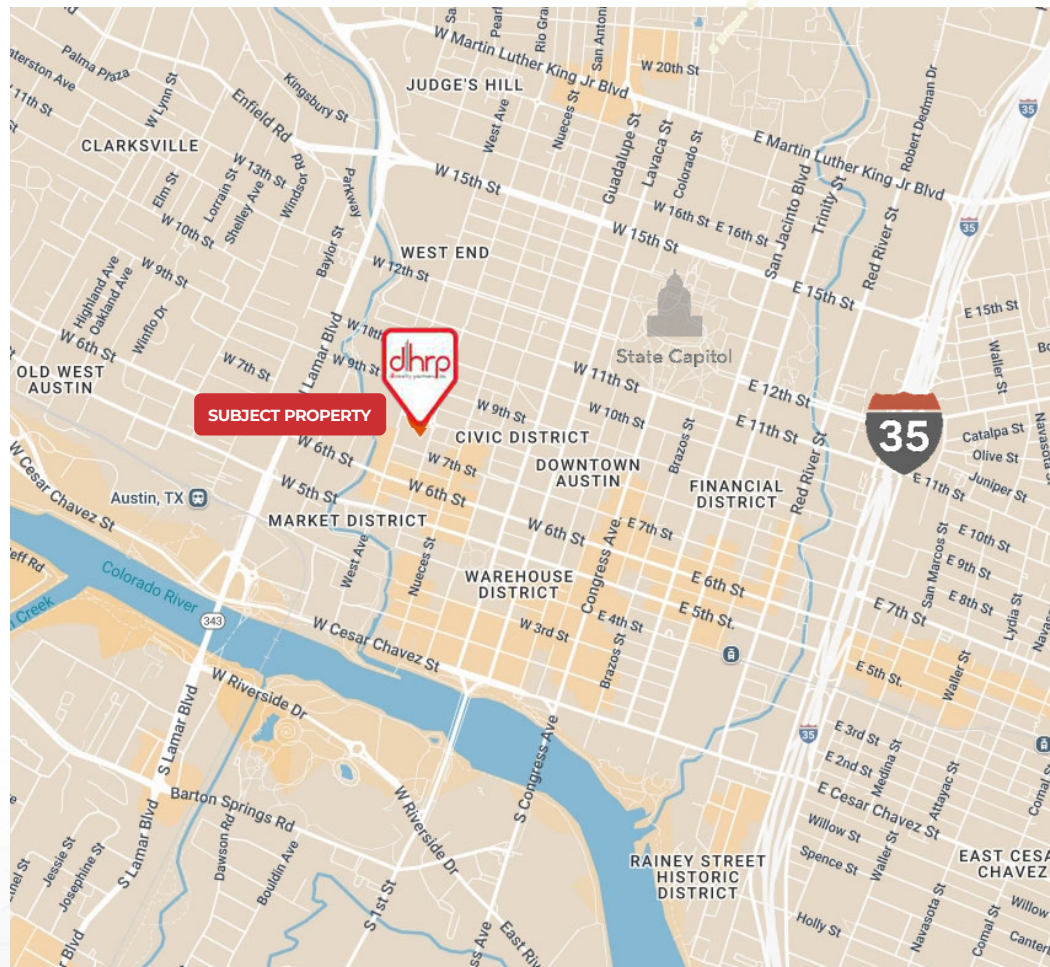
Brent A. Saxon
512.507.8374
bsaxon@dhrp.us

Historic Charm Meets Prime Downtown Location | Office Space Now for Lease
702 Rio Grande Street | Austin, Texas 78701



FOR LEASE

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HIGHLIGHTS

Unbeatable Downtown Location

Close in proximity to the Texas State Capitol and Austin's top legal, tech, and government offices—right in the heart of the Central Business District.

Work & Play

Enjoy easy access to the Warehouse District, 6th Street nightlife, and the Whole Foods flagship store—all within walking distance. Take a break along Shoal Creek Trail or Lady Bird Lake.

Connected & Convenient

Minutes to IH-35 and Lamar Blvd, with nearby Metrorail and CapMetro routes. Plenty of parking and bike-friendly streets make commuting a breeze.

DESCRIPTION

Now leasing professional office space in one of Austin's most iconic downtown buildings—the historic Robinson Macken House. This beautifully maintained property offers tenants assigned parking and full access to shared amenities, including a kitchen, break room, mail room, and conference rooms. It's ideal for attorneys, consultants, tech companies, startups, or anyone seeking a great space in the heart of downtown. With walkable access to courts, government offices, restaurants, and green spaces—plus quick connections to IH-35, Lamar Blvd, and Metro-Rail—702 Rio Grande combines historic charm with modern convenience in one of Austin's most sought-after business corridors.

BUILDING SIZE

±5,281 SQFT

AVAILABLE SPACE

RMH 302: ±240SQFT

LEASE RATE

\$1,150 per month

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EXTERIOR PHOTOGRAPHY



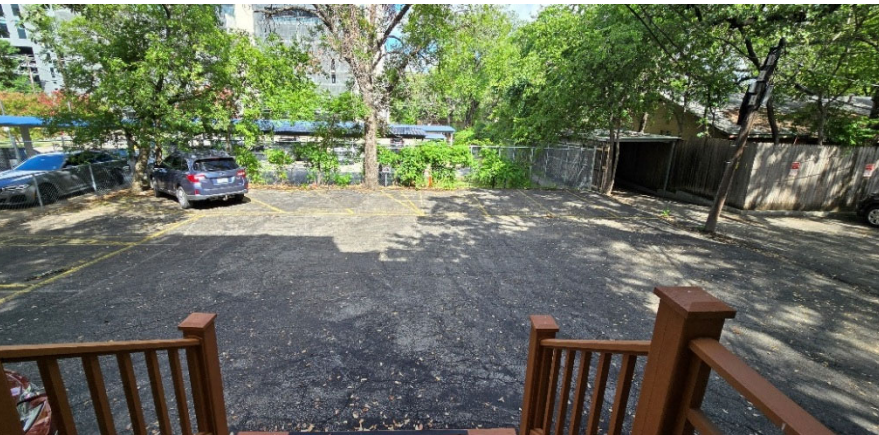
Known as the **Robinson-Macken House**, this Second Empire-style historic landmark was built in 1876 and is on both the National Register and a Recorded Texas Historic Landmark

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EXTERIOR PHOTOGRAPHY



The Robinson-Macken House sits in **Austin's original and still most vibrant Central Business District**, and is one of the few **19th-century homes still standing** in the Central Business District, surrounded by high-rises, tech offices, and government buildings.



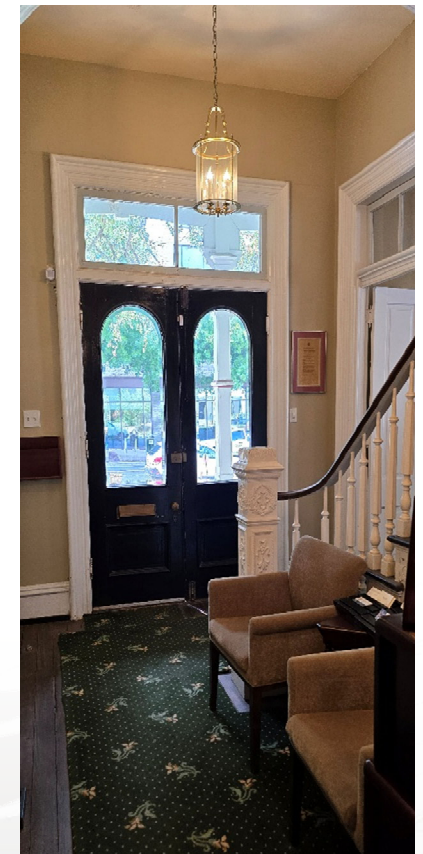
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INTERIOR PHOTOGRAPHY – COMMON AREA SPACES



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www.dhrp.us

512.357.8188

4412 Spicewood Springs Road, Suite 108

Austin, TX

78759



Brent A. Saxon, GRI
512.507.8374
bsaxon@dhrp.us

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INTERIOR PHOTOGRAPHY - SPACE AVAILABLE - RMH302



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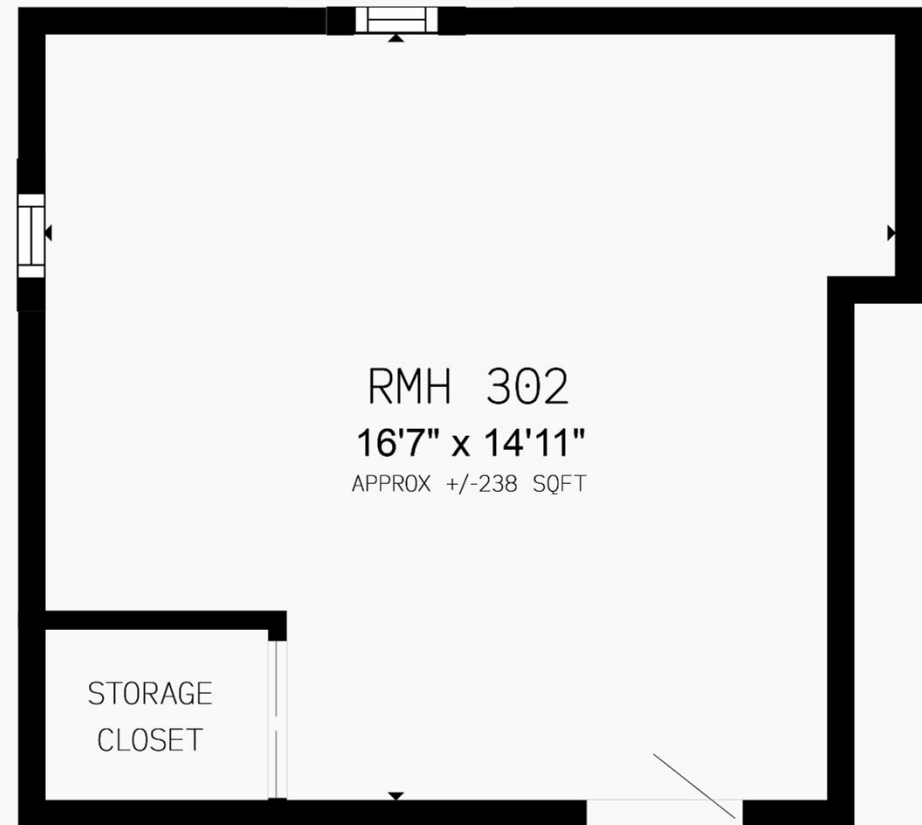
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INTERIOR PHOTOGRAPHY - SPACE AVAILABLE - RMH302



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Saxon	647708	bsaxon@dhrp.us	(512)357-8188
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date