



HORTON  
REAL ESTATE PARTNERS

# 1501 WEST AVE

OFFICE SPACE FOR LEASE | AUSTIN, TEXAS

# EXECUTIVE SUMMARY

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## *Property Overview*

Originally built in 1951, the office located at 1501 West Avenue is a free-standing building located on the corner of West Avenue and West 15th Street in Downtown Austin. Suite 200 is on the second floor and boasts windows along the outer walls providing natural light and Downtown/Capitol views.

## *Property Highlights*

- Convenient access to Mopac & IH-35 via 15th Street
- Excellent street visibility and signage
- Ground level suite
- 3 private offices, reception, restroom (w/ shower), kitchen, and storage

## *Offering Summary*

<b>SIZE</b>	1,903 RSF - Suite 200	<b>OPEX</b>	\$13.15/RSF/YR
<b>ZONING</b>	Limited Office	<b>RENTAL RATE</b>	Contact Broker
<b>PARKING</b>	1 garage   2 driveway + street parking (Additional parking available in adjacent surface lot from St. Martin's Church)	<b>AVAILABLE</b>	April 1, 2025



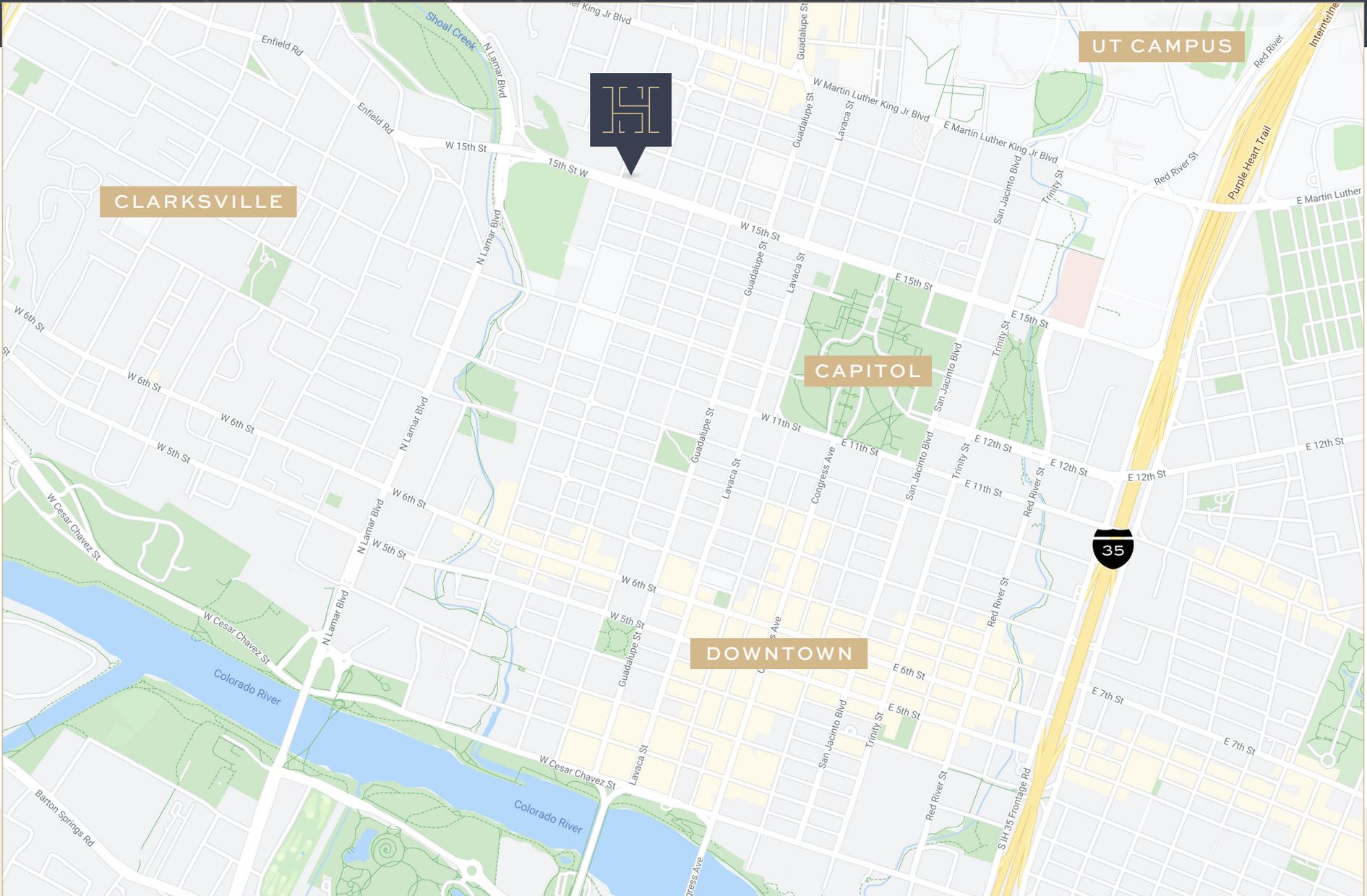
# INTERIOR PHOTOS



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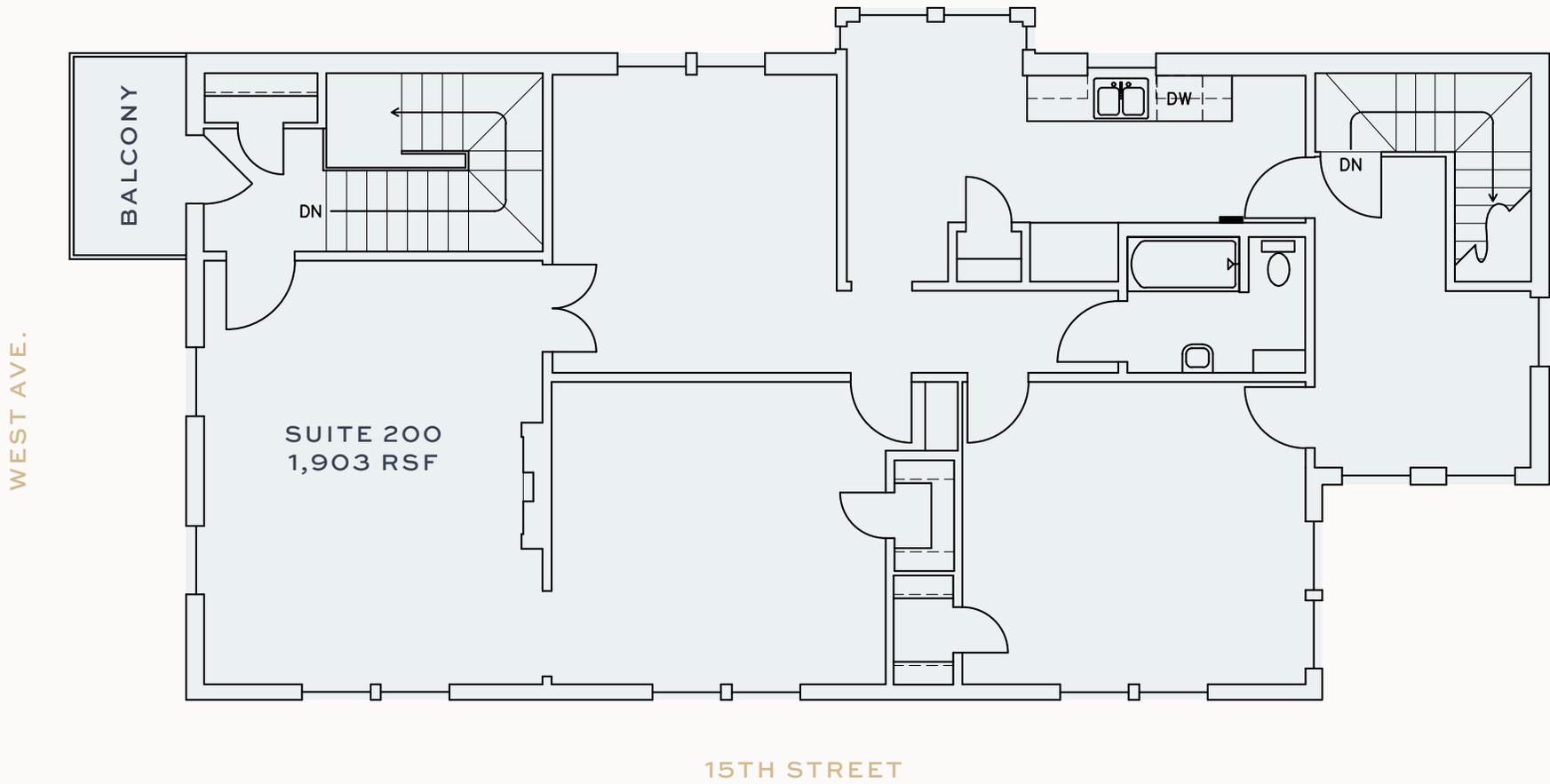
# LOCATION MAP



# FLOOR PLAN



## SECOND FLOOR





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