



HORTON  
REAL ESTATE PARTNERS

# 1304 GUADALUPE

DOWNTOWN OFFICE BUNGALOW FOR LEASE

# EXECUTIVE SUMMARY

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## *Property Overview*

1304 Guadalupe is a free-standing office bungalow located in downtown Austin, TX available for lease. Originally built in 1873, the property faces Guadalupe Street and offers three offices, 1 restroom, wet bar, and reception area. The property is conveniently located in the core, a short walk to the courthouse, Texas Capitol, and countless food and beverage options.

## *Property Highlights*

- Free standing office facing Guadalupe St
- Great signage exposure & visibility
- Walkable to downtown amenities
- High ceilings
- Historic details and architecture
- Owner is filing for historic landmark status to lower tax liability

## *Offering Summary*

<b>SIZE</b>	820 SF	<b>ZONING</b>	DMU
<b>LOT SIZE</b>	.08 acres	<b>AVAILABLE</b>	Immediately
<b>PARKING</b>	6 spaces on site	<b>RATE &amp; OPEX</b>	Contact Broker



# INTERIOR PHOTOS



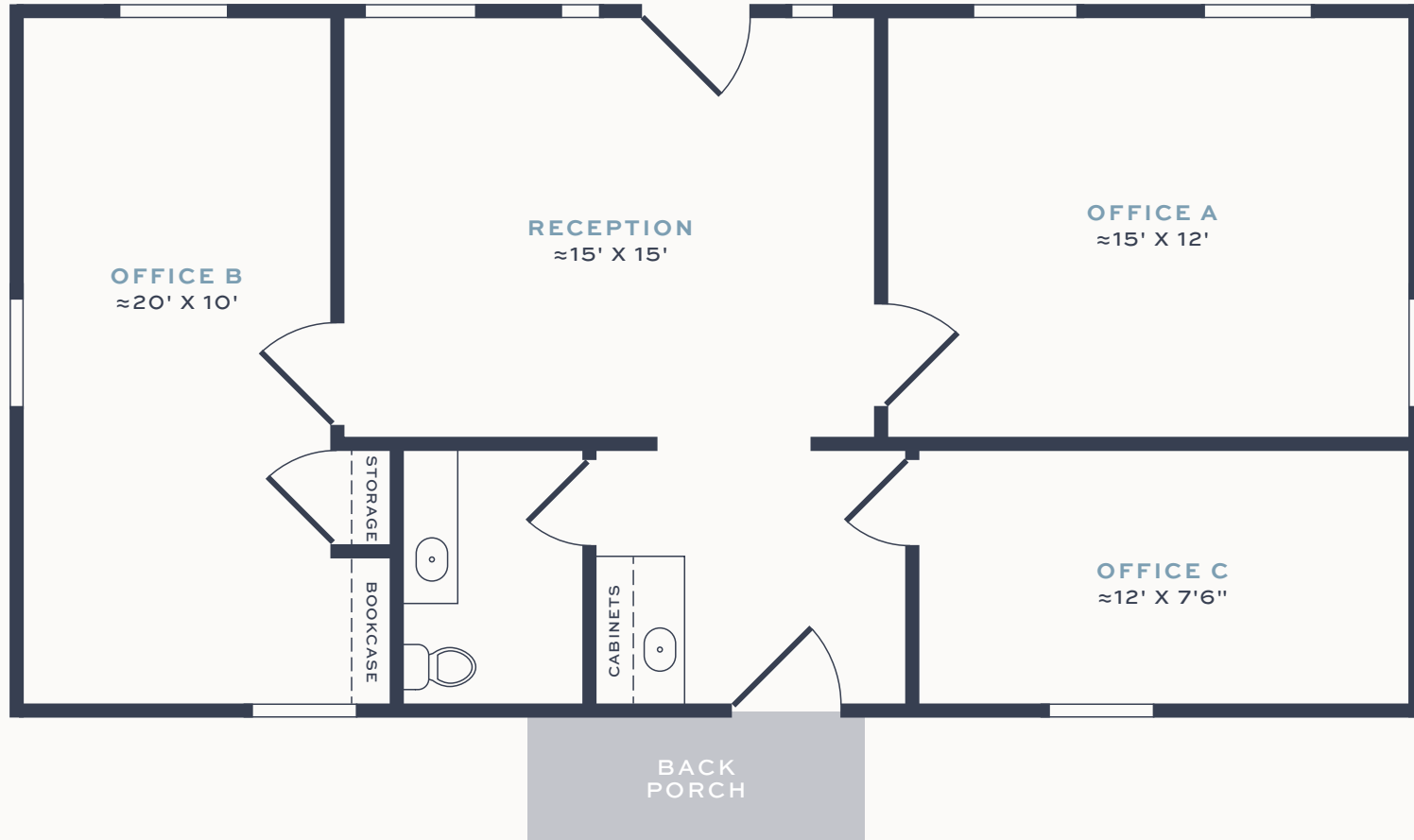
# INTERIOR PHOTOS



# FLOOR PLAN



GUADALUPE STREET







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