

For Sale  
or Lease

GOVERNMENTAL AFFAIRS

1504 SAN ANTONIO STREET



0.28 AC  
6,162 SF



OFFICE



22 PARKING  
SPACES



AVAILABLE  
NOW



# 6,162 SF OFFICE FOR SALE OR LEASE

# 1504 SAN ANTONIO STREET

AUSTIN, TX 78701

# Situated in the Heart of Central Austin



## CENTRAL TO EVERYTHING

Positioned between 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



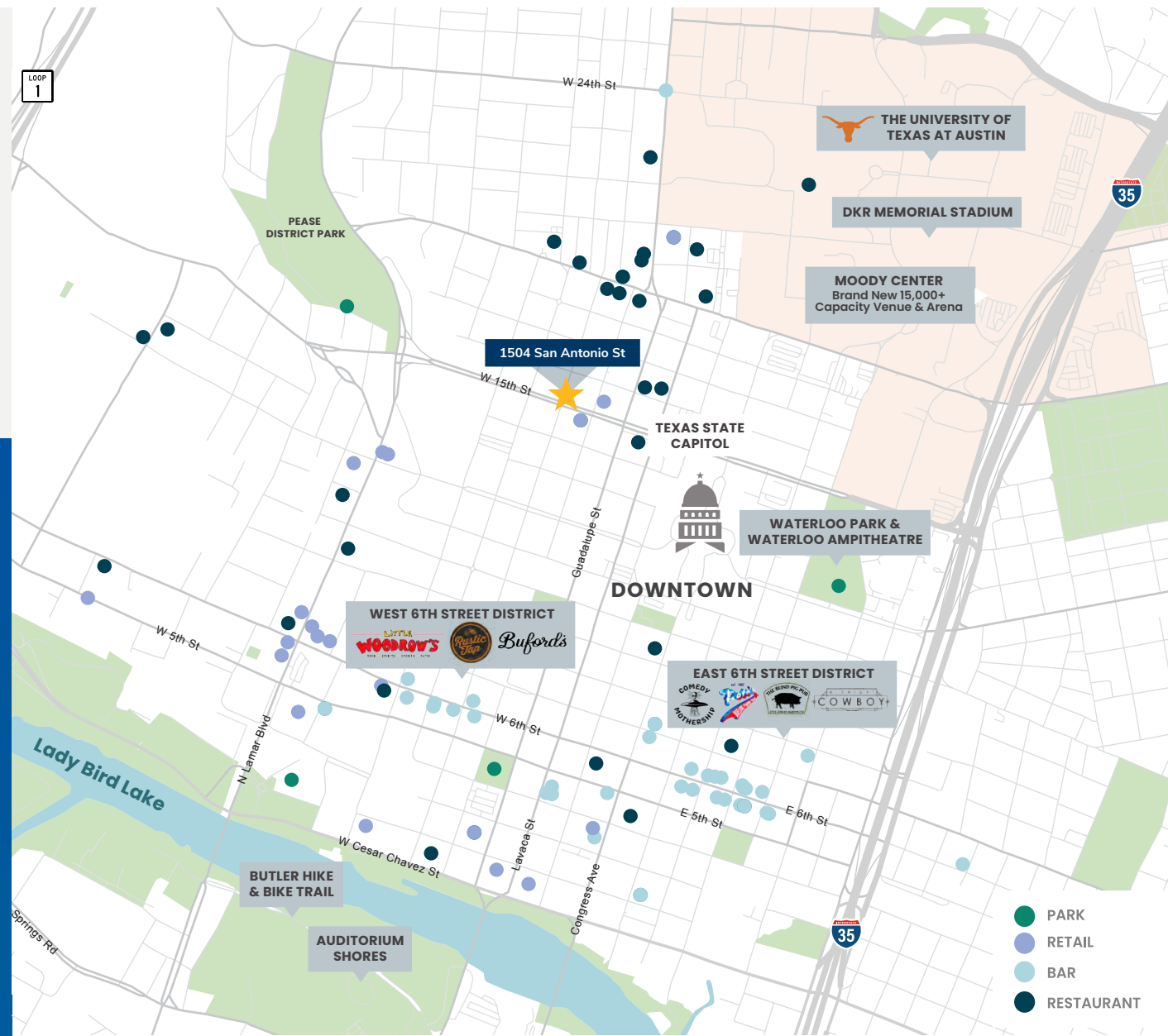
Walking Distance to the Texas State Capitol & The University of Texas



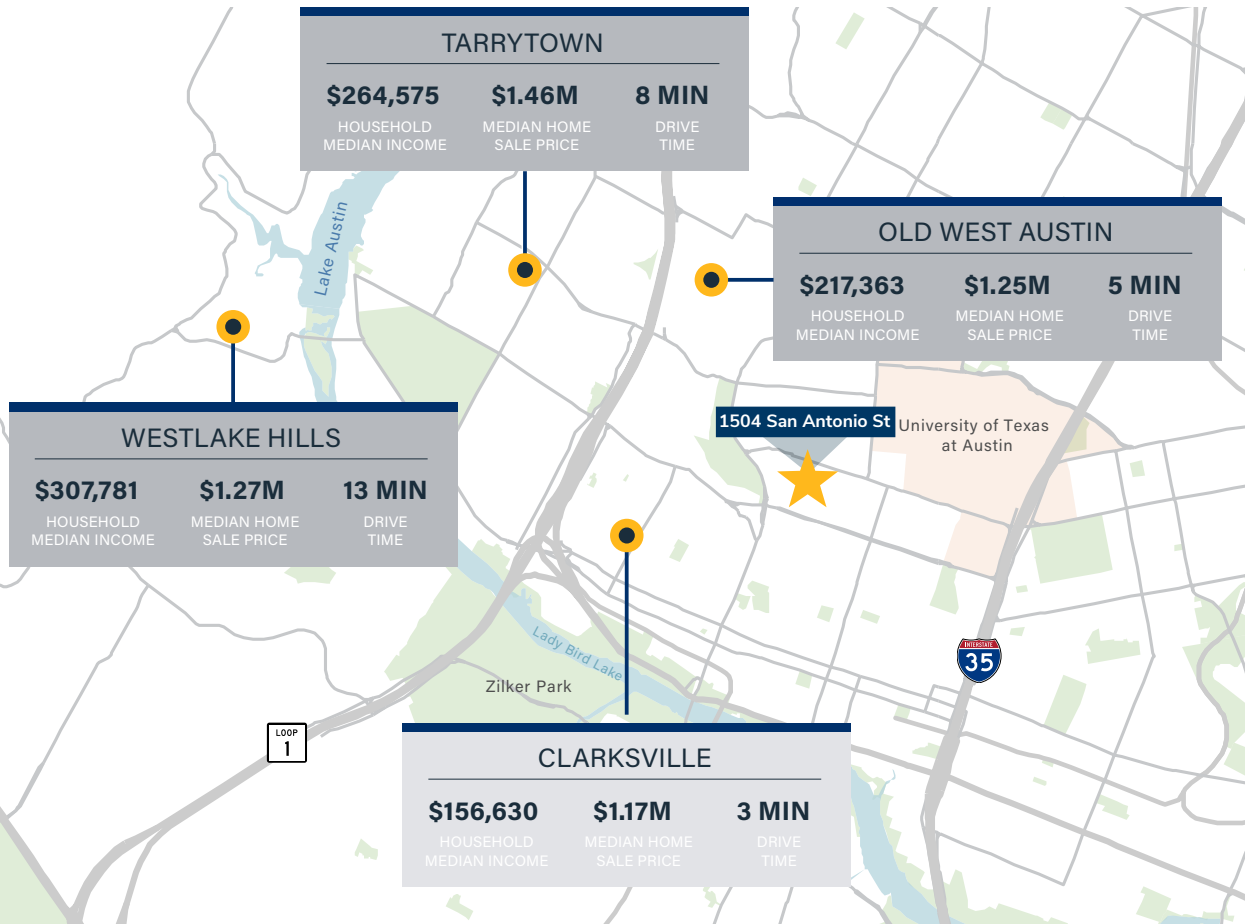
800+ Acres of Green Space within 2 Mile Radius



6,900 Multifamily Units within a 10 Minute Drive



# Location Highlights



## 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

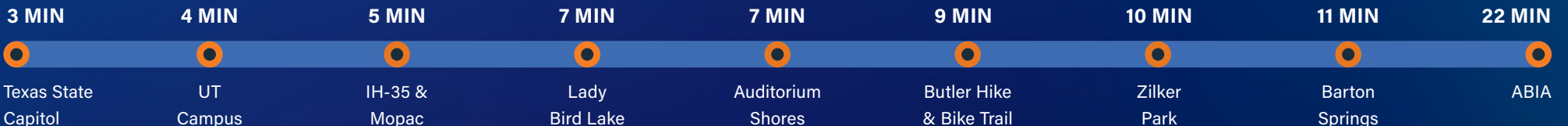
#### MEDIAN AGE

25.4      33.2      34.3

#### BACHELOR'S DEGREE OR HIGHER

60%      66%      56%

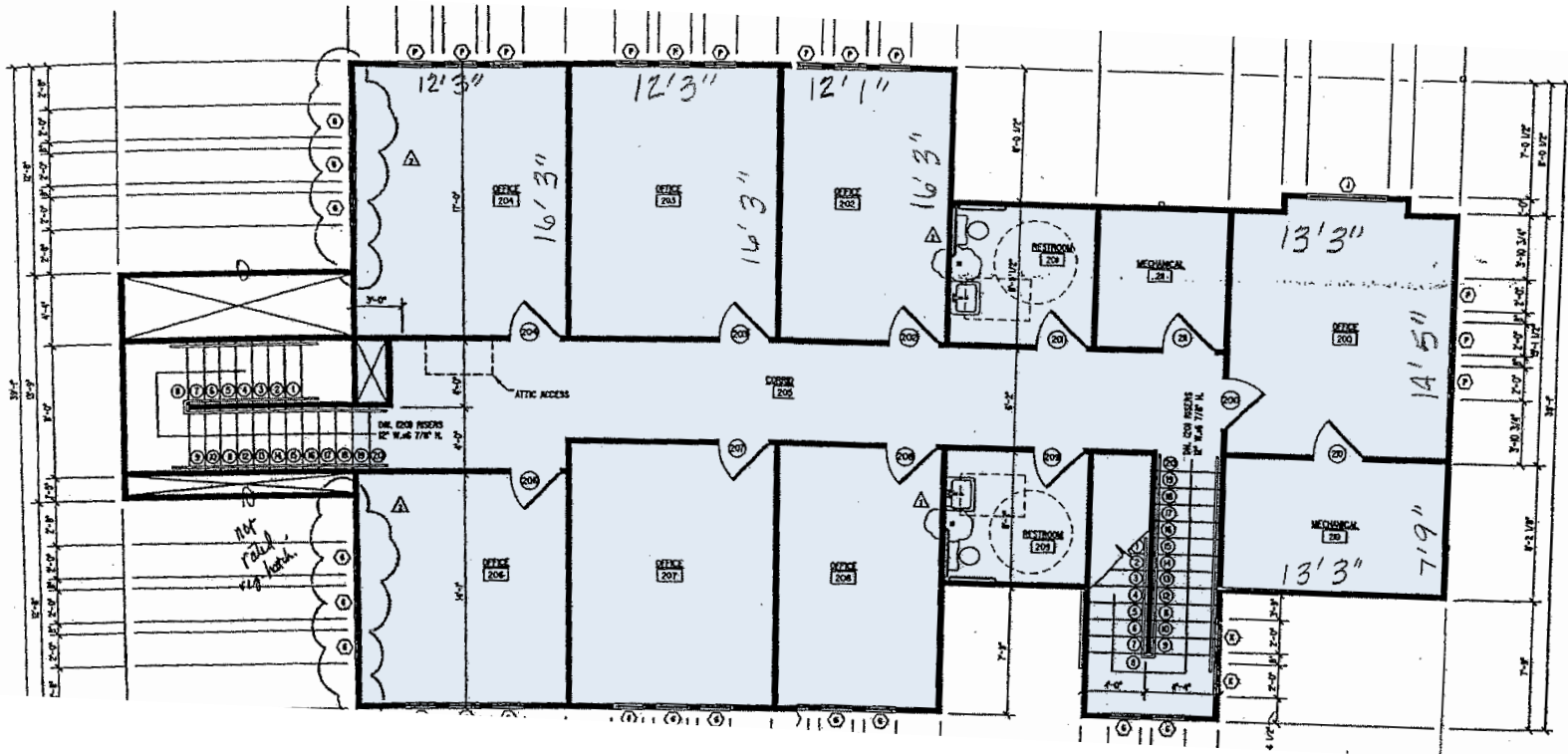
### DRIVE TIMES





# 1504 San Antonio St Floorplan

6,162 SF Available



## SECOND FLOOR



For Leasing Information, please contact:

**Brad Philp**

bphilp@streamrealty.com

T: 512.481.3018

M: 512.983.3553

**Cameron Grier**

cameron.grier@streamrealty.com

T: 512.481.3006

M: 713.392.3563

# 1504 San Antonio St Photos

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## Austin

401 S 1st Street  
Suite 700  
Austin, Texas 78704  
T: 512.481.3000

## Stream Locations:

Atlanta

**Austin**

Carolinas

Chicago

Dallas

Denver

Fort Worth

Greater Los Angeles

Houston

South Florida

Nashville

Northern Virginia

Phoenix

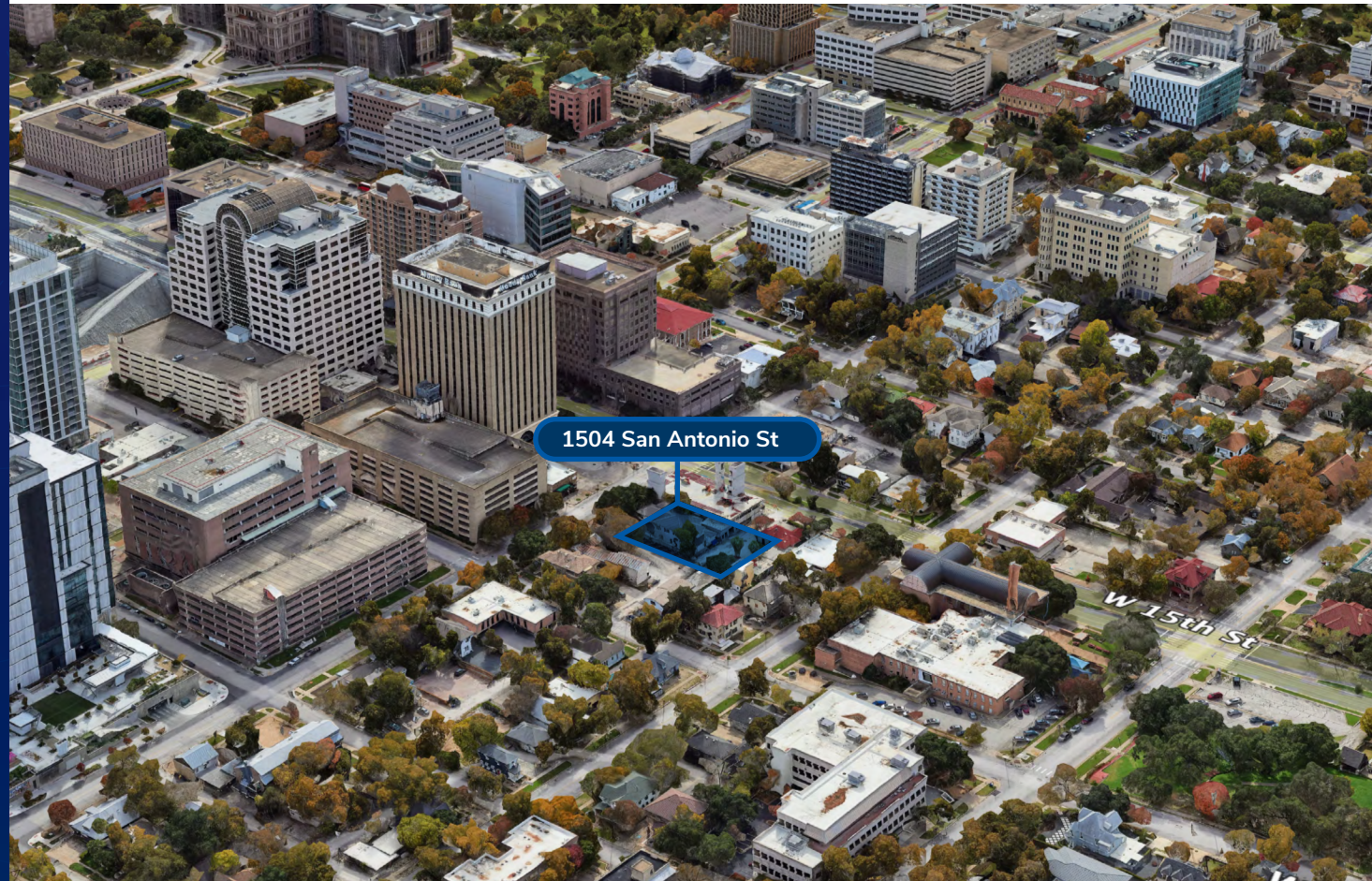
San Antonio

San Diego

Washington, DC

# 1504 San Antonio St

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