



Actual Property

# HISTORIC AUSTIN, TX OFFICE PROPERTY *FOR LEASE*

1702 W 6th St, Austin, TX 78703

For Sale: \$2,150,000 | For Lease: \$40/SF



# INVESTMENT SUMMARY

## HIGHLIGHTS

- + Historic Office Property Located on Famous W 6th Street in Austin, TX Available for Lease
- + Cottage Style Building Used as Office for Business Groups (Attorneys, CPAs, Engineers, Satellite Offices, & More)
- + Rare CBD Ownership Opportunity Near the Heart of Downtown
- + Ideal for Companies Needing Adjacent Spaces for Seamless Collaboration
- + Parking Lot With Dedicated Parking Spaces for Each Building Located in Rear of Building ( 8 & 10 Spaces Respectively, 2 Handicap Spaces)
- + Close Proximity to Several Upscale Apartment Complexes and Single-Property Residences Within Walking Distance
- + Densely Populated 5-Mile Area With 334,000+ Residents and a Positive Growth Over the Past 10 Years
- + Affluent Neighborhood Boasting an Average Household Income Exceeding \$211K Within Immediate Area
- + Properties Frontage On W 6th St Generating 21,000+ Vehicles Passing by Daily
- + Just 1.5 Miles From Downtown Austin With MSA Population of 2.4M+
- + Properties are Part of a 3-Building Condo Association

## EXCLUSIVELY MARKETING BY



**JUSTIN WILLIAMS**  
Associate  
512.971.3695  
j.williams@trinityreis.com



PRICE

\$2,150,000



LEASE RATE

\$40/SF

## 1702 W 6TH ST. PROPERTY DETAILS

Property Address	1702 W 6th St
City, ST	Austin, TX
Sale Price	\$2,150,000
Lease Rate	\$40/SF
Land Area	0.13 AC
Building Area	2,164 SF
Year Built/Renovated	1984/2025
Current Lease Expiration	2/28/2026
Designated Parking Spaces	8 Spaces



# OPERATING EXPENSES

	Responsibility	1702
Insurance	Condo Association	\$2,591.00
Landscaping + Yard	Condo Association	\$2,600.00
Trash	Condo Association	\$1,505.00
Taxes	Unit Owner	\$21,365.00
Property Management & Maintenance	Unit Owner	\$3,500.00

TOTAL OPERATING EXPENSES	\$31,561.00
--------------------------	-------------

SF	2,146
----	-------

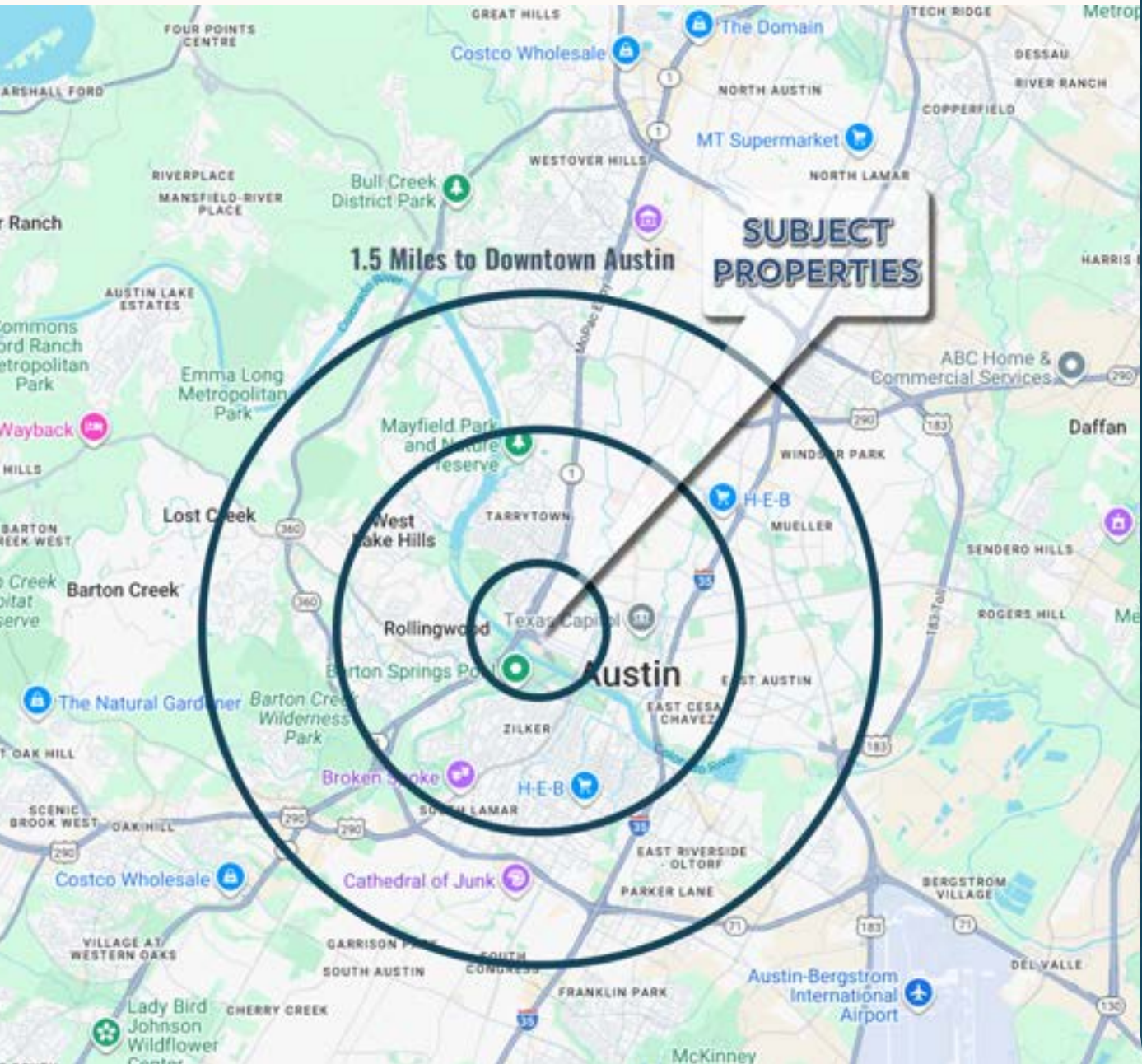
OPEX/SF	\$14.71
---------	---------

\*Excludes: Electricity, Water, & Gas is metered and billed directly to each unit  
\*\*Condo expenses are included in the NNN and are paid on a pro-rata basis based on SF of each build





# DEMOGRAPHICS



# AUSTIN

Austin is the capital city of the U.S. state of Texas. With a population of 961,855 at the 2020 census, it is the 13th-most populous city in the U.S., and the fifth-most populous city in Texas.

## TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
2010 CENSUS	10,471	121,953	275,126
2025 ESTIMATED	12,881	153,798	334,411
2030 PROJECTED	12,561	158,917	347,738

## POPULATION GROWTH

	1 Mile	3 Mile	5 Mile
2010 - 2025	23.02%	26.11%	21.55%
2025 - 2030	(2.48%)	3.33%	3.99%

## HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Median	\$139,101	\$108,083	\$100,237
Average	\$211,379	\$169,814	\$151,407



# AREA OVERVIEW



## AUSTIN, TX

There's no denying that things are big in Texas. And when it comes to cities, Houston, Dallas and San Antonio usually hog the limelight. But nestled among them is the state capital, and fourth largest city in the Lone Star State: welcome to bustling, beautiful Austin. For eight years running, this rapidly-growing metropolis has been named as the fastest-growing major metropolitan area in the country, with an MSA population of 2.1 million (and counting), it's not hard to see why. Forbes magazine recently ranked it 8th in the nation on their 'Best Places for Business and Careers' list - and it's easy to see why.

### ECONOMY

With engineering and computer science graduates from the University of Texas at Austin, the technology sector here is surely thriving. Large high-tech companies like Dell, IBM, 3M, Apple, Amazon, Cisco Systems, Facebook, Google, Nvidia, Oracle and many more are operating in Austin. Thus earning the region's nickname, "Silicon Hills".

### GROWTH

Austin has experienced rapid growth, with its population surging by around 13% from 2020 to 2024. This expansion is driven by a booming tech industry and a vibrant cultural scene.

### TOURISM

In 2023, Austin attracted around 30 million visitors. The city generated approximately \$7.6 billion in tourism revenue for the year. These numbers reflect Austin's popularity as a travel destination and its significant impact on the local economy.



POPULATION GROWTH

13% (2020-2024)



TOTAL POPULATION

1,070,000



MEDIAN HOUSEHOLD INCOME

\$86,530

# MSA OVERVIEW



## AUSTIN METRO AREA

The Austin–Round Rock–San Marcos MSA is one of the fastest-growing regions in the U.S., with a population of approximately 2.47 million across five counties. Known for its thriving tech and innovation scene, the area boasts a metro GDP of \$248 billion and a median household income of \$84,453. Major employers include Tesla, Dell Technologies, Samsung, IBM, and the University of Texas at Austin. A strong talent pipeline, pro-business climate, and rapid job growth continue to position Austin as a national leader in economic performance and quality of life.

### TOURISM

The Austin metro attracts record-setting tourism, with approximately \$9 billion in travel spending in 2024, generating over 8,000 hospitality jobs. Home to globally recognized destinations like SXSW, Barton Springs Pool, Volcano shows at the Congress Avenue bats, and Lady Bird Lake, Austin ranked fifth nationally in summer 2025 destination rankings.

### ECONOMY

Austin’s economy is high-growth and high-tech: top industries include professional/business services, information tech, financial activities, and education/healthcare. Major employers span both public and private sectors, from Dell Technologies, IBM, NXP Semiconductors, Samsung, Tesla, to educational and government institutions like the University of Texas at Austin and state agencies. In 2024 alone, the region added 29,000 new jobs amid ongoing investment like Tesla’s Gigafactory and a \$17 billion Samsung facility in nearby Taylor.

#### POPULATION GROWTH (2024)

2.30%

#### TOTAL POPULATION (2024)

2,472,275

#### MEDIAN HOUSEHOLD INCOME

\$98,508







# RETAIL MAP





# RETAIL MAP





# RETAIL MAP





PROPERTY PHOTOS





# 1702 INTERIOR PHOTOS





# 1702 INTERIOR PHOTOS





# DISCLAIMER

---

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## 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.

**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.

**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.



# For More Information



**JUSTIN WILLIAMS**

Associate

512.971.3695

[j.williams@trinityreis.com](mailto:j.williams@trinityreis.com)

