



**713 WEST 14th STREET**  
AUSTIN, TEXAS 78701

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**1,944 SF PROFESSIONAL OFFICE  
FOR LEASE**

OFFERING INFORMATION

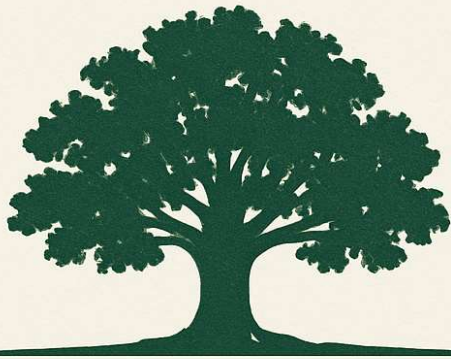
713 W 14th STREET- AUSTIN, TX 78701  
FOR LEASE

**ASKING RATE PER SF/YEAR**

**\$40.00 NNN**

**ESTIMATED OPEX**

**\$16.50 PER SF/YEAR**



**OAKLINE**

COMMERCIAL REAL ESTATE

LEASING CONTACT

**TOM OLIVER**

**TOM@OLCRE.COM**

**(512) 586-6621**

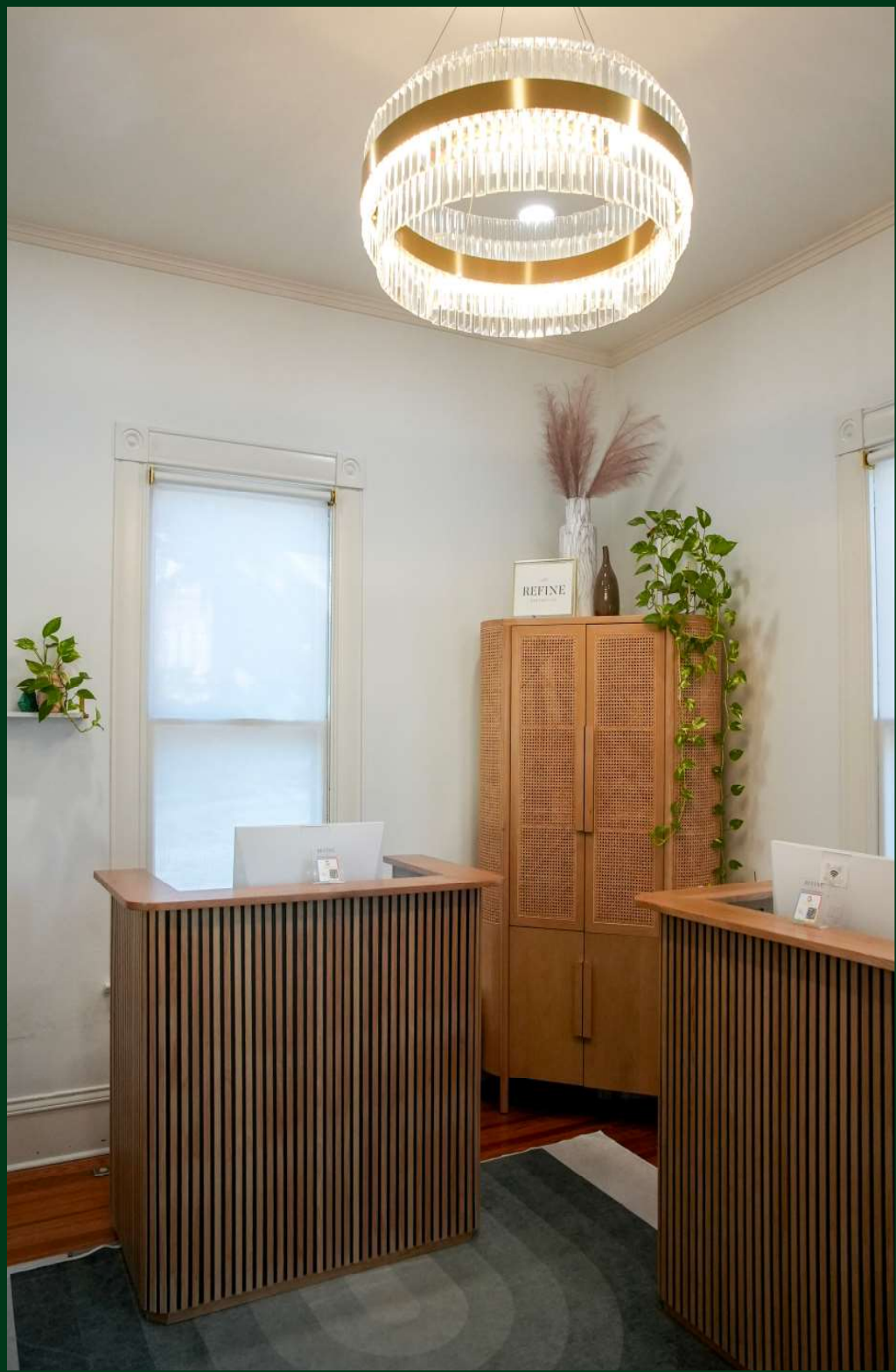
PROPERTY DETAILS

Total Building Square Feet	1,944 SF
Lot Size (Acres)	0.098 AC
Lot Size (Square Feet)	4,294 SF
Zoning	Limited Office "LO"
Year Built	1960
Parking Spaces	10
Restrooms	2





Positioned in Austin's coveted 78701 zip code, 713 West 14th Street offers 1,944 SF of adaptable office space on a highly visible corner lot with two driveways at West Avenue and West 14th Street. Built in 1960 and zoned Limited Office "LO" the property features a versatile floor plan ideal for attorneys, medical professionals, architects, tech startups, and a wide range of other small business uses. This prime West End location sits less than half a mile from the Texas Capitol providing unmatched proximity to Downtown Austin, The University of Texas, the Civic District, the Financial District, and Clarksville. Rarely does a property combine the accessibility, visibility, and flexibility in one of Austin's most in-demand submarkets.







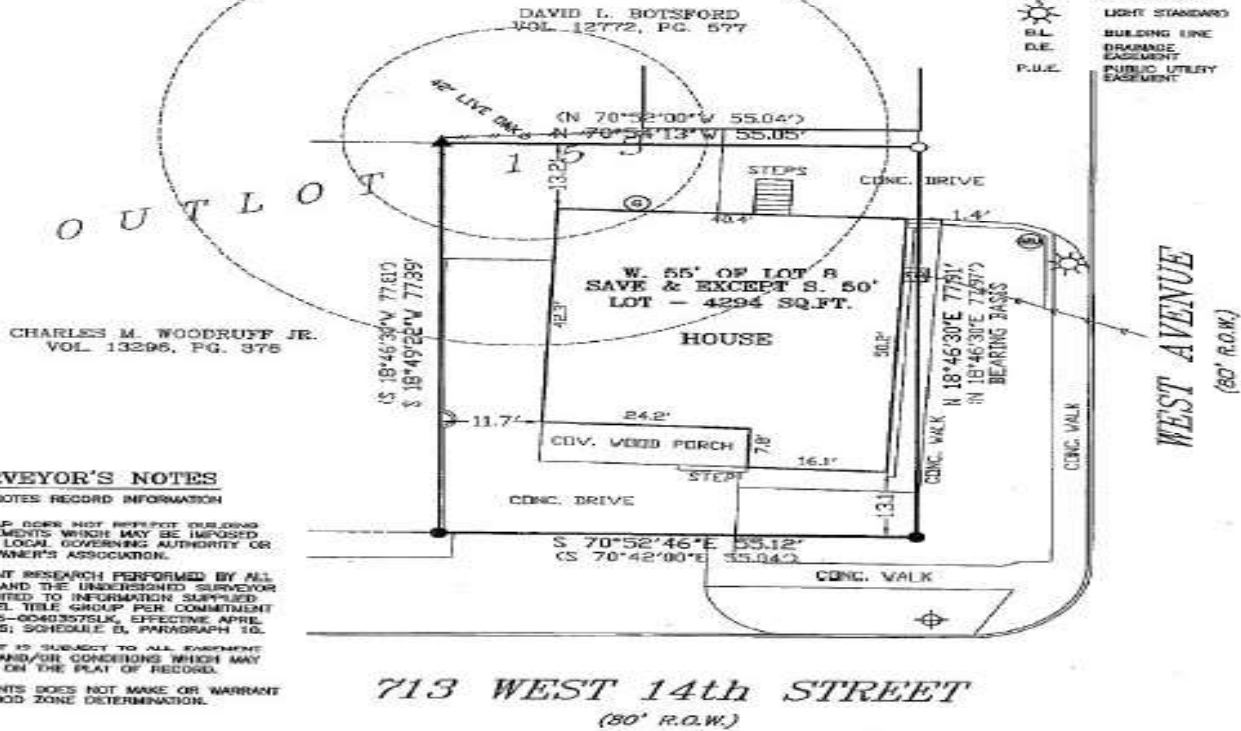
# SURVEY

SCALE: 1"=20'



### LEGEND

- WOOD FENCE
- UTILITY LINE
- ELEC. METER
- GAS METER
- WATER METER
- IRON ROD FND.
- PINCH HOLE FND.
- NAIL FND.
- FIRE HYDRANT
- LIGHT STANDARD
- BUILDING LINE
- DRAINAGE EASEMENT
- P.U.E.



### SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

THIS MAP DOES NOT REPRESENT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNERS ASSOCIATION.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY EXCEL TITLE GROUP PER COMMITMENT O.P. #15-0040357SLK, EFFECTIVE APRIL 16, 2015; SCHEDULE D, PARAGRAPH 10.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

\*\*THE WEST 55' OF LOT 8, SAVE AND EXCEPT THE SOUTH 50' THEREOF, BLOCK 153, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 754, PAGE 425, DEED RECORDS, TRAVIS COUNTY, TEXAS.

LOT No.	SECTION	BLOCK	PHASE	SUBMISSION / ADDITION	Volume	Page(s)	Case	PLAT RECORDS
8	TRAVIS							
CITY	AUSTIN							

FILED WORK	DATE
MAKING	08-21-16
FILED	08-20-16

SURVEY DATE: 08-21-16  
Job No. CBR20215  
SCALE: 1"=20'

TO THE LENDERS AND/OR OWNERS OF THE PREMISES AND/OR FIRST NATIONAL TITLE INSURANCE COMPANY / EXCEL TITLE GROUP

The undersigned certifies that this survey and this map made by me or under my supervision on the ground of the real property shown on this survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon, there are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



**ALL POINTS SURVEYING**  
1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX 78704  
TEL: (512) 440-0071 - FAX: (512) 440-0109  
PBN REGISTRATION # 10618900



*Roger L. Way*

