

FOR LEASE
410 BAYLOR
AUSTIN, TEXAS 78703



Property Highlights

13,368 SF TOTAL

- **1st Floor:** 6,234 RSF - Available Now
- **Mezzanine Level:** 1,061 RSF - Available Now
- **Lower Level:** Leased but Available
- 4,533 RSF
- 1,272 RSF
- 268 RSF

RENTAL RATE: Contact Broker

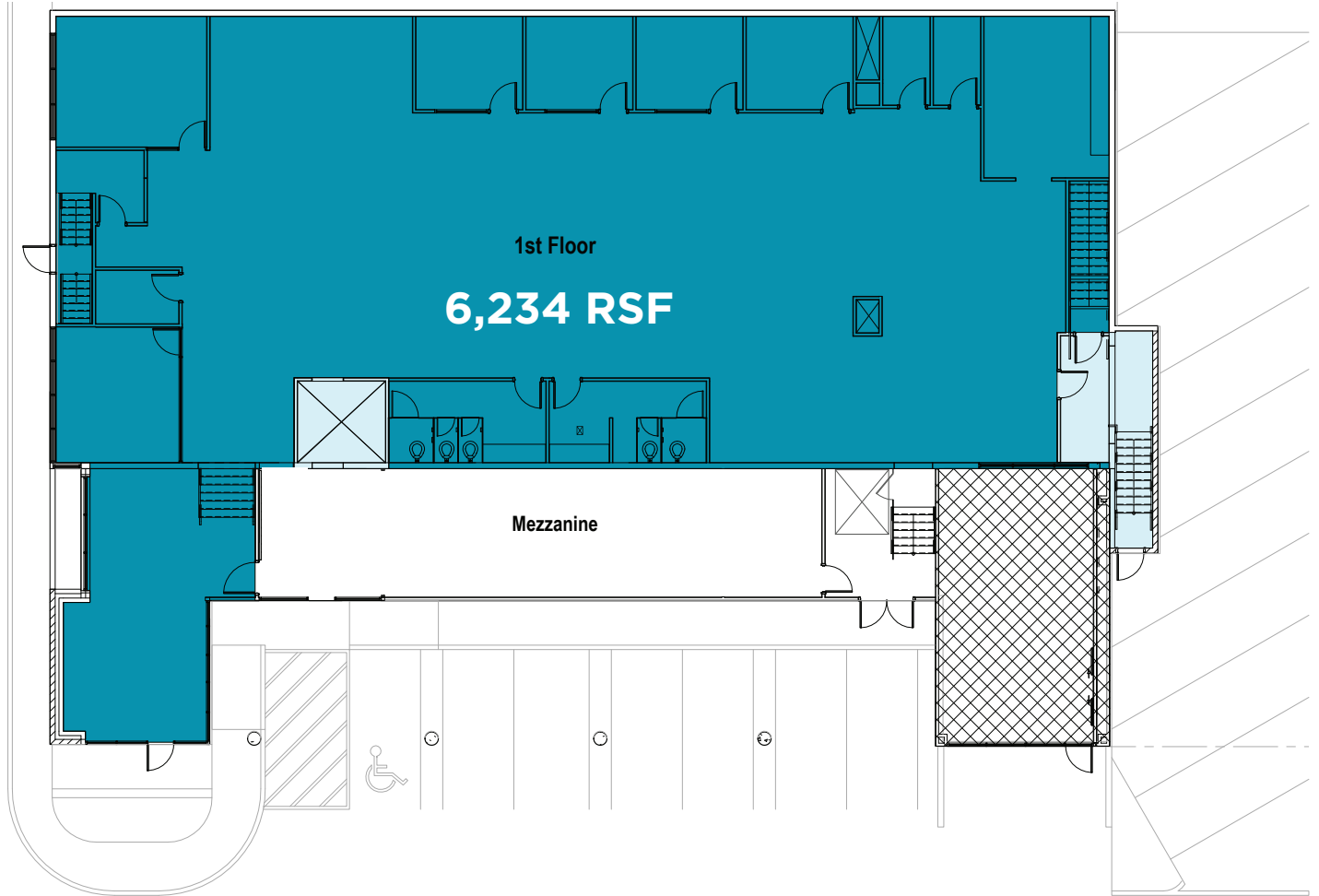
2026 OPEX: Est. \$14.87/SF/year

Free surface & covered parking: 3.15/1,000

- Amazing location in the heart of the Market District just west of Downtown
- Excellent corporate visibility & branding
- Exterior signage available
- Ground level, 12 ft. high glass entry
- Abundant walkable amenities (see amenities map)
- Close proximity to Lady Bird Hike & Bike Trail and Zilker Park
- Secured bike storage
- Walk to work - 2,000 apartment units
- Restrooms with showers
- Outdoor seating
- Zoning: LI-CO-NP
- Fully furnished space available for tenant use

6,234 RSF

1st Floor





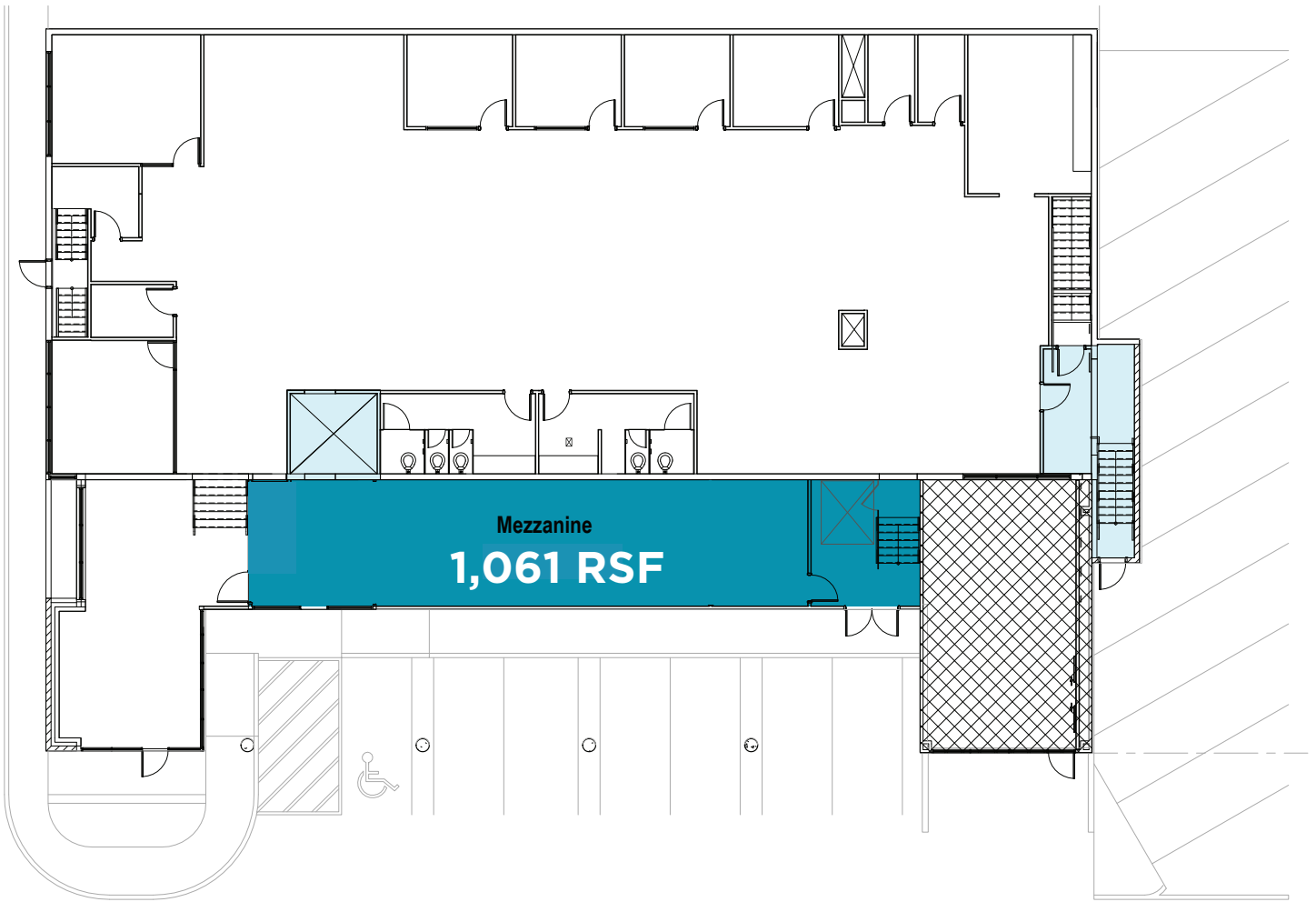
1st Floor Photos



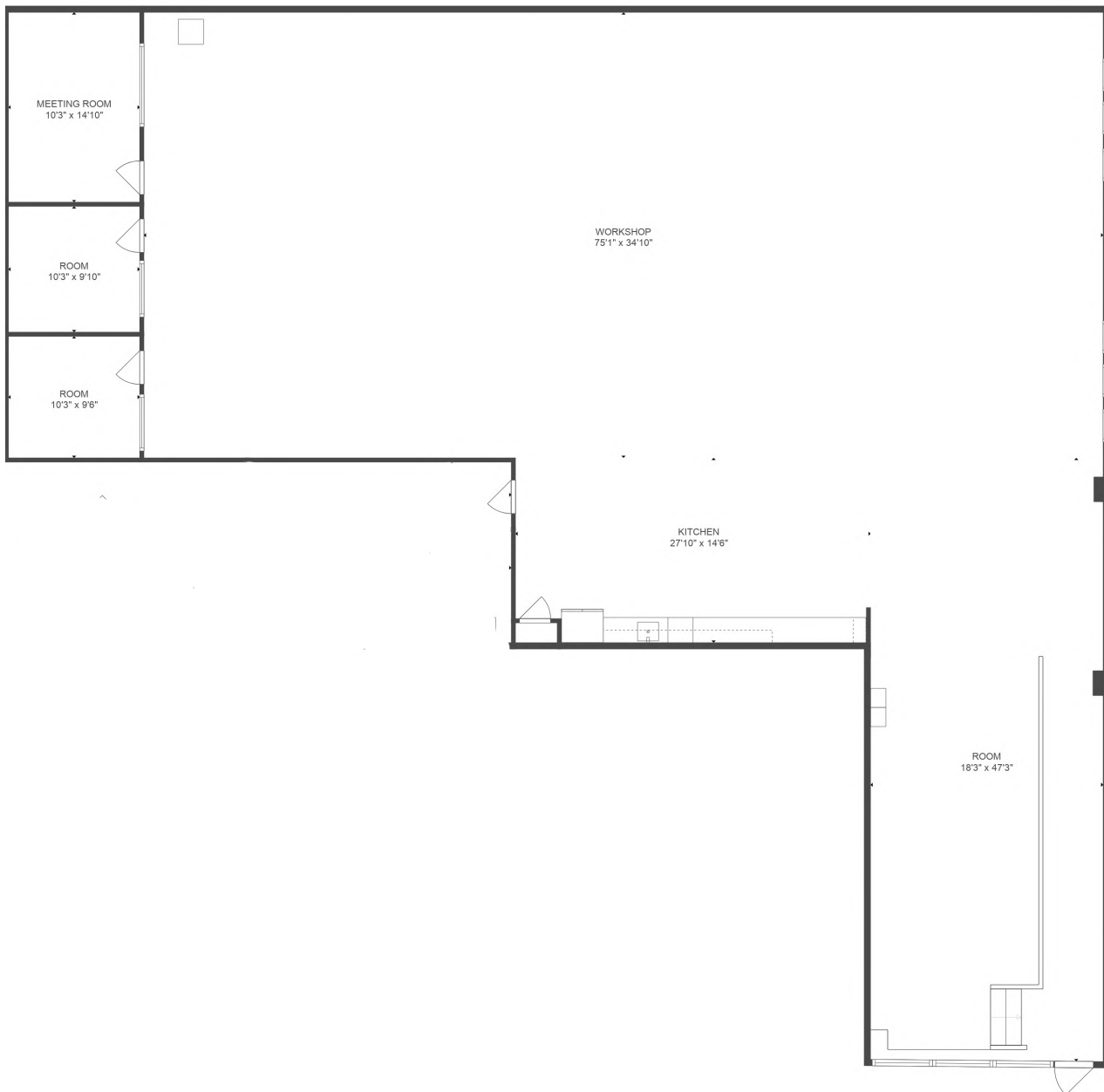
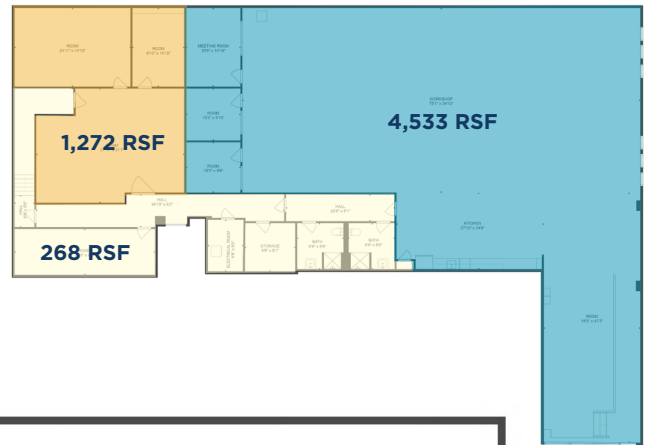


1,061 RSF

Mezzanine Level



Lower Level



BUILDING PHOTOS



410 BAYLOR

Austin, TX 78703



CONTACT INFORMATION

MARK GREINER

Executive Director

+1 512 370 2420

mark.greiner@cushwake.com



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