



Suite A

1613 W 6th St, Austin, TX 78703



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Suite A

\$42.00 /SF/YR

Rent and Operating Expenses (NNN) = \$6,550/Month. Highly desirable Location. Clarksville area Craftsman Bungalow turned office space. Charming office with hardwood floors, walkable neighborhood, in a highly visible location near Downtown and Westlake Hills....

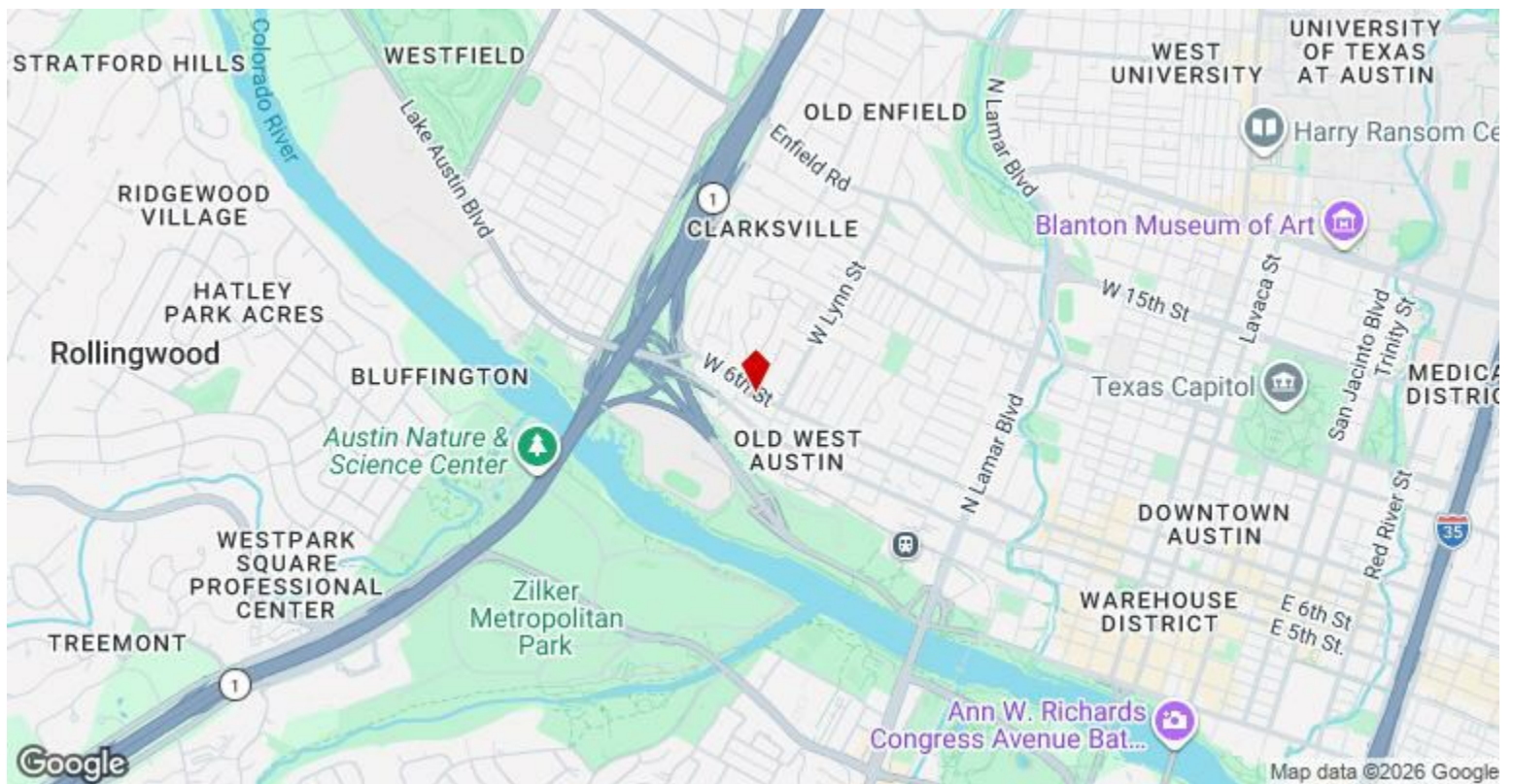
- Charming Clarksville Area Home, built in 1930's.
- Great Location - Near downtown, Clarksville, Bars, Restaurants, Access to MoPac.
- Walkable area of W 6th St.



Rental Rate:	\$42.00 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	2,302 SF
Year Built:	1930
Walk Score ®:	80 (Very friendly)
Transit Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$3.50 /SF/MO

1st Floor Ste A

Space Available	1,379 SF
Rental Rate	\$42.00 /SF/YR
Date Available	August 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years



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