

101 & 103

OFFICE SUITES FOR LEASE

702 SAN ANTONIO

AUSTIN, TX 78701



LEAD COMMERCIAL



Executive Summary

PROPERTY OVERVIEW

The San Antonian is located at 702 San Antonio Street in the heart of Downtown Austin on the historic Bremond Block between 7th Street and 8th Street. This brick structure has a charming European-like character with large arched windows, a relaxing secluded courtyard, and vast views of the Downtown skyline.

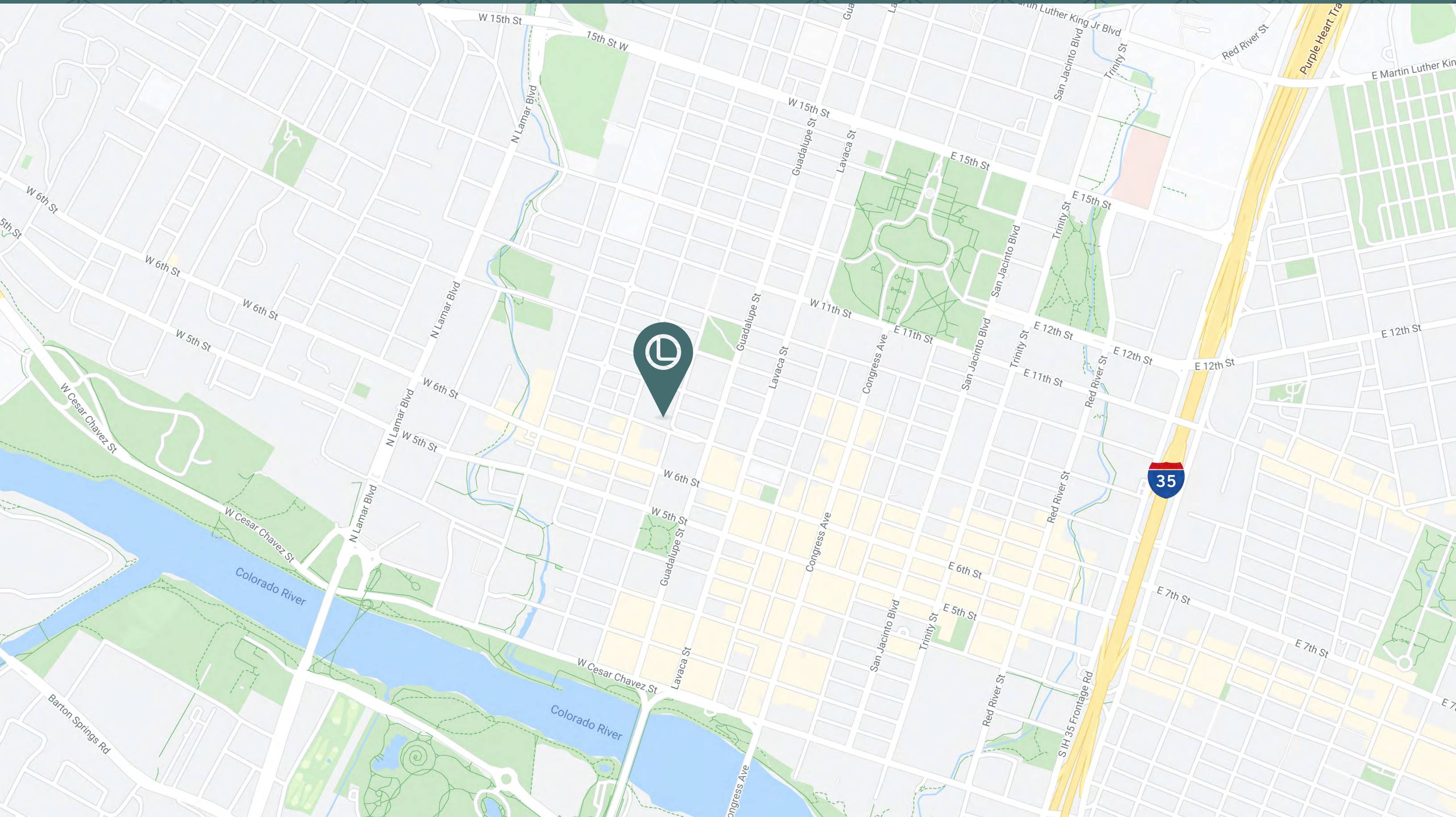
PROPERTY HIGHLIGHTS

- Live/Work Opportunity
- Tranquil neighborhood setting in the heart of Downtown and Historic Bremond Block
- Direct access and convenient parking
- Historic charm and vast Downtown views
- Extraordinary amenities within close proximity to countless restaurants, nightlife, live music venues and pedestrian accessibility to the West Sixth Street Entertainment District, Whole Foods, the Capitol Complex, the Travis County Courthouse, Lady Bird Lake Hike & Bike Trail, Seaholm Redevelopment District, Wooldridge Square, Duncan Park and Shoal Creek.

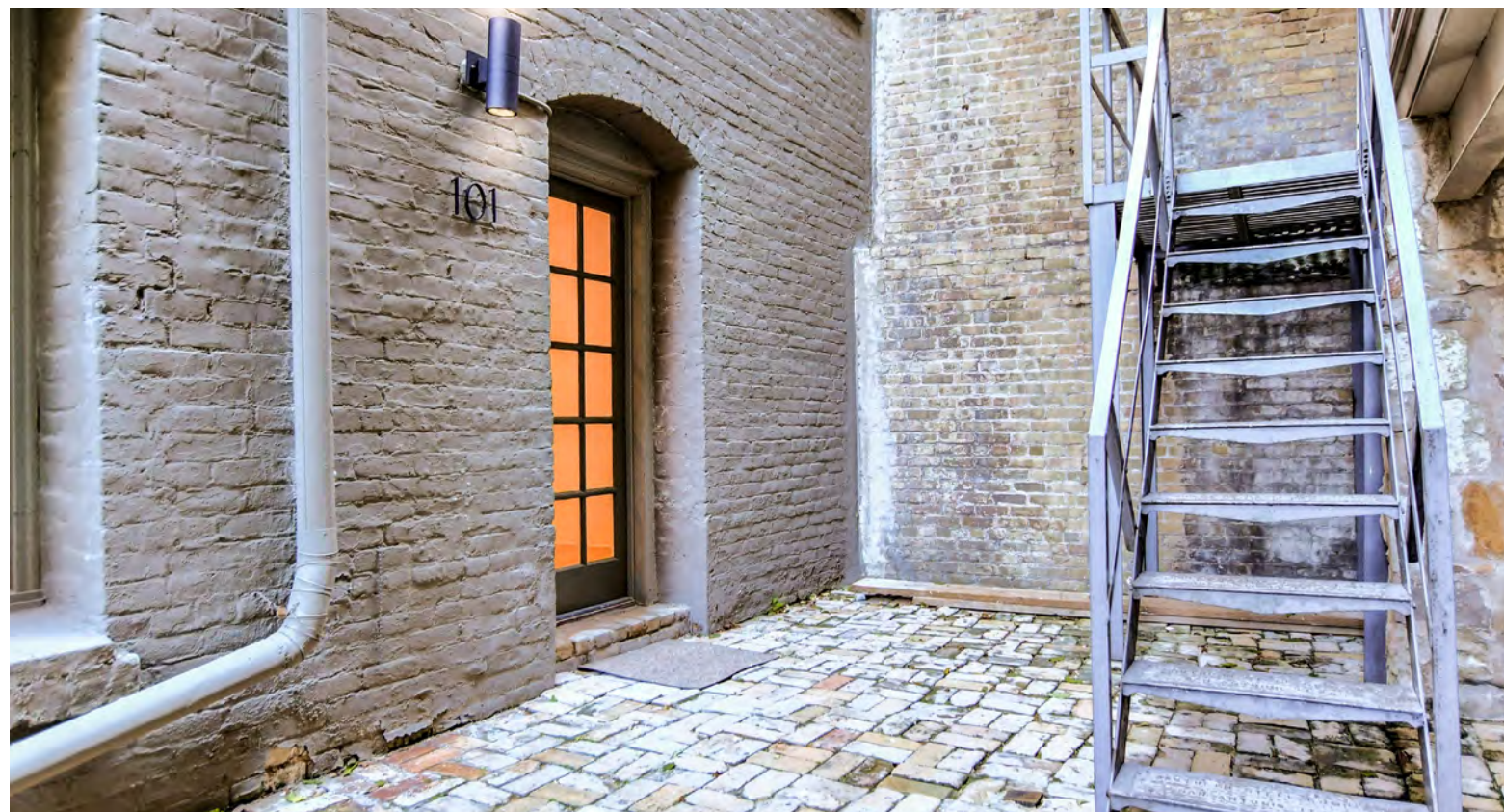
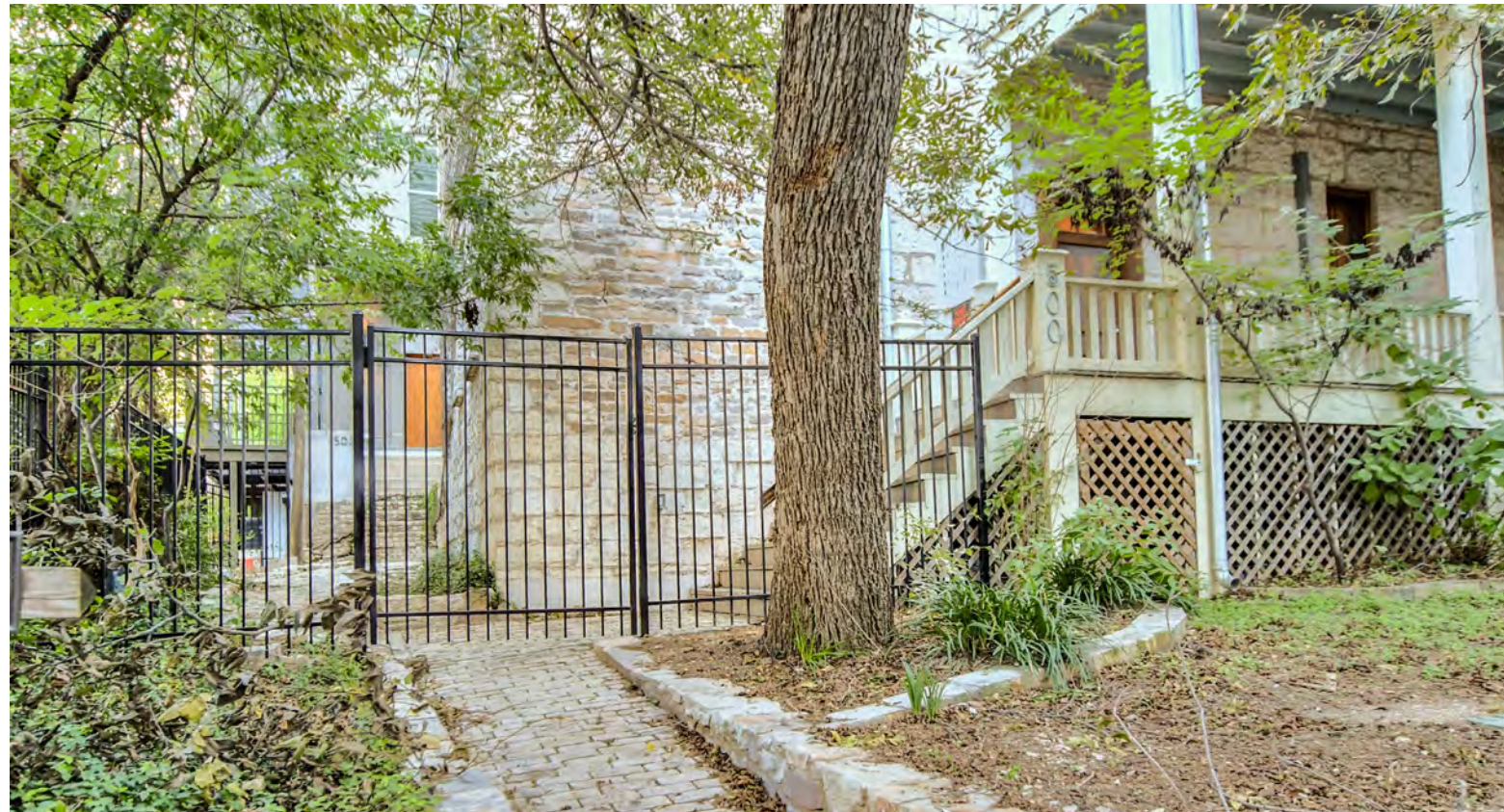
OFFERING SUMMARY

PROPERTY TYPE	Creative/Professional Office Space
FOR LEASE	Suite 101 & 103. (Option to lease together for the right fit)
COMBINED SQUARE FOOTAGE	1,468 SF (if leased together)
SUITE 101 SF	805 SF - Available 6/15/25 (Short Term through 3/31/26)
SUITE 103 SF	663 SF - Available 7/15/25 (Short Term through 3/31/26)
OPEX	+/- \$11/SF
SUBMARKET	Downtown
ZONING	DMU-H-CO
WALK SCORE	Walker’s Paradise (97)
RENTAL RATE	Contact Broker
PARKING	Two (2) Residential Parking Permits Available Through City of Austin

Location Map



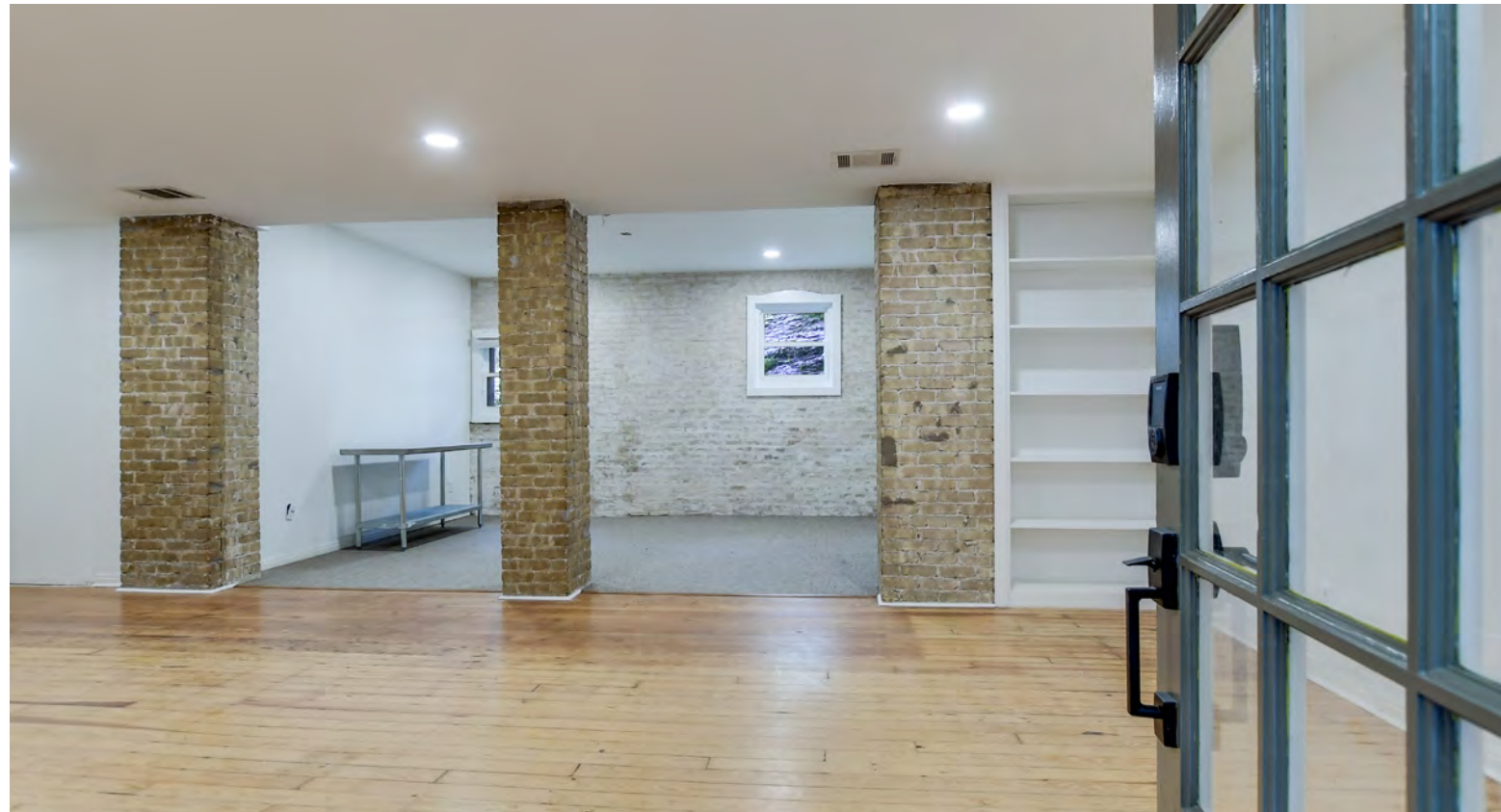
Exterior Photos



First Floor Floor Plan



Suite 101 Interior Photos

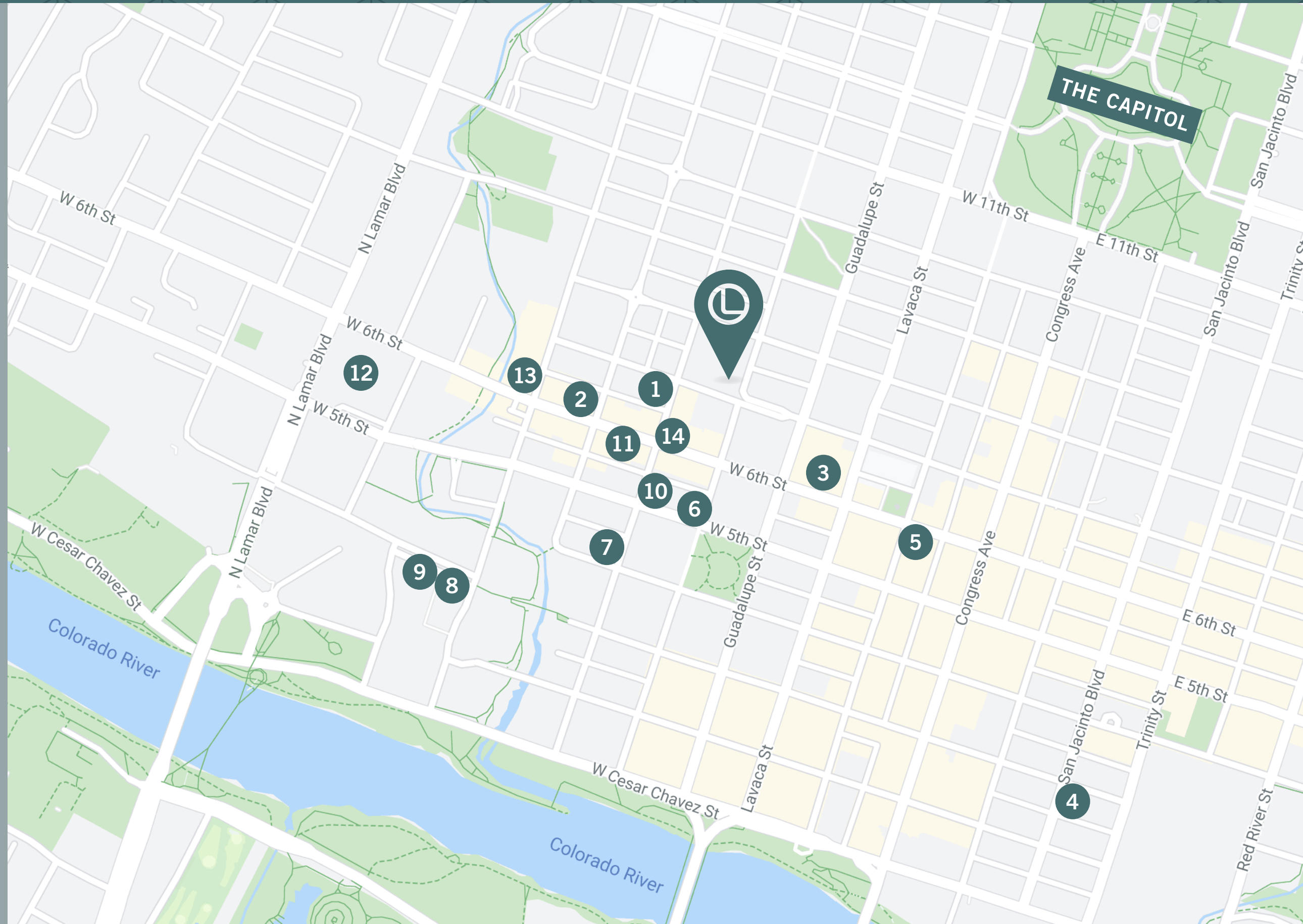


Suite 101 Interior Photos



Retailer Map

1. Ranch 616
2. Buford's Beer Garden
3. Gloria's
4. Maiko Sushi Lounge
5. Italic
6. WU Chow
7. Juan Pelota
8. True Food Kitchen
9. Trader Joe's
10. Fixe Southern House
11. Walton's
12. Whole Foods
13. The Grove
14. Little Woodrow's





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