



LEADCOMMERCIAL

# 904 SAN ANTONIO

OFFICE SPACE FOR LEASE | AUSTIN, TEXAS

## 904 SAN ANTONIO

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# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Originally built by E.P. Wilmot and designed by Charles H. Page (Page Brothers) in 1923, 904 San Antonio stands as a piece of Austin's history. The property is the last remaining original home that faces one of the four public squares that was planned and designed by Edwin Waller when he rolled out the Austin grid plan in 1839.

## PROPERTY HIGHLIGHTS

- Complete renovation designed by Clayton & Little Architects
- Great location adjacent to the Travis County Courthouse and historic Wooldridge Square
- Three blocks from W. 6th Street and walking distance to countless amenities
- External signage available
- Single Tenant Opportunity
- Walk Score: 93 / Bike Score: 94

## OFFERING SUMMARY

<b>OPEX</b>	\$13.29/SF	<b>LOT SIZE</b>	17,644 SF (0.40 acres)
<b>ZONING</b>	DMU-CO	<b>SUBMARKET</b>	Downtown
<b>PARKING</b>	20 Spaces	<b>TOTAL RENTABLE</b>	7,780 SF
<b>AVAILABLE</b>	March 2024		





904 SAN  
ANTONIO  
STREET

## INTERIOR PHOTOS





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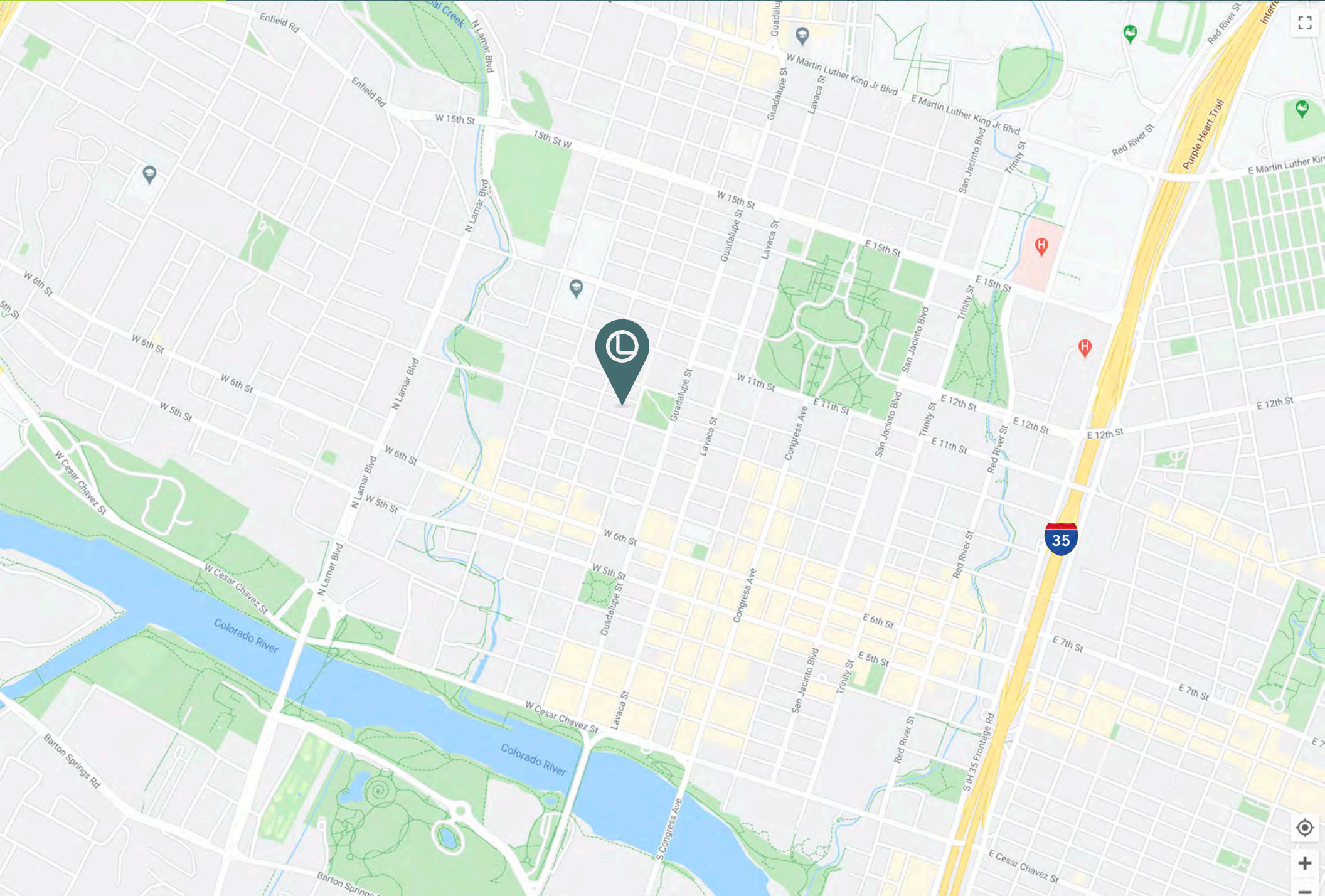


904 SAN  
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# LOCATION MAP



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904 SAN  
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STREET

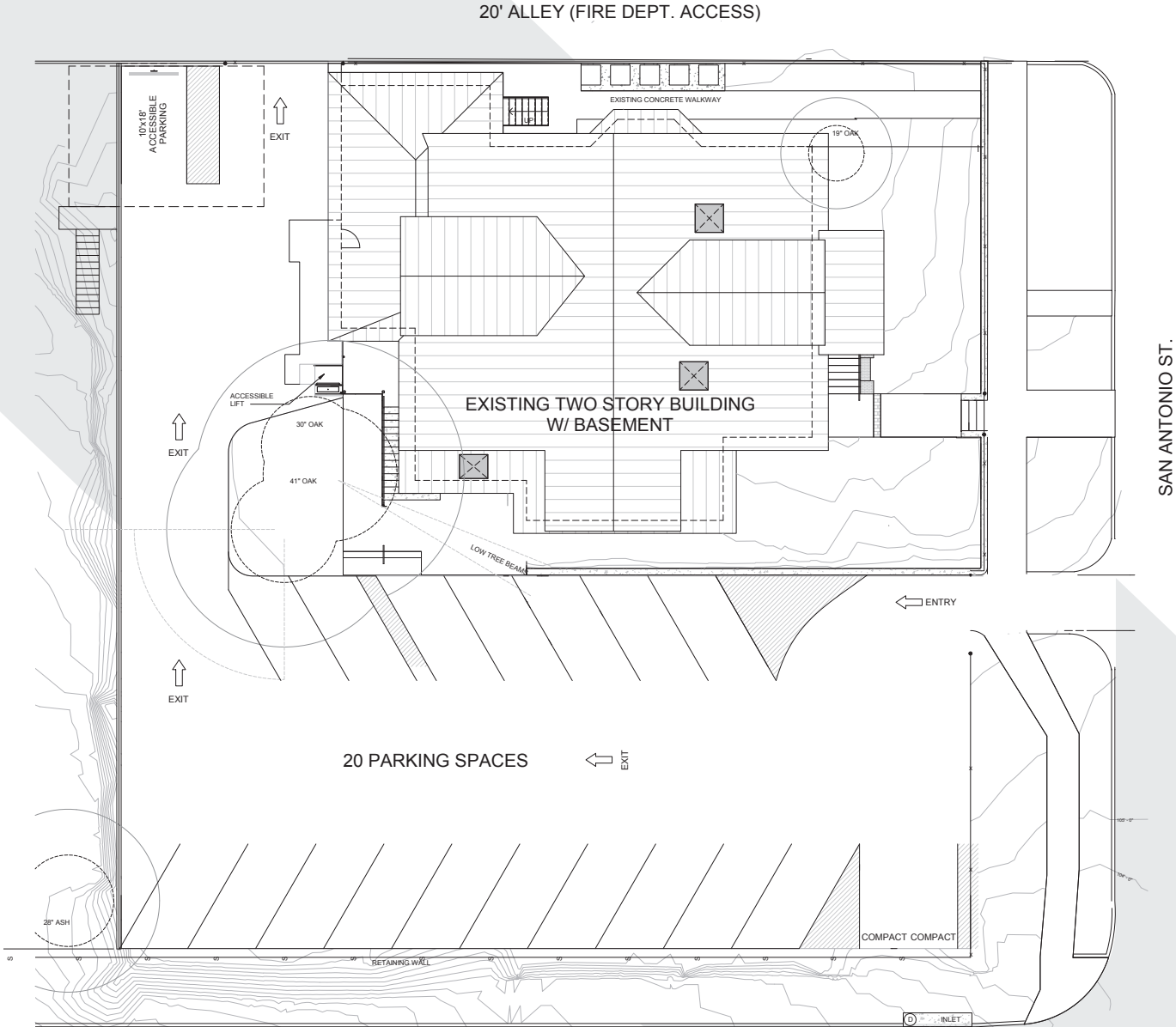
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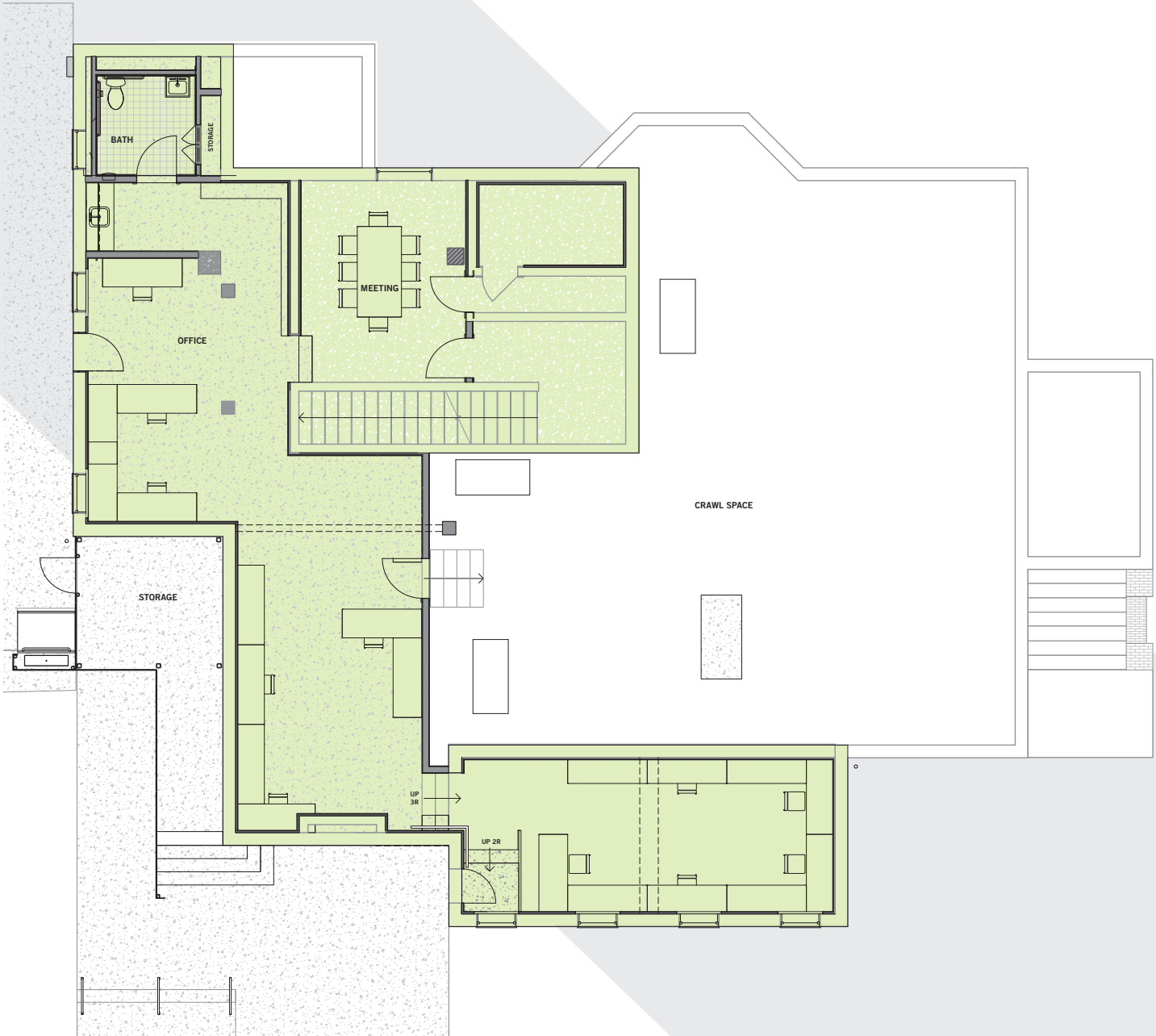
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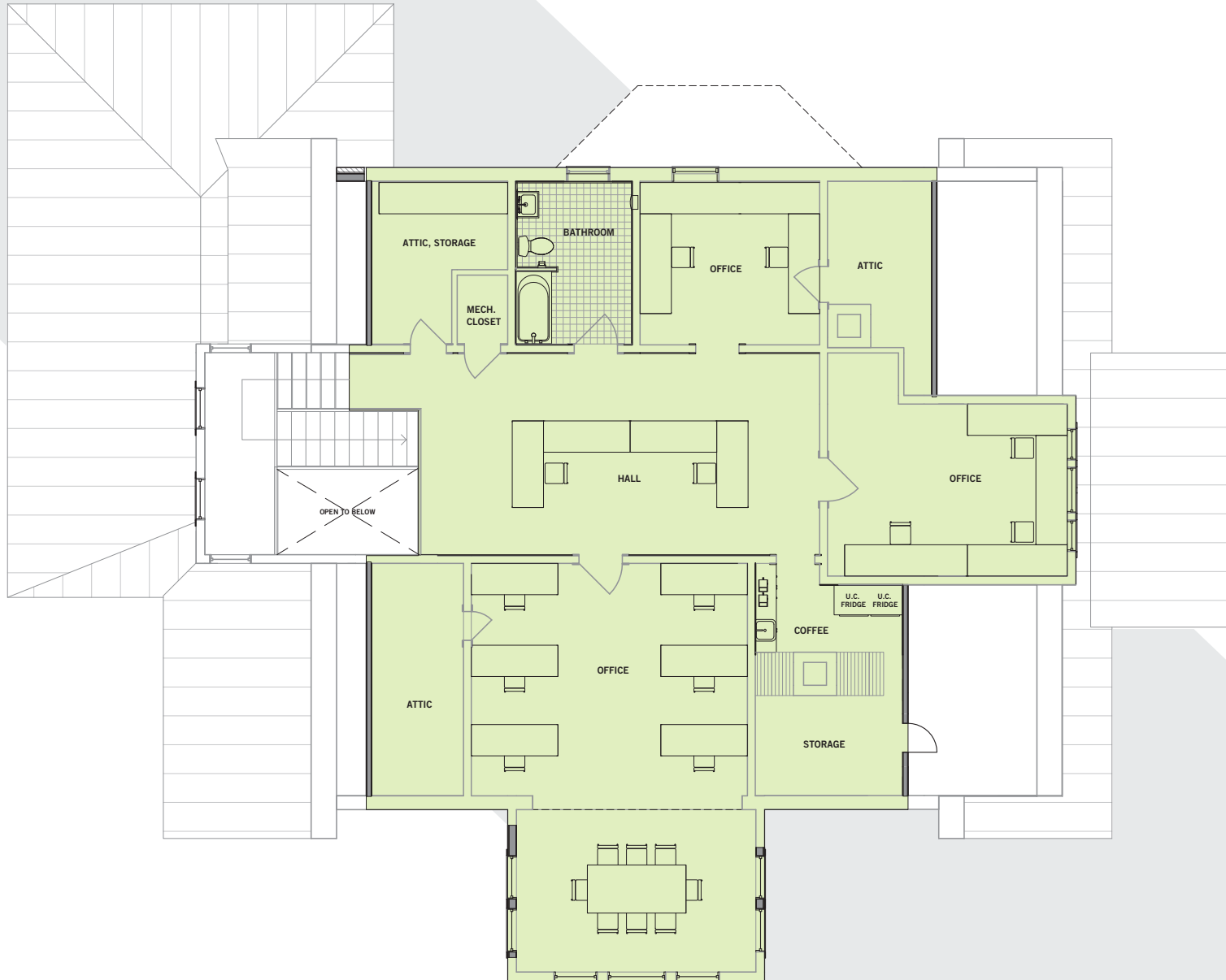
















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