

# 1705 Guadalupe

Austin, TX 78701



# 1705 Guadalupe



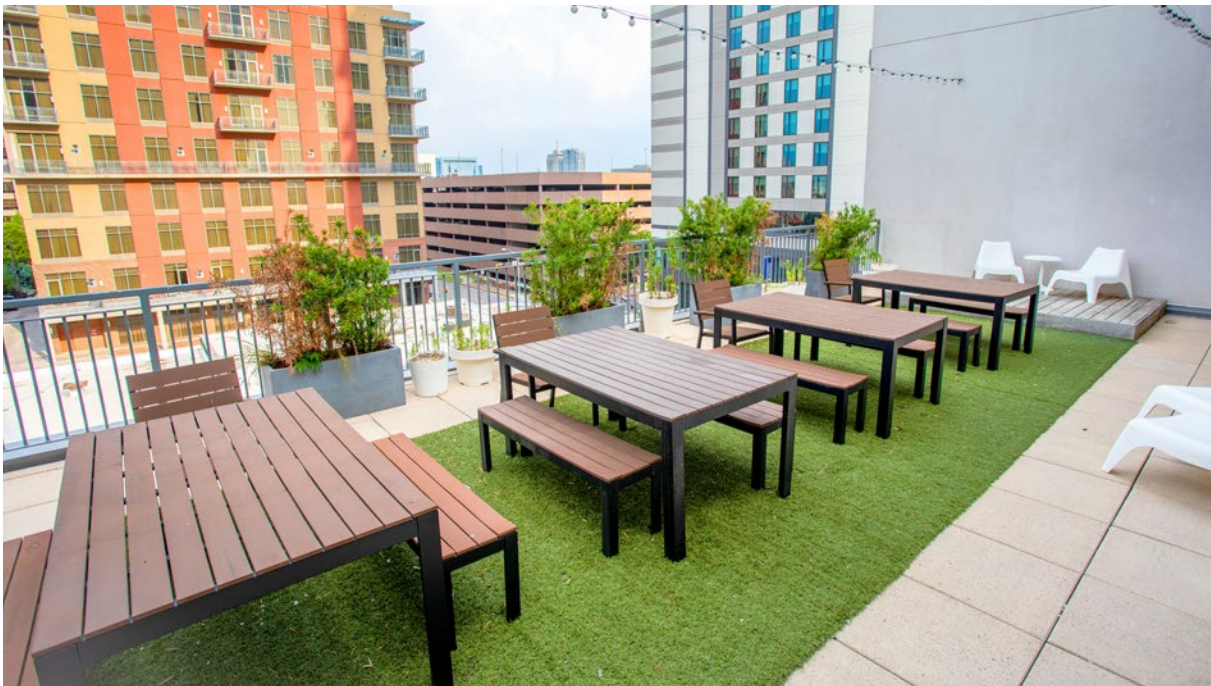
45,700 SF | Class A | Office Building

## OVERVIEW

- Prime Downtown Location
- 5 Stories
- Built in 2015
- Ample Nearby Parking Garages
- Full Floors
  - Floor 2: 9,436 SF 60 Days' Notice [360° Virtual Tour](#)
  - Floor 4: 10,441 SF 9/1/2026 [360° Virtual Tour](#)
  - Floor 5: 8,509 SF 9/1/2026 [360° Virtual Tour](#)
- Availabilities from 4,000 SF - 18,950 SF

## FEATURES

- Class A, Creative Finishes Throughout
- Walkable to Public Transit and Multiple Food, Fitness and Lifestyle Amenities
- 1,700 SF Building Rooftop Patio
- Lockers and Showers
- Signage Available



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Class A Finishes In All Availabilities

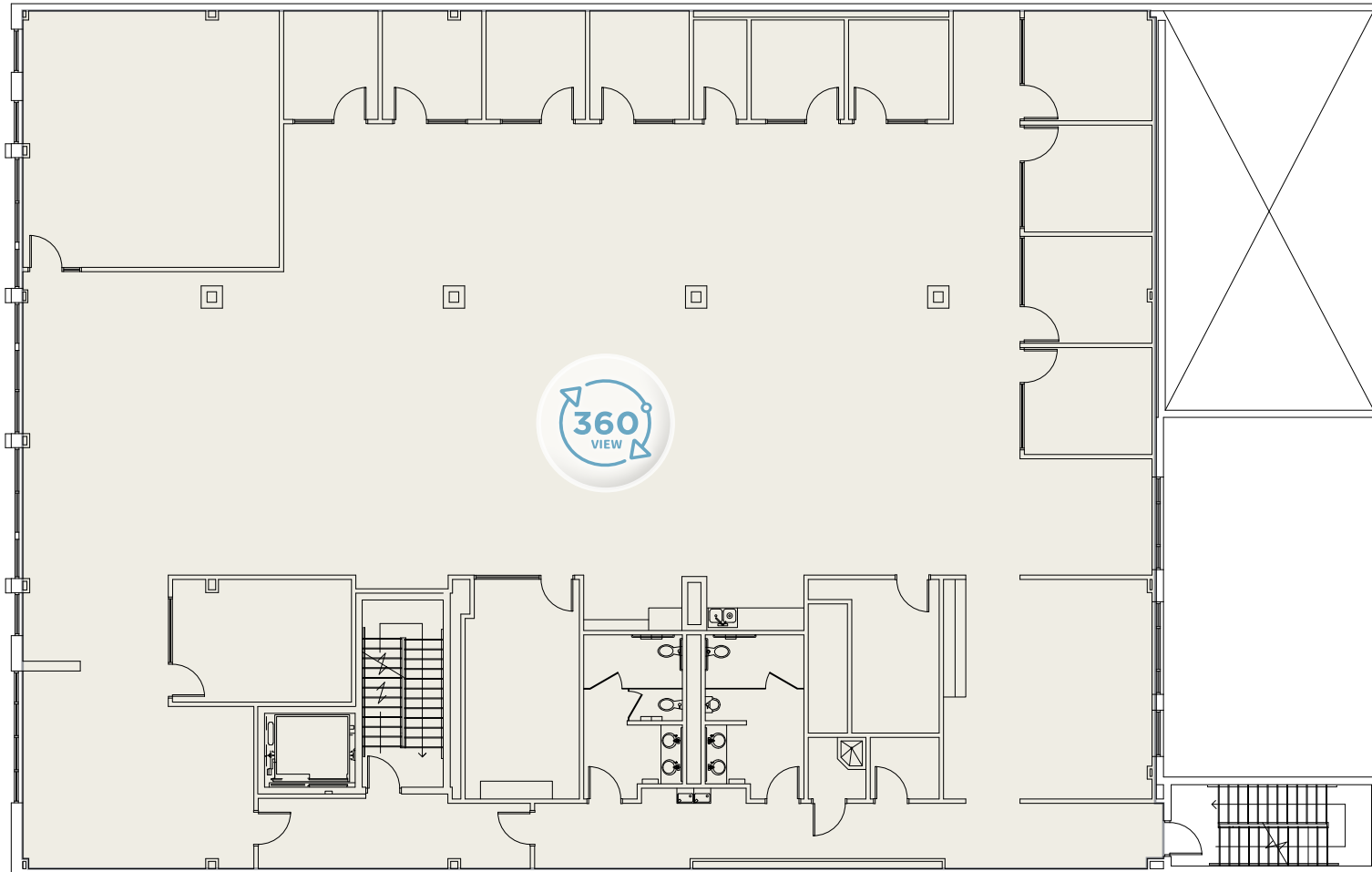


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Availability

## Second Floor

Suite 200 9,436 SF Available With 60 Days' Notice [360° Virtual Tour](#)



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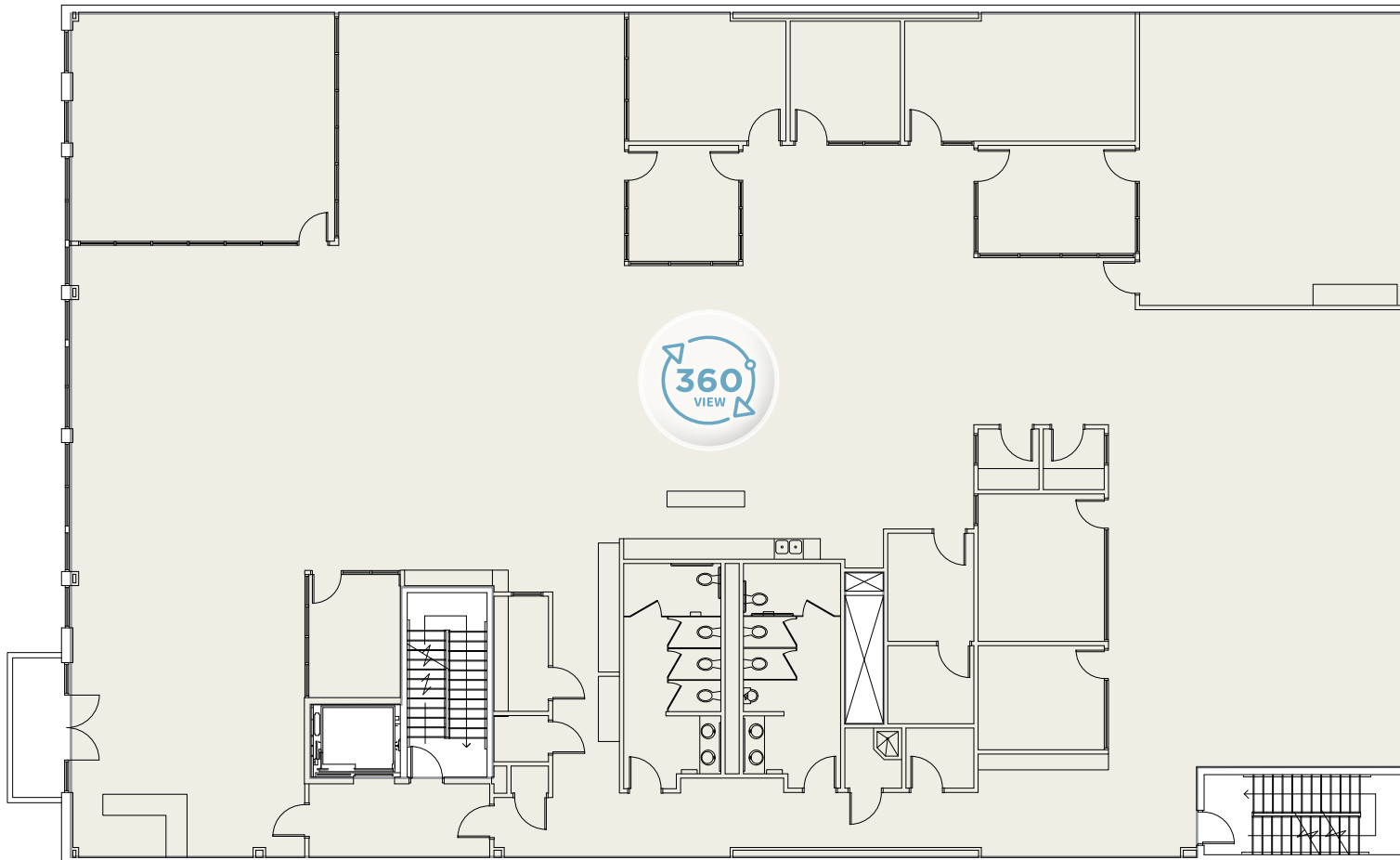
Availability

## Fourth Floor

Suite 400 10,441 SF Available 9/1/2026 [360° Virtual Tour](#)

Divisible to 4,000 SF

Contiguous with Floor 5 to 18,950 SF



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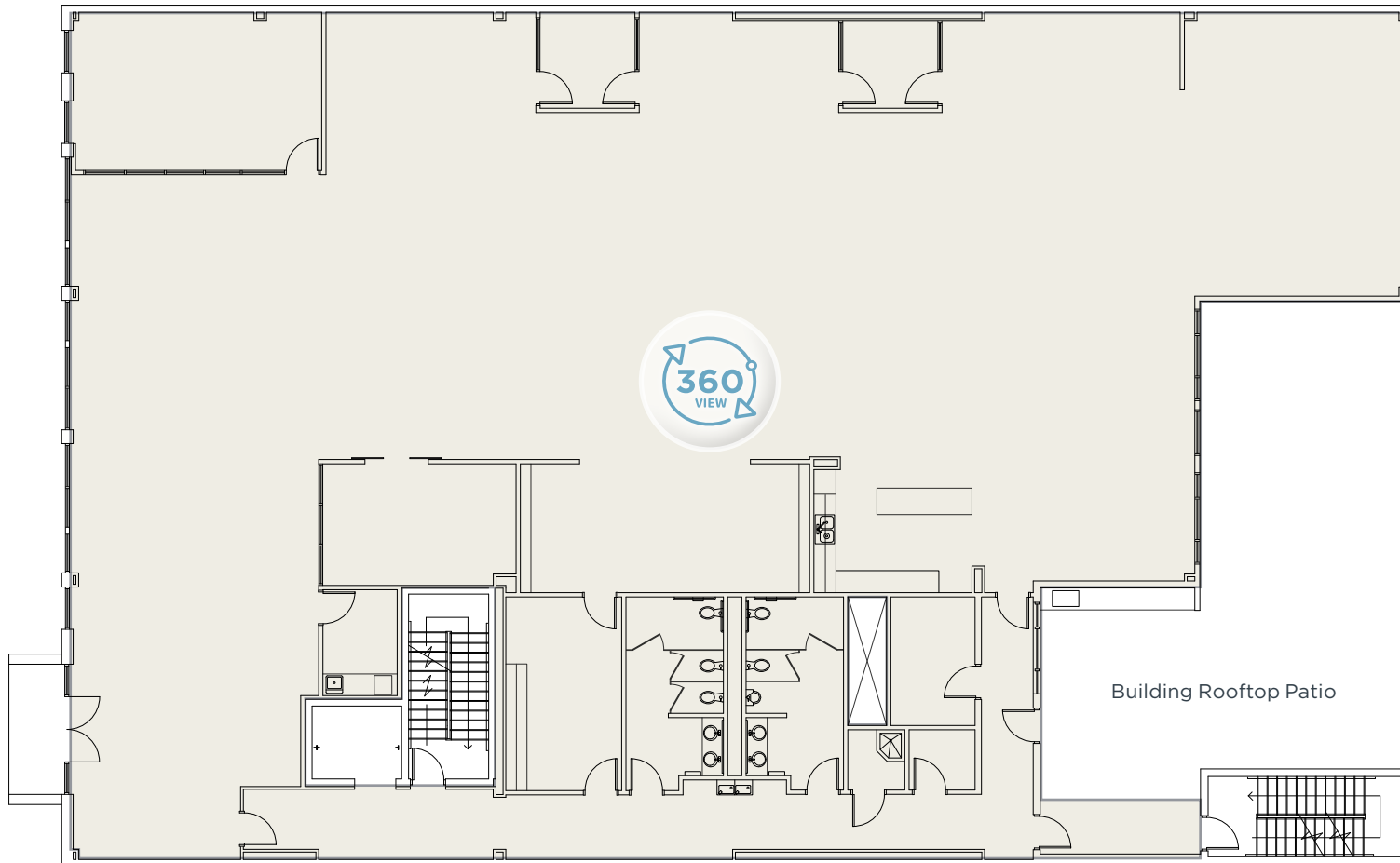
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Availability

## Fifth Floor

Suite 500 8,509 SF Available 9/1/2026 [360° Virtual Tour](#)

Contiguous with Floor 4 to **18,950 SF**



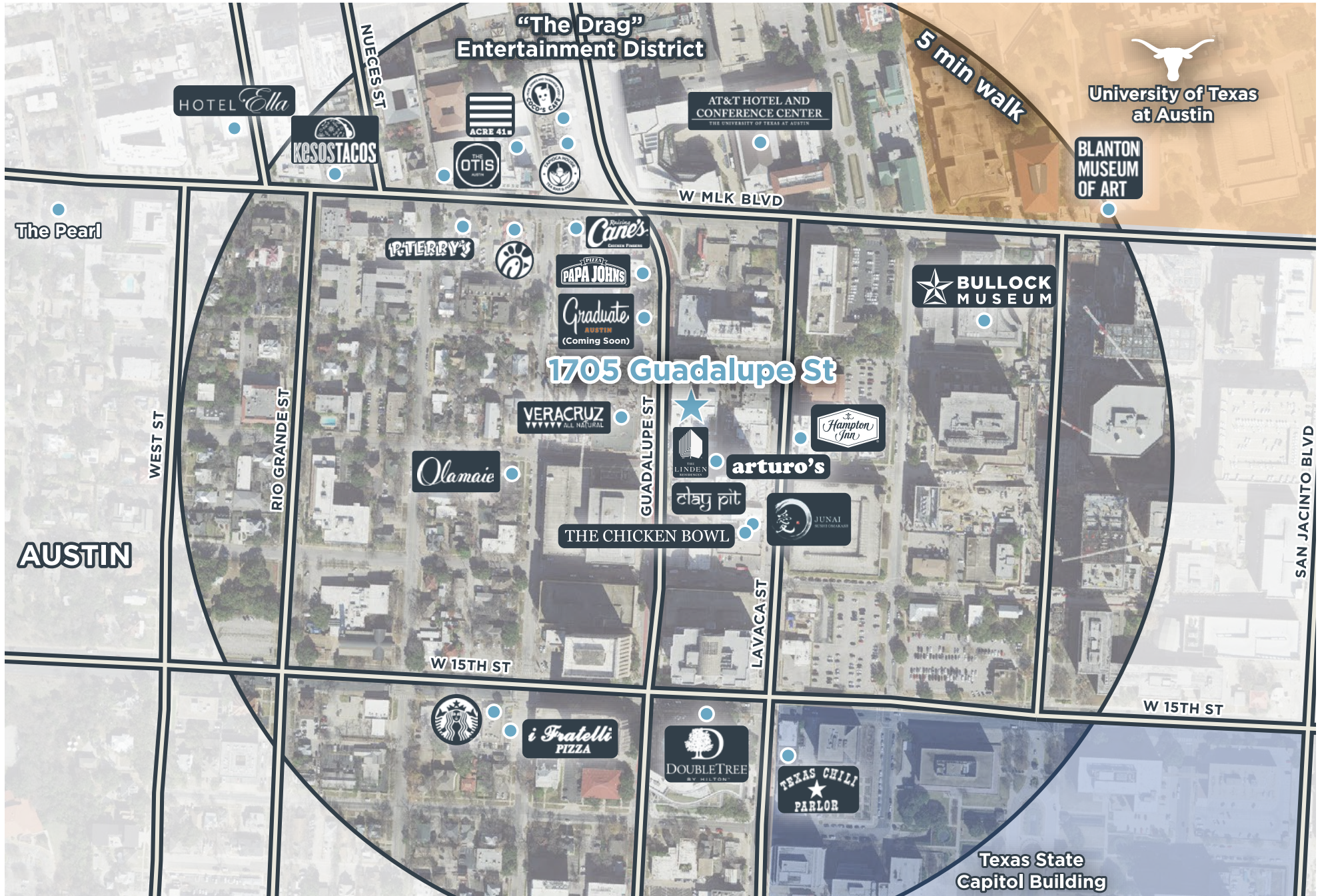
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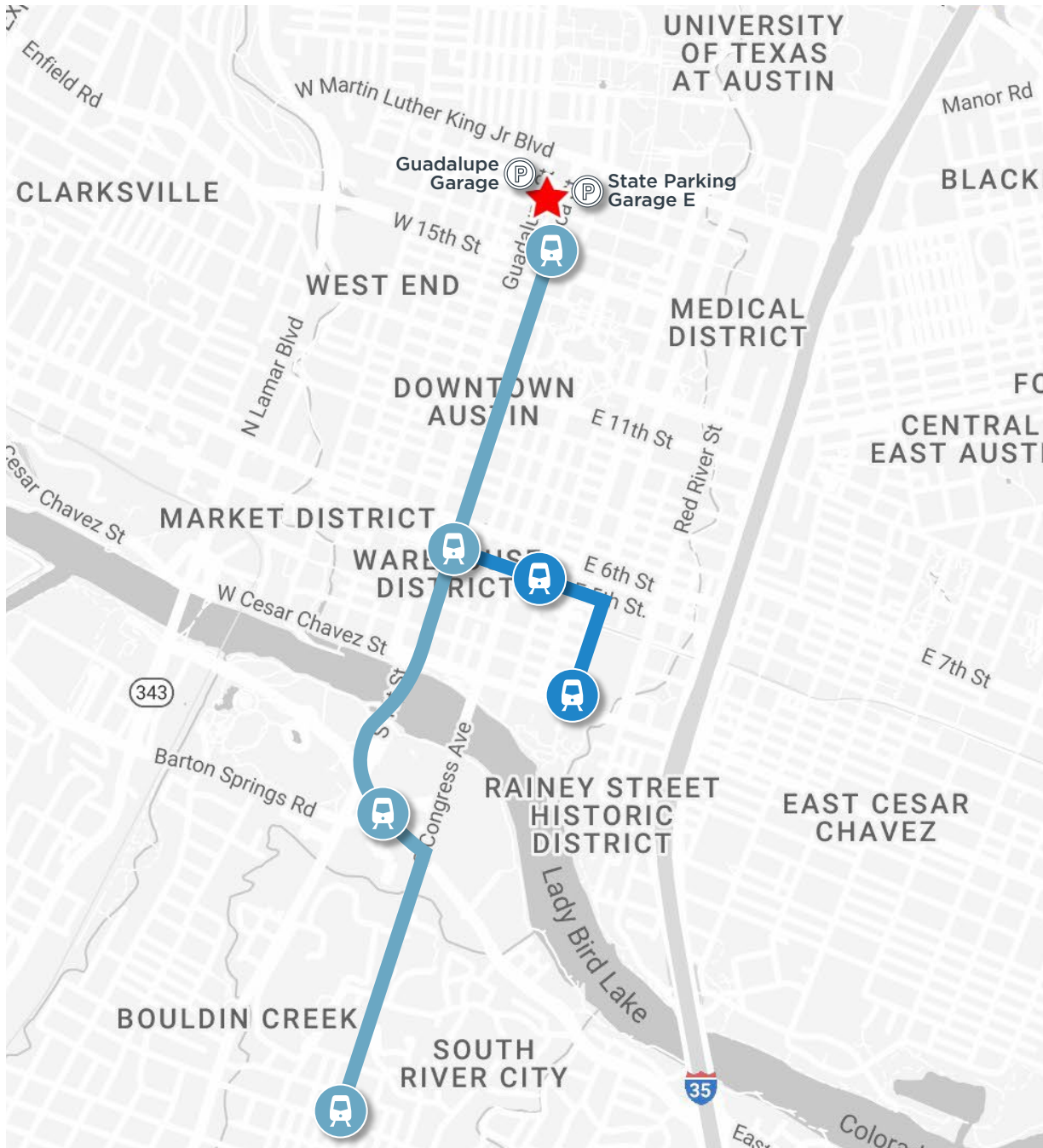
# 1705 Guadalupe

Vicinity Map



# 1705 Guadalupe

Transportation & Parking



## Public Transit Expansion

Project Connect will expand and improve our public transportation network for the entire Central Texas region, including a new light rail and an accessible bus system to better connect neighborhoods in and outside our great city.

Project Connect is designed to improve access to essential jobs, health care and education—making our communities more livable, equitable and sustainable.

1705 Guadalupe will be walking distance to the Government Center Subway Stations.

### CLOSEST PARKING GARAGES

- Guadalupe Garage
- State Parking Garage E

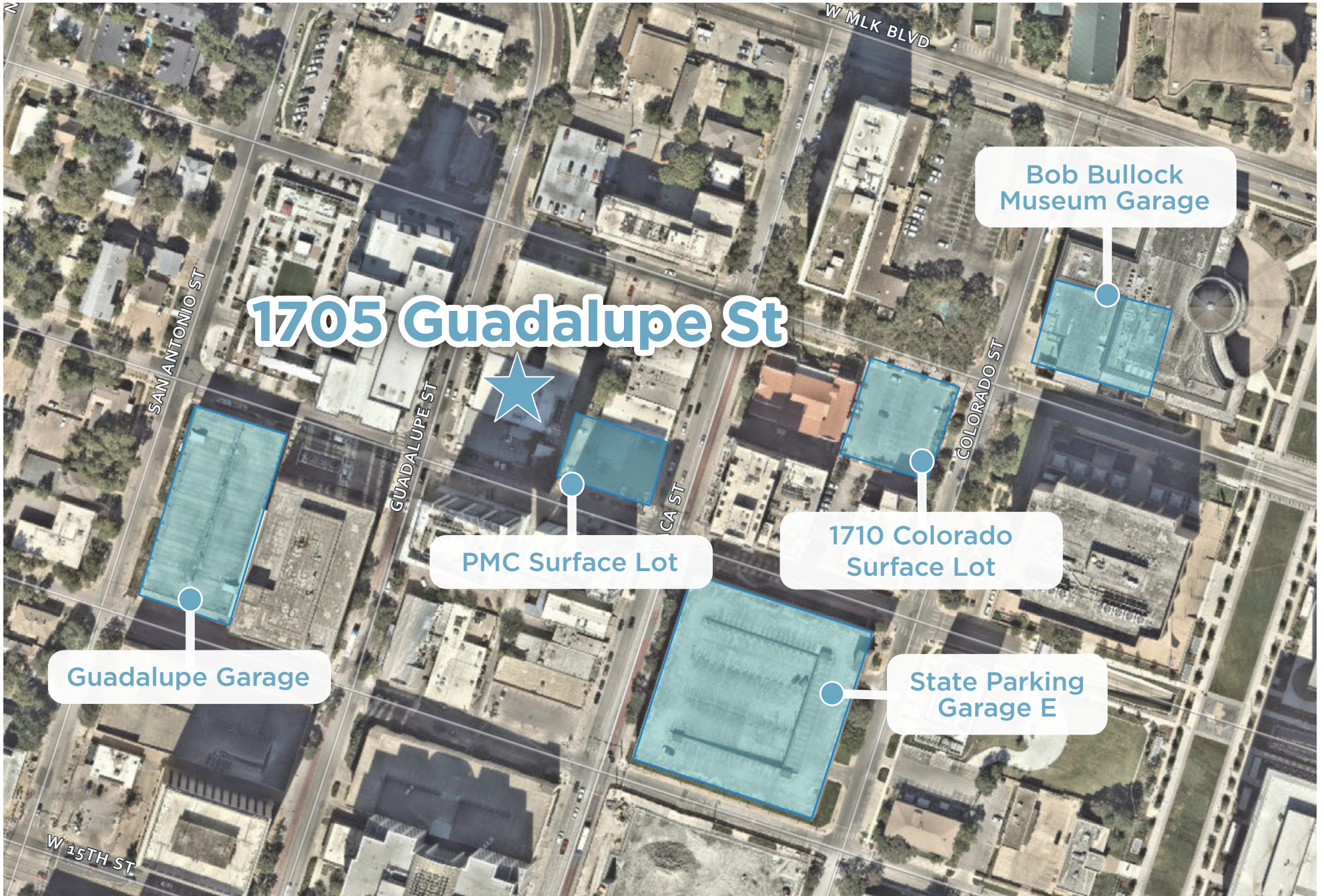
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# 1705 Guadalupe

Nearby Parking



# 1705 Guadalupe

Area Improvements



ENDEAVOR



THE  
LINDEN  
RESIDENCES

New Downtown Condominium

313 W 17<sup>th</sup> St

Artful living. Rooted in comfort. Elevated amenities. The Linden is a 28-story, contemporary tower that introduces a new concept in inspired living where world-class luxury meets Austin's artful soul.

Borrowing its name from Linden Street, the original name of 17<sup>th</sup> Street, and the tree of the same name, The Linden is a nod to both Austin's past and future.

Physically rooted near the iconic Capitol Corridor—once untapped as a residential destination—the property's metaphorical canopy extends to cover the adjacent arts and medical districts with unparalleled access to The University of Texas at Austin, the traditional CBD and the world-renowned Blanton Museum of Art.

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# 1705 Guadalupe

Area Improvements

ENDEAVOR



Graduate  
AUSTIN

New Downtown Hotel  
1800 Guadalupe St

Plans for the project dating back to late last month are now in review with the city, and a look at some drawings of the 18-story building designed by Chicagobased architects Hartshorne Plunkard has us more enthusiastic than usual.

The structure, heavy on the masonry and arched casement-style windows, resembles a taller version of the firm's designs for other Graduate projects in Nashville and Auburn. With glass curtain walls generally the theme around here, we're thrilled to see another tower bringing brick to the table in the northwest corner of downtown.

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Area Improvements



ENDEAVOR



## New Travis County Courthouse

1700 Guadalupe St

New, Gensler-designed Travis County Courthouse is directly across Guadalupe from the project at 1705 Guadalupe St.

The 12-story courthouse is comprised of 430,000 SF and includes 25 courtrooms, a child care center, community plaza and 4-level underground parking garage.

Plans are in-place for a potential second phase which would include an adjacent 14-story tower that would bring the total project size to 725,000 SF and \$334M.

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## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date