

OFFICE FOR LEASE

605 W. 9th Street | Austin, Texas 78701

# 605 W. 9th



FOR MORE INFORMATION

GRAHAM TRULL

[gtrull@riverside-re.com](mailto:gtrull@riverside-re.com)  
512.484.8909

 RIVERSIDE

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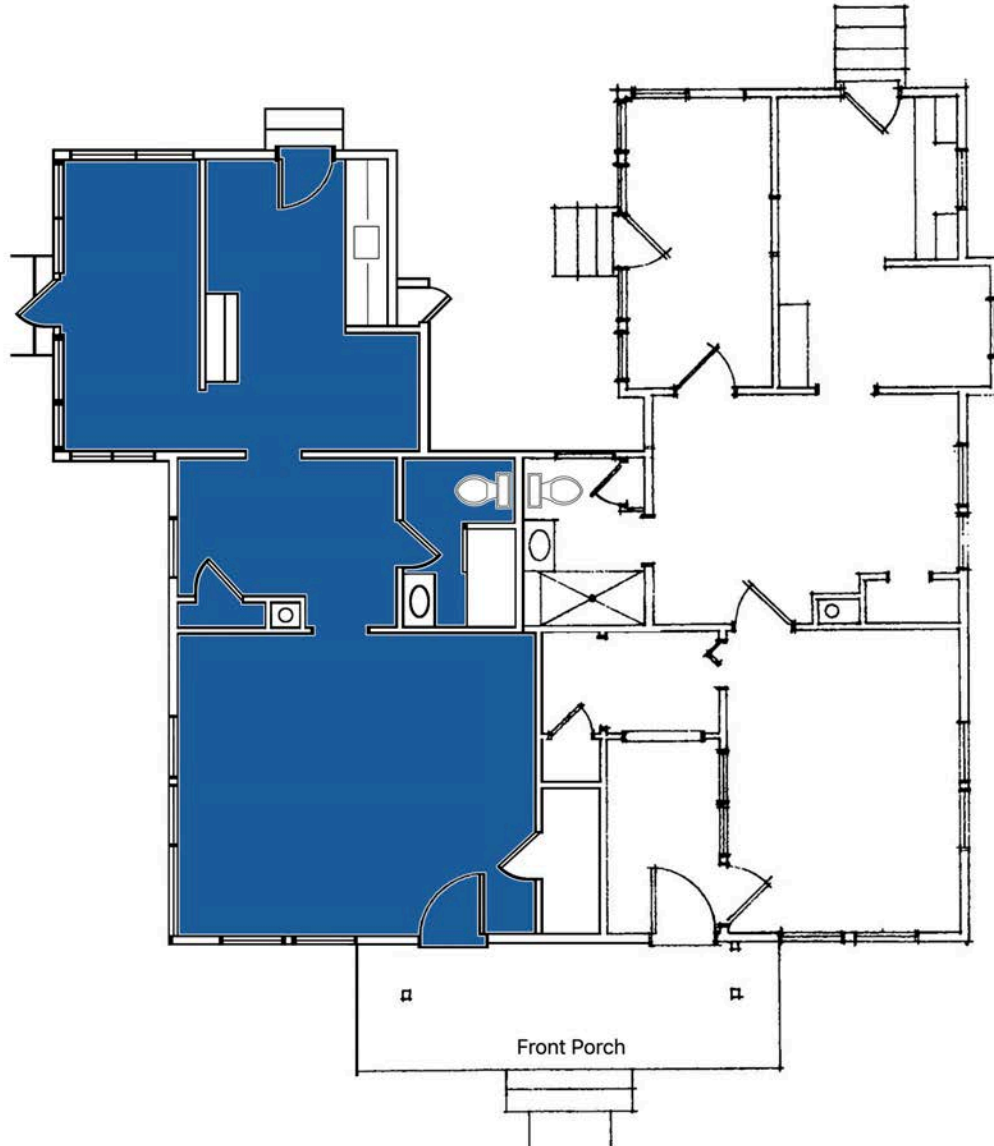
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**720 RSF**

**\$40.00/SF MG**

*Tenant pays Utilities + Janitorial*

- Includes three (3) reserved parking spots
- Private Restroom and Shower
- Walking distance to restaurants, bars, and comparable downtown amenities

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# Nearby Amenities

## 1 Lamar & W. 9th

- Prelude Bar
- Austin Public Library
- Deeproots Garden
- Book People
- Shoal Creek Saloon
- Pepe's Tacos
- Frozen Rolls Creamery
- 24 Diner
- Spec's Wines
- La Volta Pizza Club
- Duncan Neighborhood Park
- 9th Street BMX Park
- Ranch 616

## 2 West of Nueces

- Woolridge Square Park
- Club Wyndham Austin
- Chateau Bellevue
- Fixe Southern House
- Wu Chow Chinese
- Texas Governor's Mansion
- Old Bakery Emporium
- The Contemporary Austin - Jones Center
- Chipotle Mexican Grill
- Texas State Capitol Building
- Ruth Chris Steak House
- Stephen F. Austin Royal Sonesta Hotel
- Aloft Austin Downtown
- The Driskill Hotel

## 3 Downtown Austin

- Omni Austin Hotel
- Friends Bar
- Thompson Austin by Hyatt
- The Royale Room
- Mexic-Arte Museum
- Museum of the Weird
- Firehouse Hostel
- Esther's Follies
- Frost Bank Tower
- Houndstooth Coffee
- Juiceland
- The Westin Austin Downtown
- Comedy Mothership
- Courtyard Austin Downtown
- Hilton Austin
- Austin Convention Center
- Gus' World Famous Fried Chicken
- Iron Works Barbeque
- Waller Creek Park
- Moonshine Grill
- The Sunset Room
- Fairmont Austin
- Hilton Garden Inn
- Empire Control Room
- Koriente Austin
- Stubb's BBQ
- Austin Marriott Downtown
- Four Seasons Hotel Austin
- The LINE Austin
- Hyatt Place Austin Downtown
- JW Marriott Austin
- Ciclo Fine Dining
- Veracruz All Natural Mexican Dining
- Cooper's Old Time Pit BBQ
- Fogo de Chao Austin - Brazilian Dining



# Contact

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