

For
Sale



0.58 AC
5,252 SF



OFFICE



175,000 VPD



AVAILABLE
NOW


STREAM

1707 FORTVIEW RD

AUSTIN, TX 78704



Birds Eye View



Property Highlights



New Roof &
4 New HVAC Units



25 parking spots



Brand new LED Signage
facing 290



Fully Fenced and Secured

Unparalleled Location Austin, TX

1707 Fortview Road is ideally located in the heart of South Central Austin, offering a convenient and well-connected location just minutes from downtown. Positioned near the intersection of South First Street and Ben White Boulevard (Highway 71/290), the property provides excellent access to Loop 1 (MoPac), Interstate 35, Austin-Bergstrom International Airport, and many of the city's major employment centers.

Surrounded by established residential neighborhoods and a growing collection of popular restaurants, coffee shops, retail destinations, and everyday conveniences, the property benefits from South Austin's unique blend of accessibility and neighborhood charm. Its strategic location offers tenants easy access to Austin's urban core while maintaining the character and convenience of one of the city's most desirable submarkets.



ABIA AIRPORT · 7.2 Miles · 15 Minutes



DOWNTOWN AUSTIN · 3.8 miles · 10 minutes



SOUTH CONGRESS · 1.8 Miles · 6 Minutes



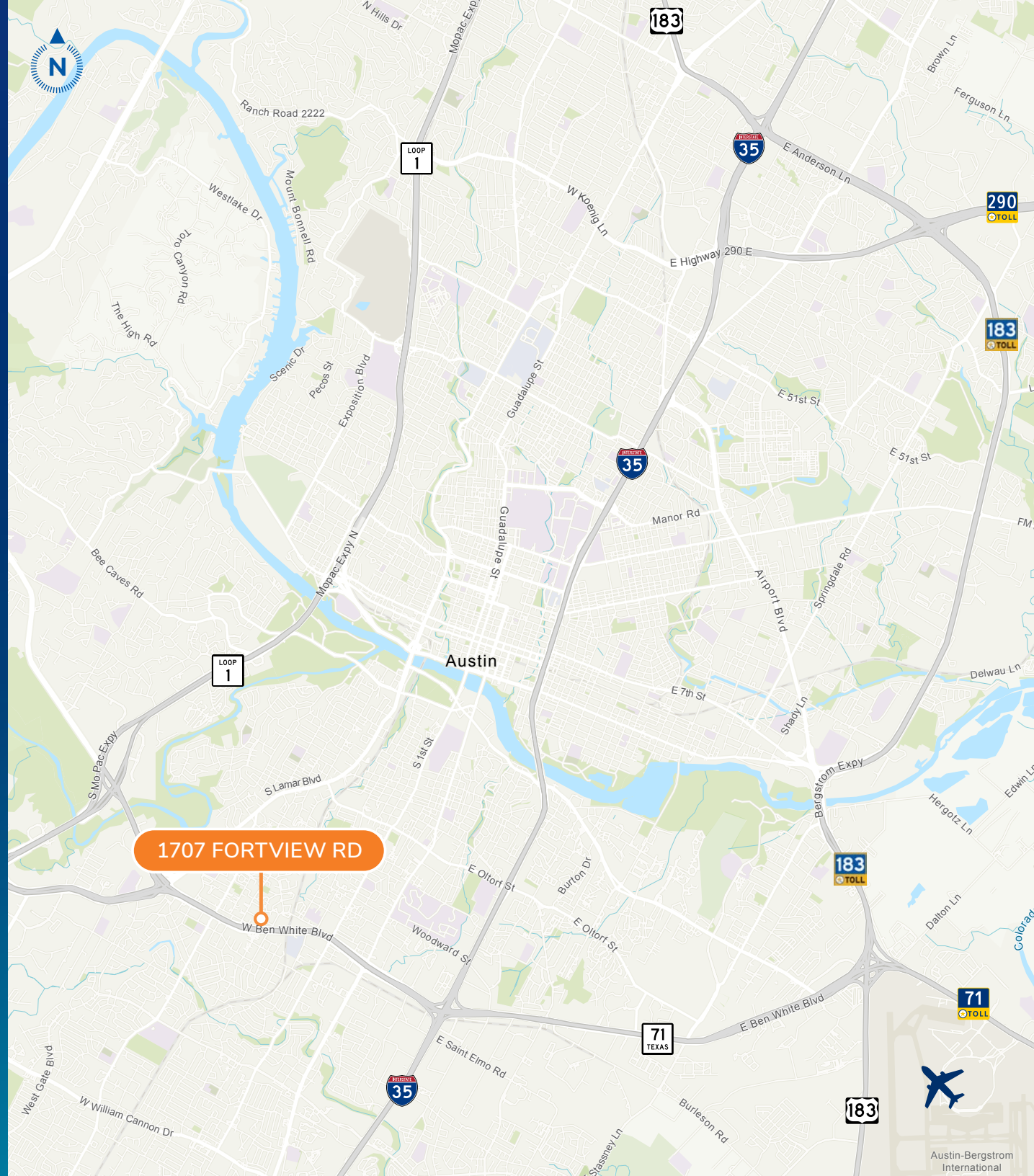
SOUTH FIRST · 1.6 Miles · 5 Minutes



HWY 290 · 0.025 Miles · 0.5 Minute



UT CAMPUS · 4.8 Miles · 13 Minutes



AMENITIES





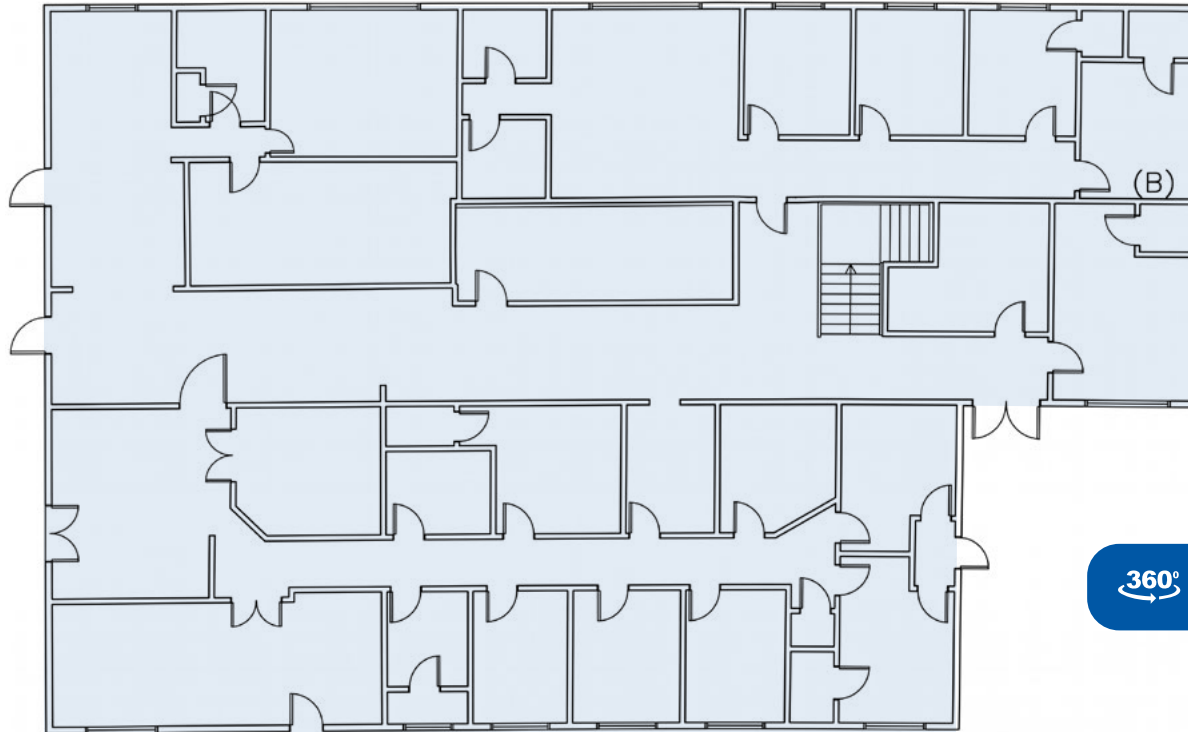
SURROUNDED BY AUSTIN'S BEST

The immediate area is rich with food-and-beverage energy that continues to deepen each year. The property is surrounded by beloved neighborhood institutions and nationally recognized brands alike, including Kelly's Irish Pub, a long-standing South Austin staple, as well as El Tacorrido and Starbucks directly across the street. Just a few blocks north are additional destinations such as Swedish Hill, Fresa's, De Nada, and Elizabeth Street Café, reinforcing the site's position within one of Austin's most concentrated and proven dining clusters. Further strengthening the location, the new South Congress H-E-B recently delivered just down the road, cementing the area as a highly walkable, amenity-rich destination for residents, retail users, and visitors.



1707 Fortview Rd Floorplan

5,252 SF Available



 VIEW VIRTUAL TOUR

FIRST FLOOR



For Sale Information, please contact:

Cameron Grier

cameron.grier@streamrealty.com

T: 512.481.3006

M: 713.392.3563

Ralph Coppola

ralph.coppola@streamrealty.com

T: 512.481.3014

M: 914.403.6122

1707 Fortview Rd Photos

5,252 SF Available 



For Sale Information, please contact:

Cameron Grier

cameron.grier@streamrealty.com

T: 512.481.3006

M: 713.392.3563

Ralph Coppola

ralph.coppola@streamrealty.com

T: 512.481.3014

M: 914.403.6122



Austin

401 S 1st Street
Suite 700
Austin, Texas 78704
T: 512.481.3000

Stream Locations:

Atlanta

Austin

Carolinas

Chicago

Dallas

Denver

Fort Worth

Greater Los Angeles

Houston

South Florida

Nashville

Northern Virginia

Phoenix

San Antonio

San Diego

Washington, DC

1707 Fortview Rd

Available Now For Sale



For Sale Information, please contact:

Cameron Grier

cameron.grier@streamrealty.com
T: 512.481.3006
M: 713.392.3563

Ralph Coppola

ralph.coppola@streamrealty.com
T: 512.481.3014
M: 914.403.6122