

FOR LEASE  
**410 BAYLOR**  
AUSTIN, TEXAS 78703



## Property Highlights

### 7,295 RSF TOTAL

- **1st Floor** - 6,234 RSF - Leased but available
- **Mezzanine Level:** 1,061 RSF - Available now

**RENTAL RATE:** Contact Broker

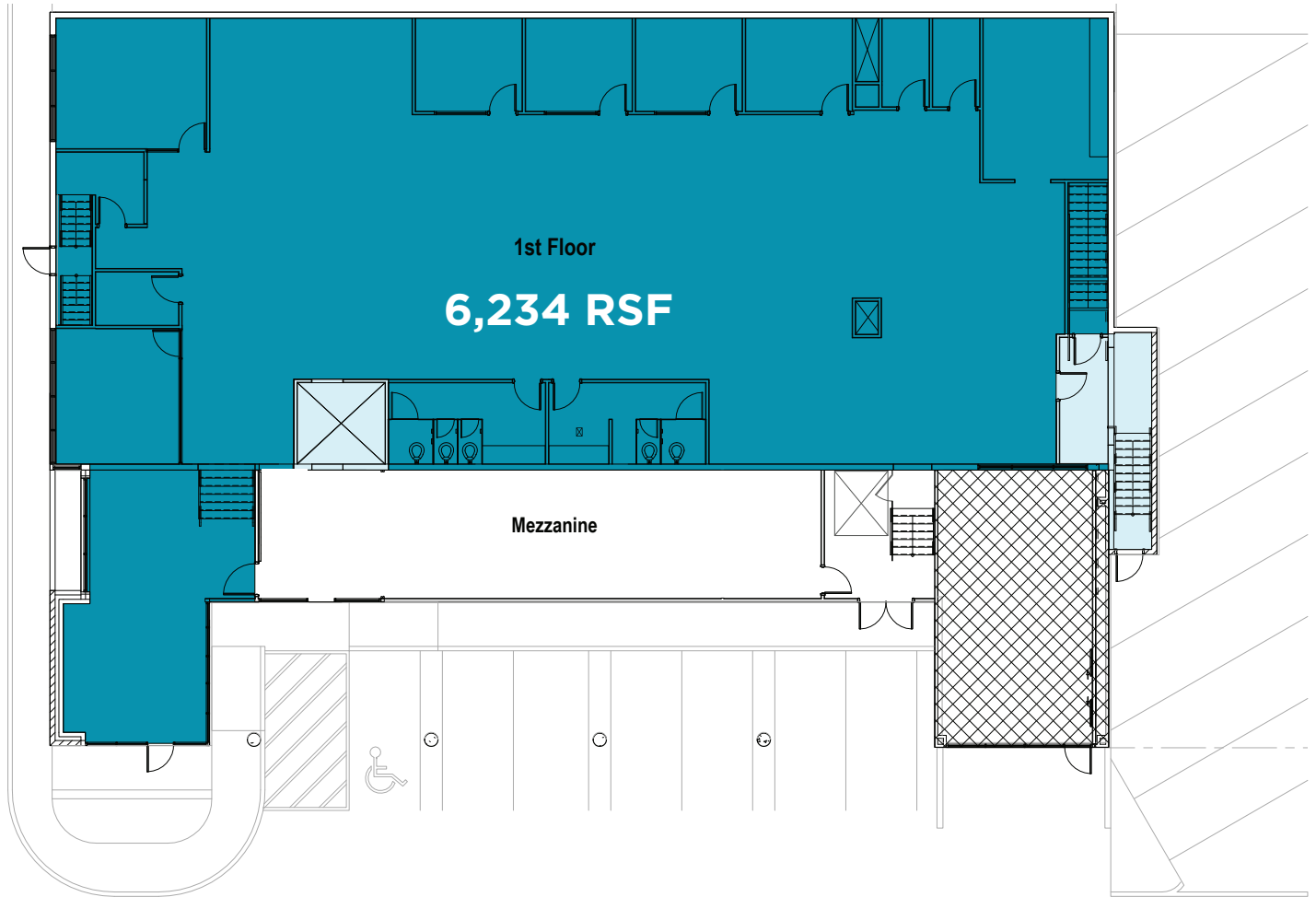
**2025 OPEX:** Est. \$14.50/SF/year

**Free surface & covered parking** - 3.15/1,000

- Amazing location in the heart of the Market District just west of Downtown
- Excellent corporate visibility & branding
- Exterior signage available
- Ground level, 12 ft. high glass entry
- Abundant walkable amenities (see amenities map)
- Close proximity to Lady Bird Hike & Bike Trail and Zilker Park
- Secured bike storage
- Walk to work – 2,000 apartment units
- Restrooms with showers
- Outdoor seating
- Zoning: LI-CO-NP

6,234 RSF

# 1st Floor





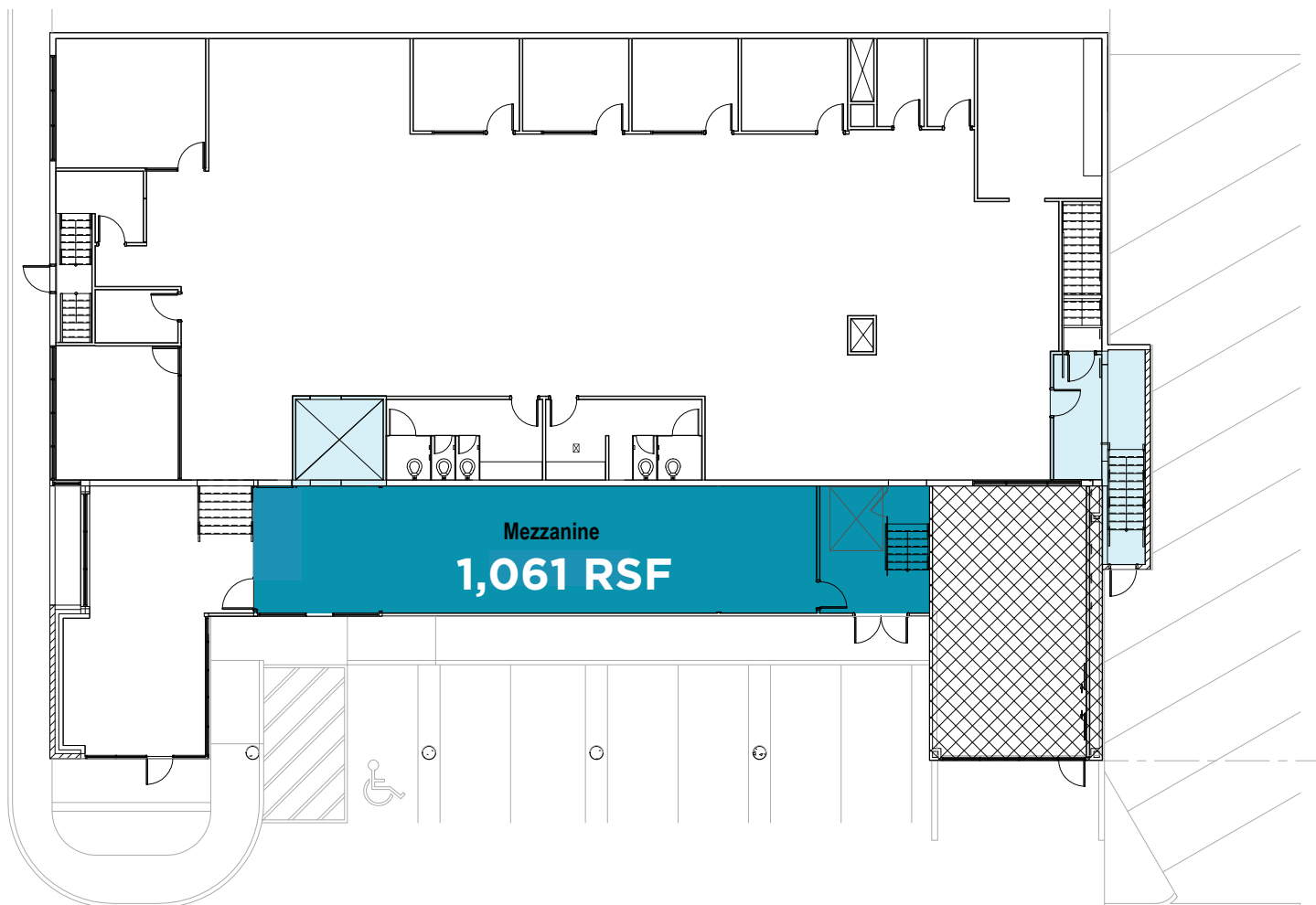
# 1st Floor Photos



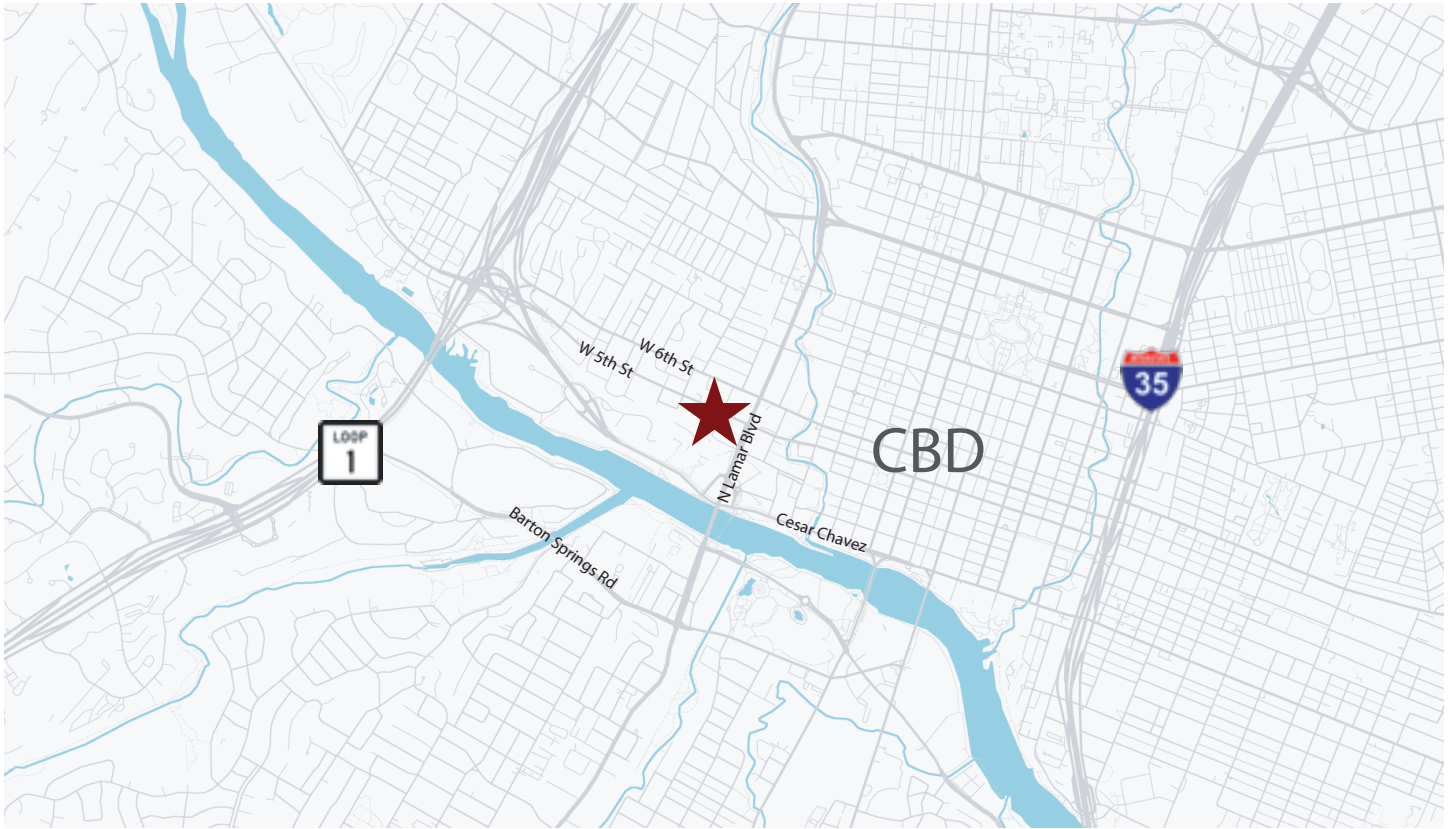


1,061 RSF

# Mezzanine Level



# Location & Amenities



# BUILDING PHOTOS



# 410 BAYLOR

Austin, TX 78703



## CONTACT INFORMATION

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