



# 4500 Ave B

BOUTIQUE HOME-STYLE OFFICE FOR LEASE

4500 Ave B  
Austin, TX 78751

 Transwestern

# About the Building

Situated in one of Austin's most dynamic and affluent neighborhoods, 4500 Ave B is ideal for a broad range of uses including retail, medical, office, multifamily and other commercial applications.

## PROPERTY SUMMARY

- Building size: 840 RSF
- Land area: 0.19 AC
- Year built/renovated: 1945/2002
- Zoning: NO-NCCD-ETOD-DBETOD-NP

## BUILDING FEATURES

- Convenient access to MoPac and IH-35
- Located within one of Austin's leading healthcare corridors
- Central Austin submarket

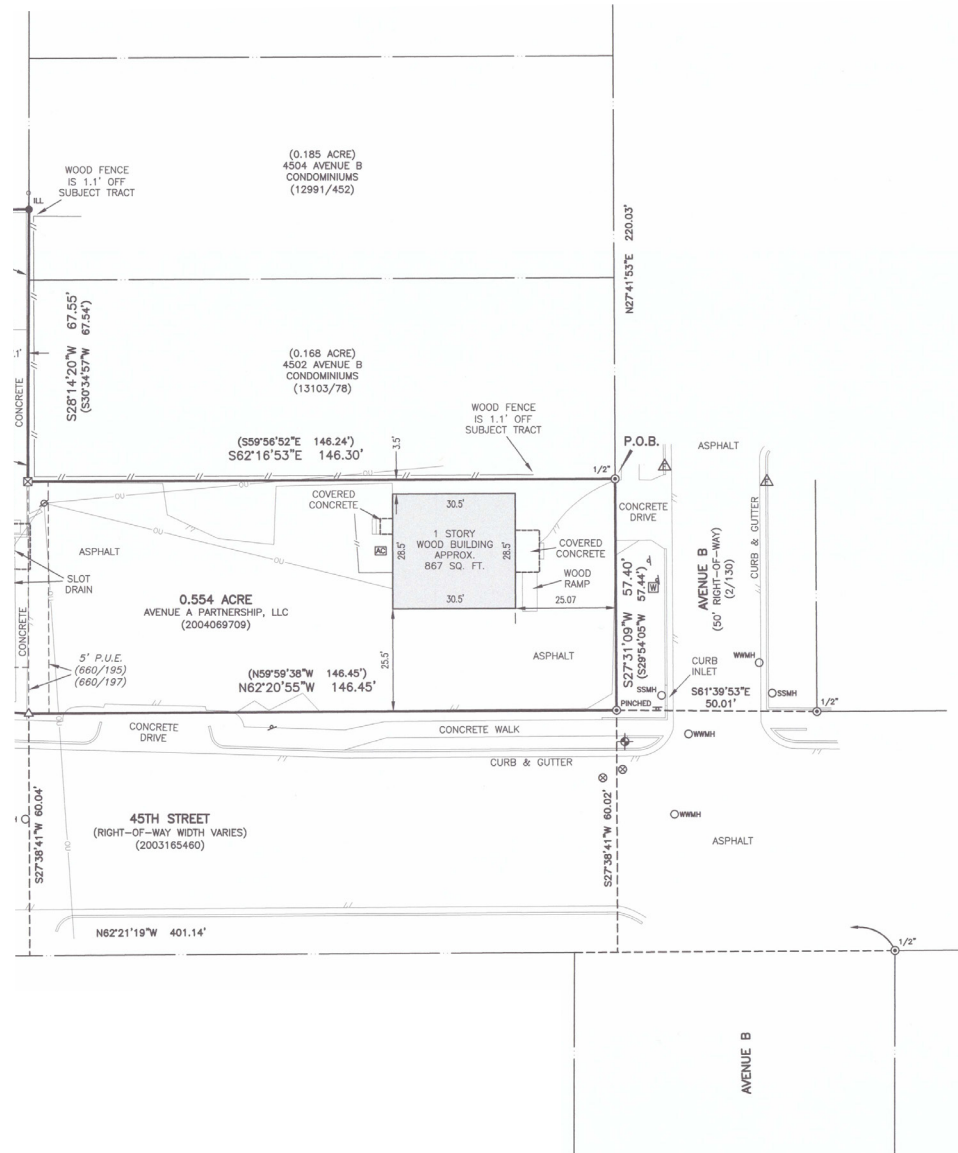


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# Survey



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# Nearby Amenities

## Retail at The Triangle:

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Natural Grocers

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Orangetheory Fitness

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Hopdoddy Burger Bar

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European Wax Center

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Mandola's Italian Kitchen

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Jeni's Splendid Ice Creams

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Nike Training Studio

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Merit Coffee



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# Get in Touch

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