

partners

FOR SALE & LEASE
STAND-ALONE PROFESSIONAL OFFICE

DOWNTOWN AUSTIN

1104 West Ave

Austin, Texas 78703

2,930 SF Stand-Alone • \$1,777,500 For Sale • \$606.66/SF • \$28.00 NNN For Lease

A rare stand-alone office in the heart of Austin's Central Business District.

Partners is pleased to offer for sale or lease 1104 West Ave — a stand-alone professional office building offering a rare opportunity for an owner-user to secure a premier location in the heart of the Central Business District. With 2,930 square feet of efficient space and excellent on-site parking, the property delivers both convenience and visibility in a highly desirable area. Its flexible layout suits legal, medical, financial, or general office use, and as a stand-alone asset it lets a business establish a strong identity with full control over signage, branding, and the entire premises. At **\$606.66 per square foot**, the offering is priced below comparable stand-alone office sales in the Austin CBD — the most attainable basis available in the submarket today.

\$1,777,500 Sale Price	\$606.66 Price Per SF · Below Comps	2,930 SF Stand-Alone Building	\$28.00 NNN Lease Rate
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Nicholas Moss
Associate
512 601 8127
nick.moss@partnersrealestate.com



Connor Watson, SIOR
Senior Vice President
512 643 8079
connor.watson@partnersrealestate.com



PROPERTY AT A GLANCE

The opportunity at a glance.

ADDRESS	1104 West Ave
CITY, STATE, ZIP	Austin, TX 78703
BUILDING SIZE	2,930 SF · Stand-Alone
SALE PRICE	\$1,777,500
PRICE PER SF	\$606.66
LEASE RATE	\$28.00 NNN
NNN EXPENSES	± \$12.50 / SF
LOT SIZE	0.15 Acres
YEAR BUILT / RENOVATED	1953 / 2017
OCCUPANCY	Vacant · Available Now
PARKING	12 Spaces + Street Parking
ZONING	LO-ETOD-DBETOD
PARCEL / COUNTY	196638 · Travis



A stand-alone office in irreplaceable real estate.

01 The Most Attainable Basis in the CBD

At **\$606.66 / SF**, the property is priced below comparable stand-alone office sales in the Austin CBD — a rare entry point for an owner-user, with strong street presence and walkable proximity to dining, retail, and transit.

02 Stand-Alone Professional Office

A stand-alone building in the heart of the CBD, perfectly suited for an owner-user seeking a premier location with full control of signage, branding, and their office environment.

03 Excellent On-Site Parking

Twelve dedicated on-site spaces plus street parking — a rarity in the CBD — ensure ease of access and convenience for both employees and clients in an otherwise dense urban setting.

04 Fully Renovated in 2017

Renovated in 2017 and further improved with new AC units installed in 2024, the property offers updated systems and reduced near-term capital needs — turnkey functionality and peace of mind for a new owner.

05 Austin Market Growth

Anchored in one of the most dynamic urban cores in Texas — sustained population growth, an expanding tech and professional-services sector, and rising demand for infill commercial space near the Capitol, courthouses, and major employers.

06 Delivered Vacant & Flexible

Available for immediate occupancy with a flexible, multi-level layout well suited to legal, medical, financial, or general office operations — a clean slate to configure and brand.



A light-filled, renovated office interior.



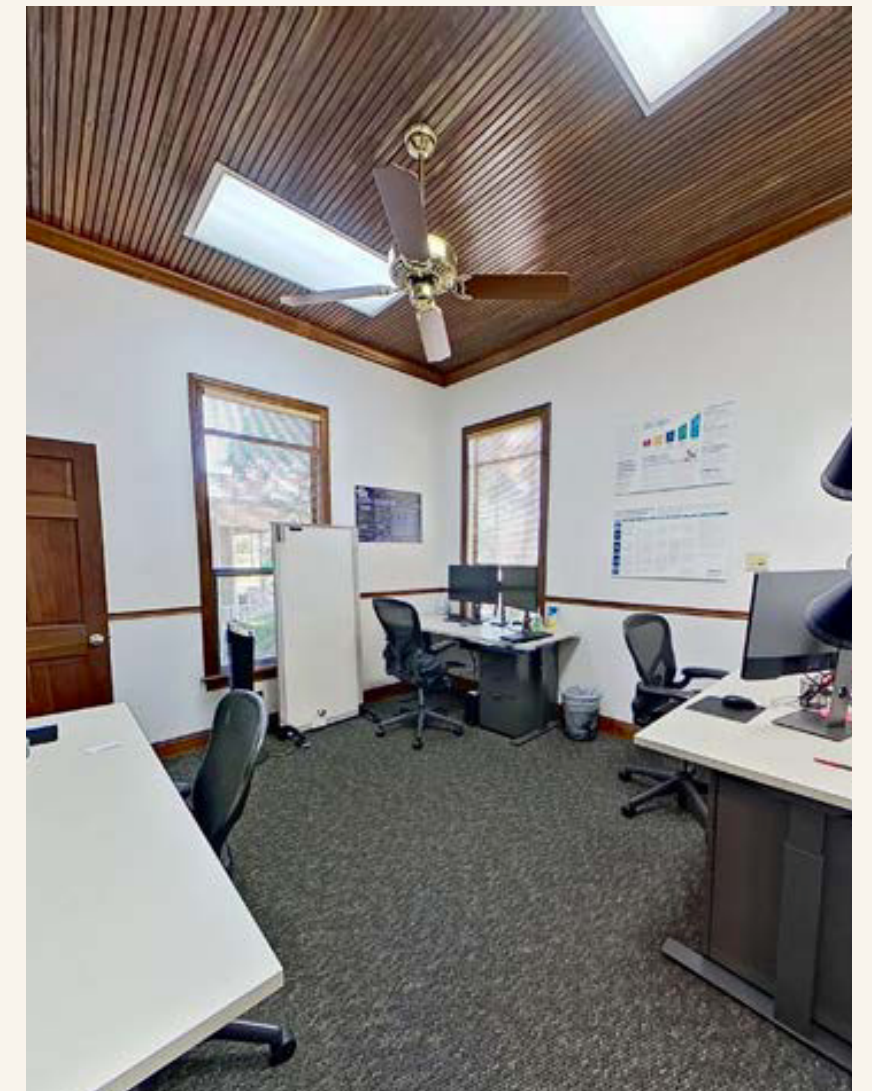
OFFICE



CONFERENCE



PRIVATE OFFICE



WORKSPACE



UPPER OFFICE



FLEX SPACE



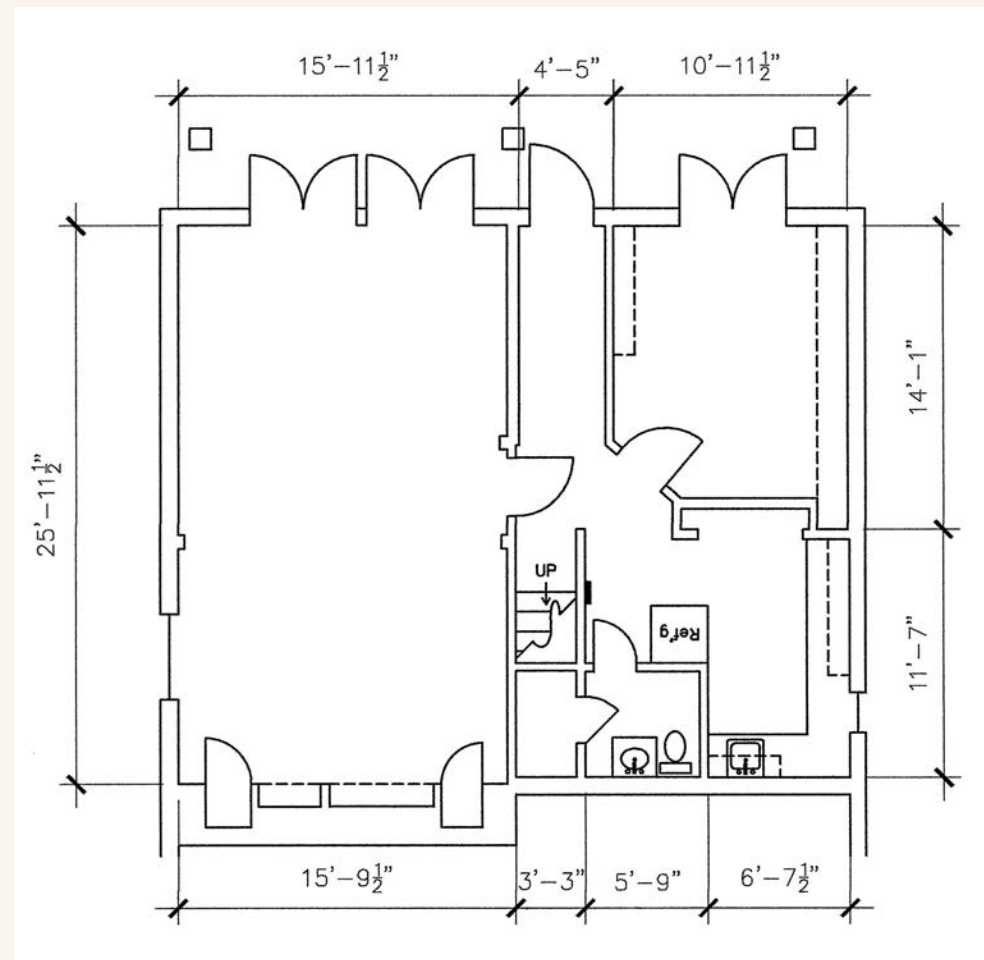
CORRIDOR



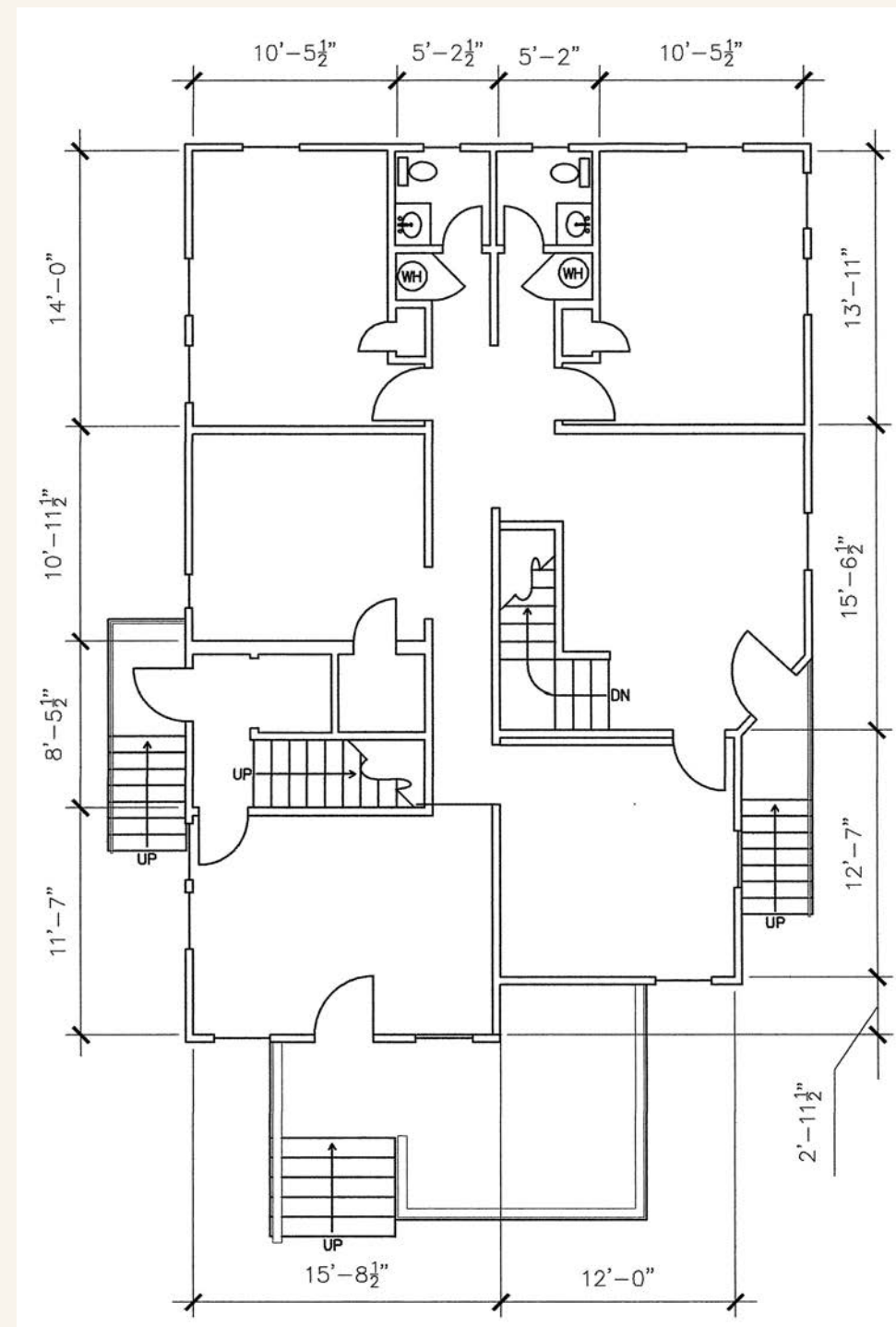
LOUNGE

Three levels of flexible office space.

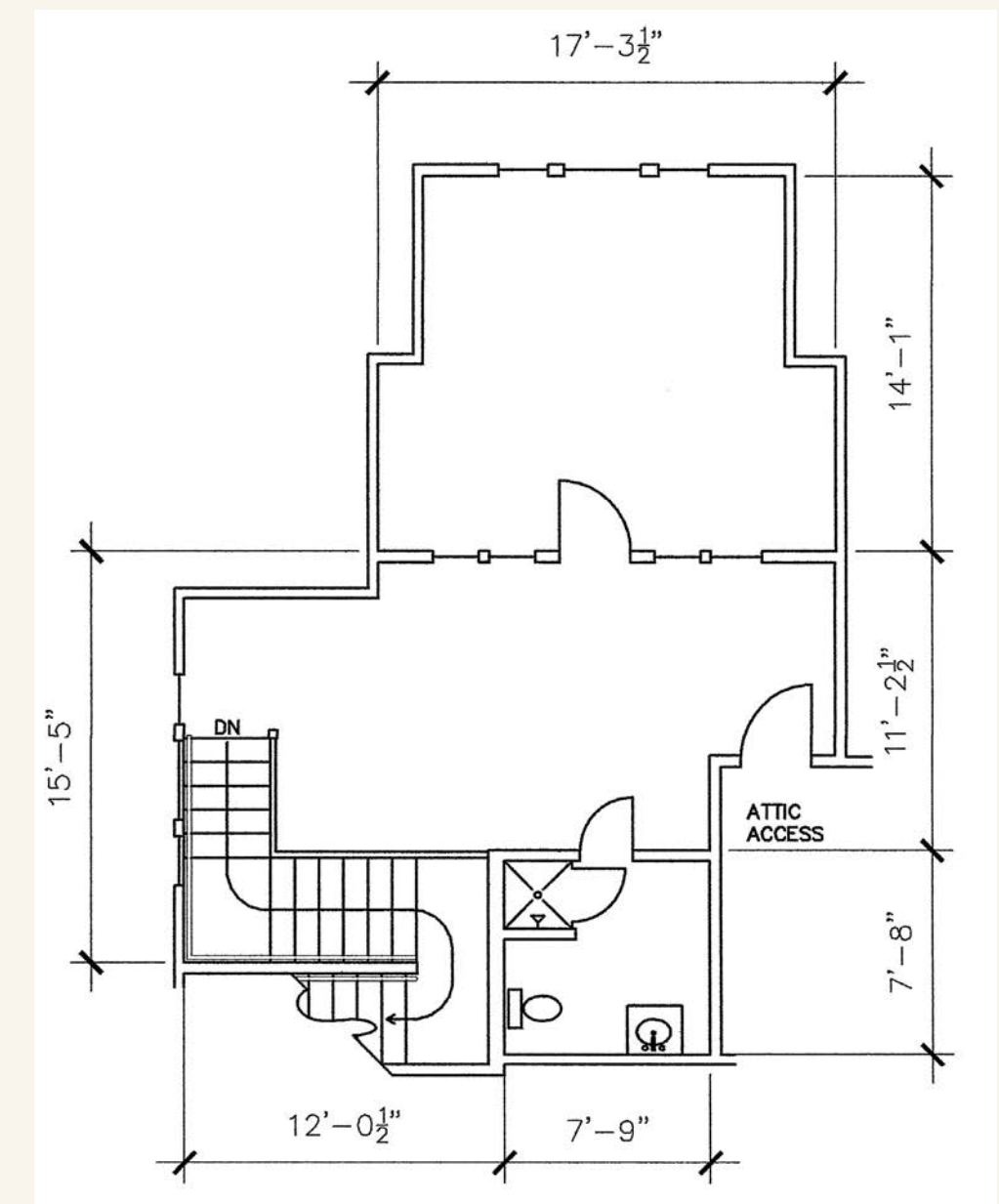
01 Lower Level



02 First Floor

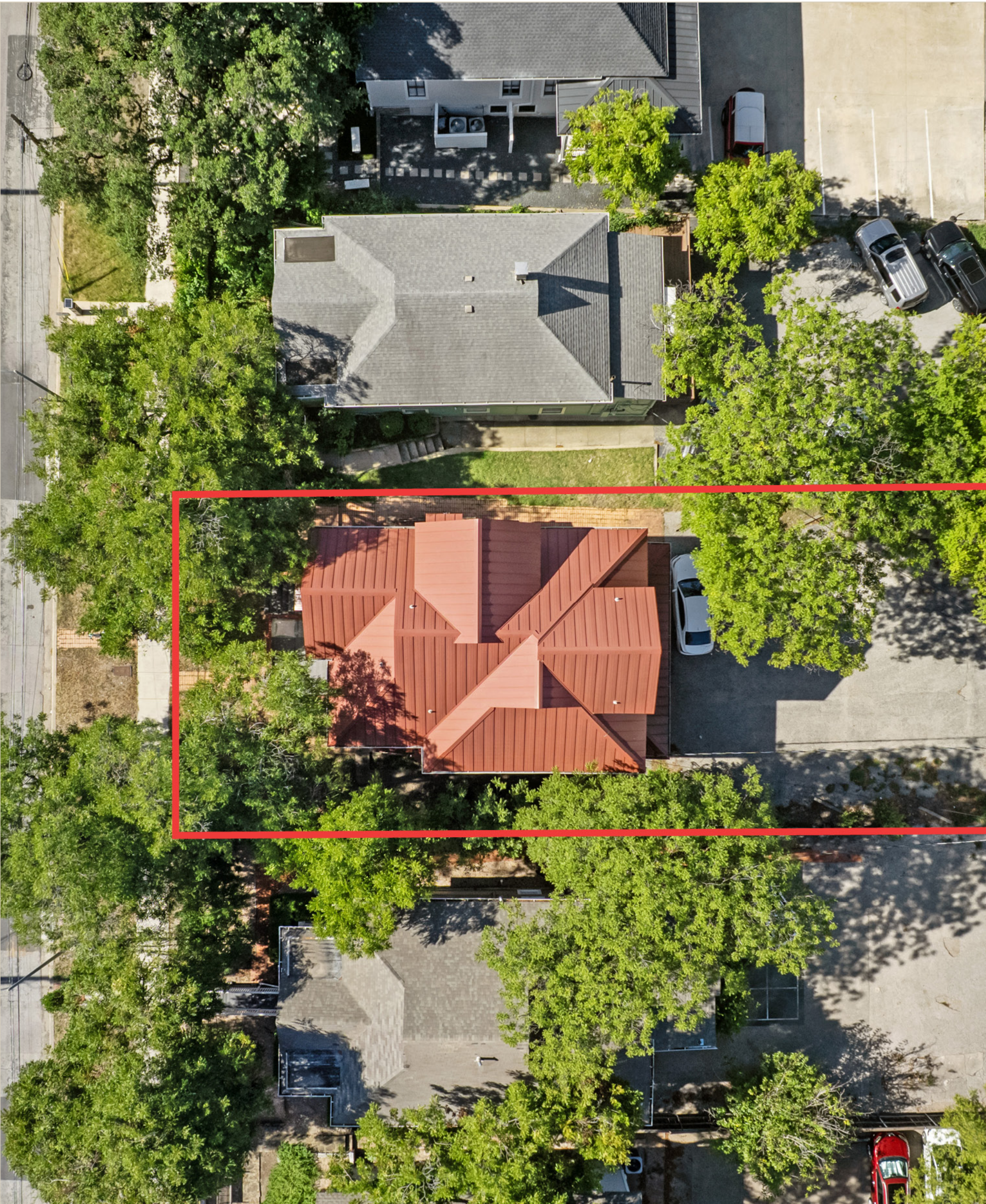


03 Second Floor



Floor plans are approximate and not to scale. Dimensions to be verified by buyer.

A stand-alone lot with rare on-site parking.



The 0.15-acre site holds a stand-alone building fronting West Ave between 11th and 12th Streets — a walkable, CBD-adjacent block minutes from the Texas Capitol and downtown core. Dedicated on-site parking gives the property a decisive edge over multi-tenant CBD alternatives.

FULL SIGNAGE & BRANDING CONTROL

As a stand-alone asset, the entire premises — frontage, monument signage, and identity — belong to a single owner-user.

12

On-site spaces

+ Street

Additional parking

0.15 AC

Stand-alone lot

2 mi

To downtown core

LOCATION

In the heart of downtown Austin.

1104 West Ave sits in Old West Austin, at the edge of the Central Business District — offering the walkability and visibility of the urban core with the character of one of Austin's most established neighborhoods, all within reach of the Capitol, courthouses, and major employers.

Downtown

Old West Austin,
at the CBD's edge

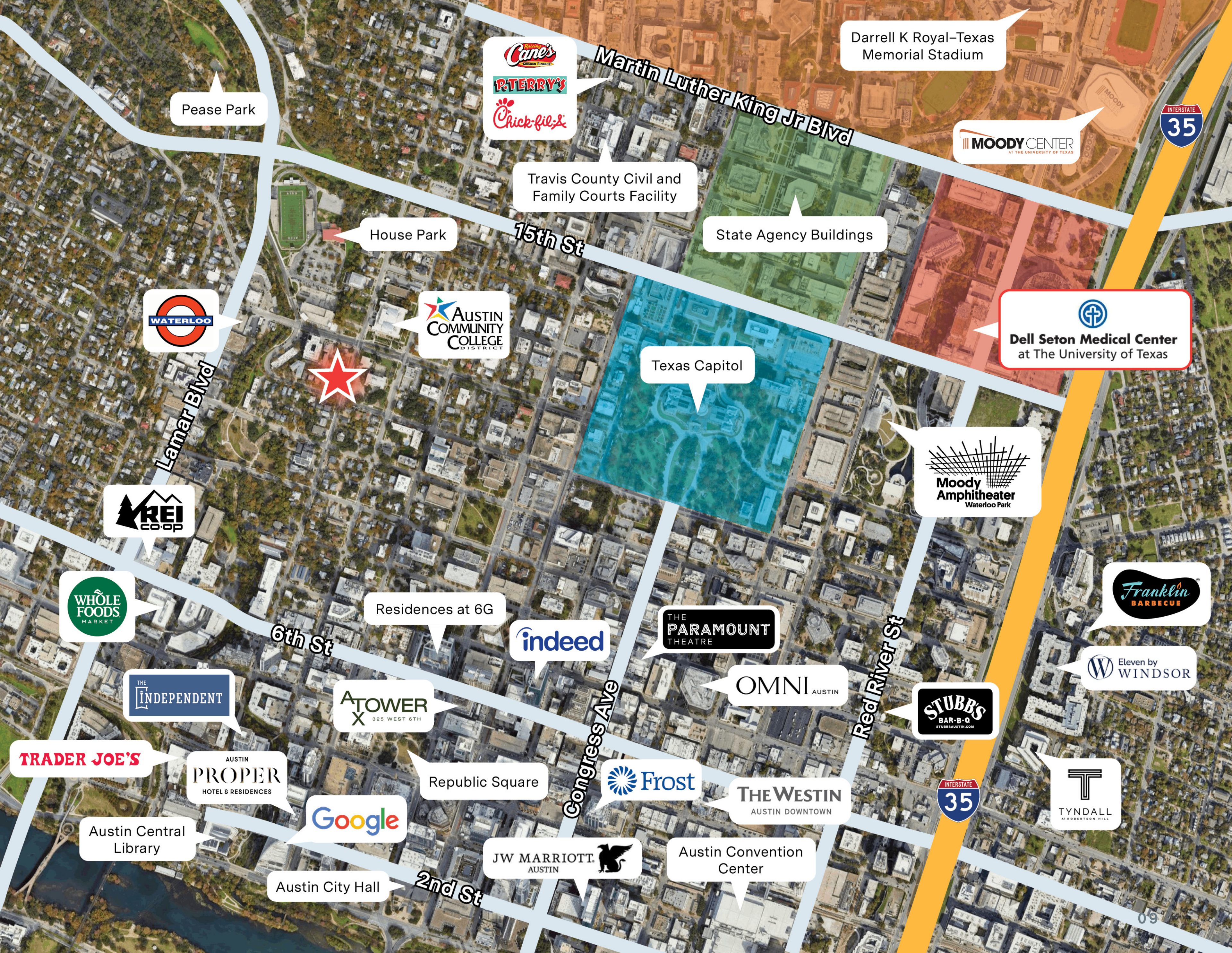
37,756

Residents
within 1 mile

105,790

Daytime employees
within 1 mile

1104 WEST AVE



Pease Park

Cane's
P.TERRY'S
Chick-fil-A

Martin Luther King Jr Blvd

Darrell K Royal-Texas
Memorial Stadium

MOODY CENTER
AT THE UNIVERSITY OF TEXAS

INTERSTATE
35

Travis County Civil and
Family Courts Facility

House Park

State Agency Buildings

WATERLOO

AUSTIN
COMMUNITY
COLLEGE
DISTRICT

Dell Seton Medical Center
at The University of Texas

Texas Capitol

Moody
Amphitheater
Waterloo Park

REI
CO-OP

WHOLE
FOODS
MARKET

Residences at 6G

indeed

THE
PARAMOUNT
THEATRE

Franklin
BARBECUE

W Eleven by
WINDSOR

THE
INDEPENDENT

A TOWER
X
325 WEST 6TH

OMNI
AUSTIN

STUBB'S
BAR-B-Q
STUBBSAUSTIN.COM

TRADER JOE'S

AUSTIN
PROPER
HOTEL & RESIDENCES

Republic Square

Frost

THE WESTIN
AUSTIN DOWNTOWN

TYNDALL
AT ROBERTSON HILL

Austin Central
Library

Google

Austin City Hall

2nd St

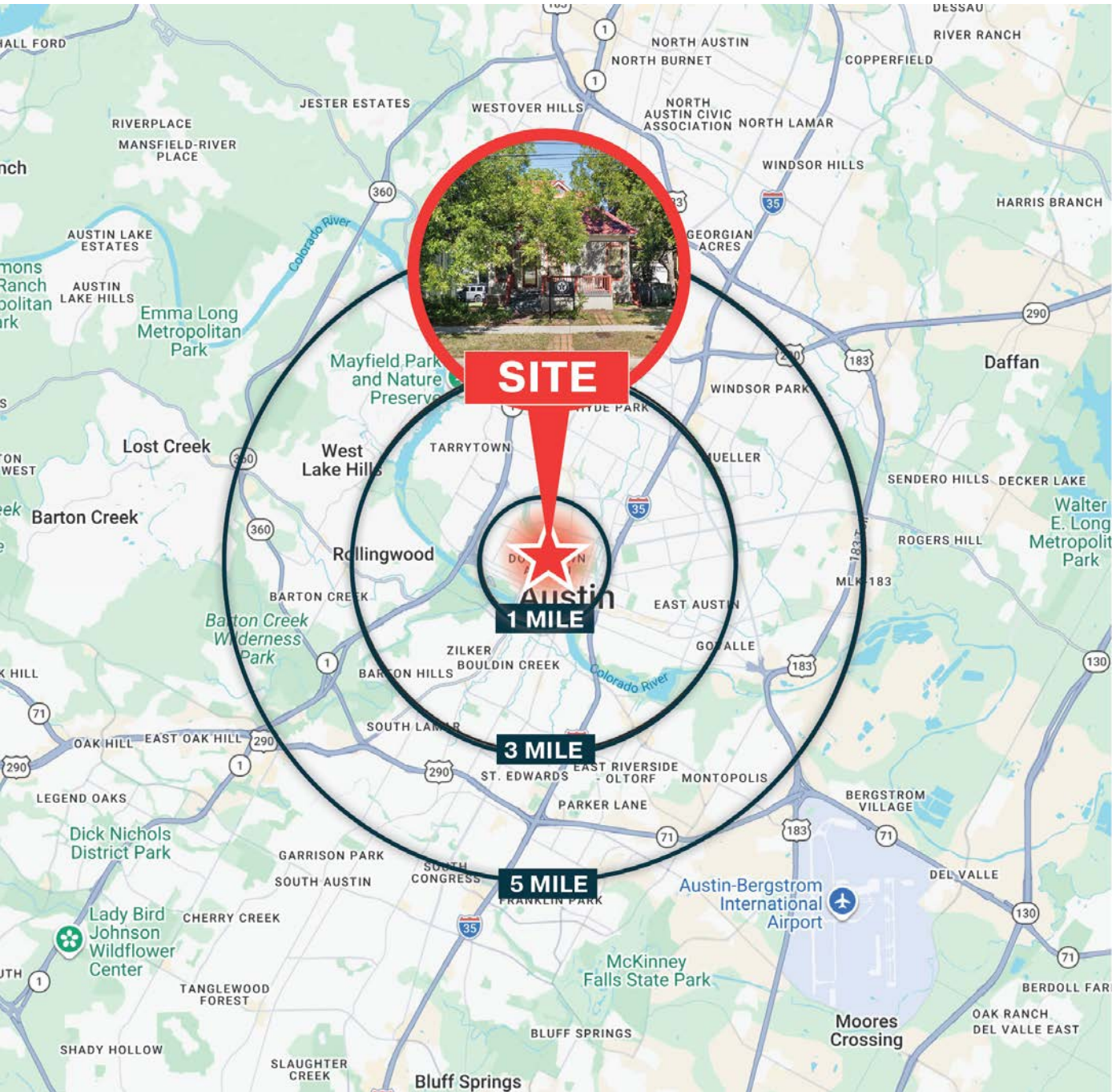
JW MARRIOTT
AUSTIN

Austin Convention
Center

INTERSTATE
35

09

A dense, high-employment downtown trade area.



	1 MILE	3 MILES	5 MILES
2024 Population	37,756	181,710	369,639
2029 Projection	40,855	198,672	404,146
2024 Households	16,088	87,427	171,351
Avg. HH Income	\$114,752	\$117,943	\$111,026
Median HH Income	\$82,437	\$85,532	\$79,562
Daytime Employees	105,790	220,196	335,080
Median Age	28.2	33.2	34.3

Source: CoStar.

For more information, contact the team.

partnersrealestate.com



Nicholas Moss

Associate

512 601 8127

nick.moss@partnersrealestate.com



Connor Watson, SIOR

Senior Vice President

512 643 8079

connor.watson@partnersrealestate.com

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