



CUSHMAN &
WAKEFIELD

808 W 34TH STREET

AUSTIN, TX 78705

For Lease

1,498 SF
Stand Alone
Building



PROPERTY HIGHLIGHTS

Rental Rate:

Contact Broker

SPACE AVAILABLE

1,498 SF Stand Alone Building

- Creative office building
- Excellent location in Central Austin
- Exterior patio/deck
- Great visibility
- Available 8/1/24
- Short-term lease available

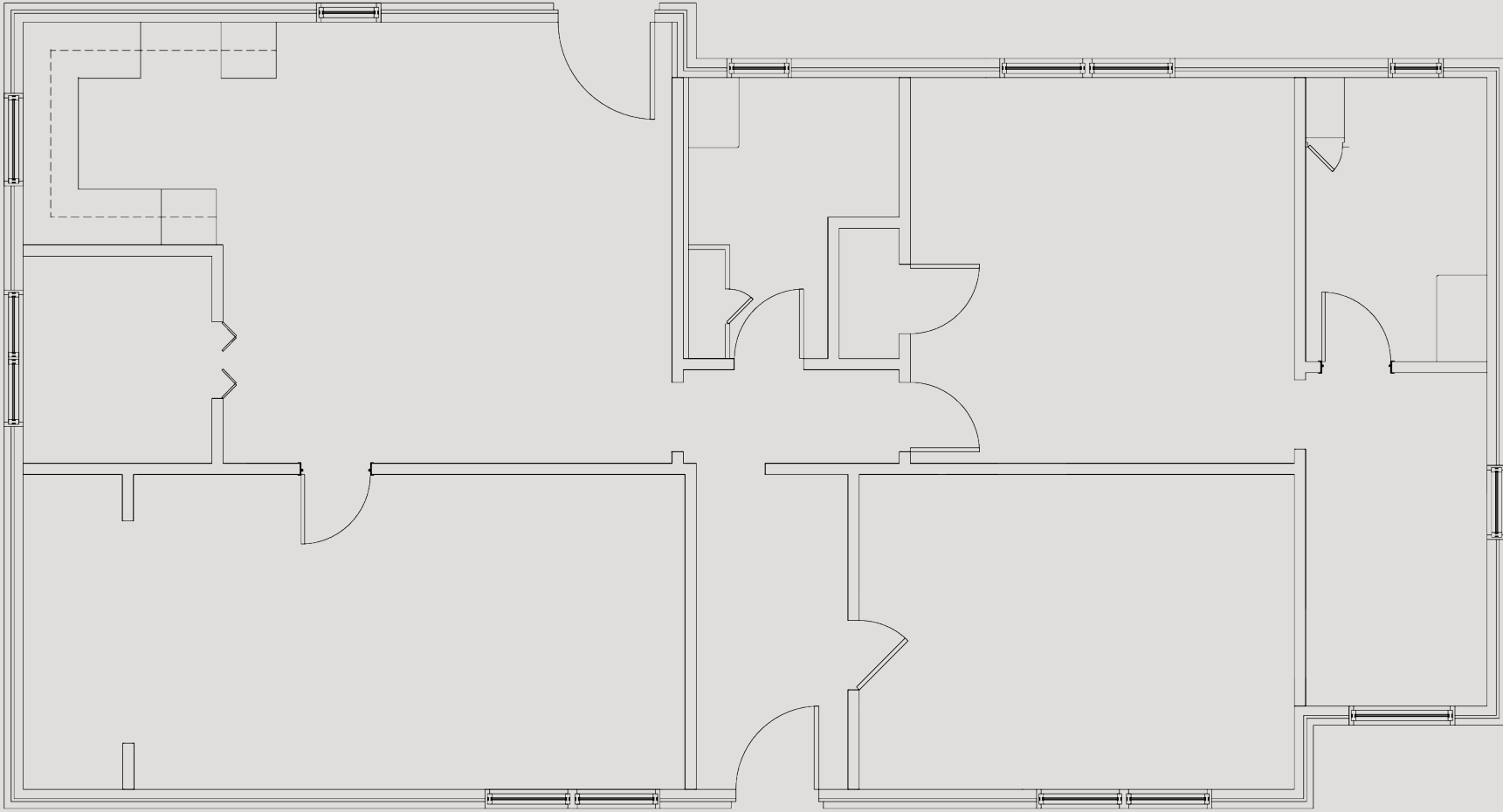
PARKING

6: 1,000 SF

MOPAC

183





Front Door

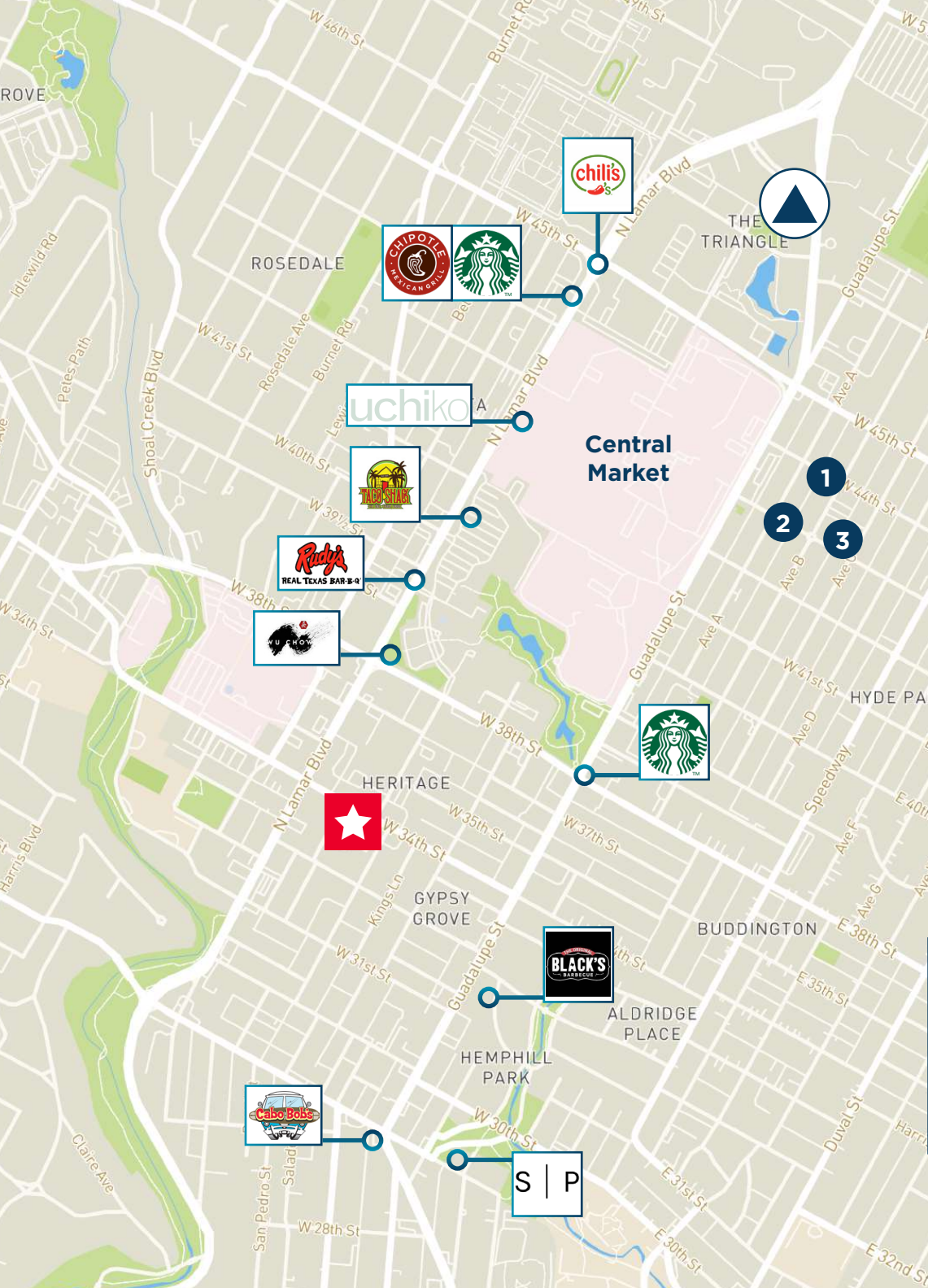


**CUSHMAN &
WAKEFIELD**

808 W 34TH STREET
AUSTIN, TX 78705

FLOOR PLAN

1,498 SF



AREA AMENITIES



808 W 34TH ST

Triangle

- Jersey Mikes
- Natural Grocer
- Merit Coffee Shop
- Hopdoddy
- Mandolas
- Corepower
- Orange theory
- Solidcore
- Mezzeme

Nearby Medical Centers

1. Ascension Seton Medical Center Austin
2. Heart Hospital of Austin
3. Austin State Hospital



808 W 34TH STREET
AUSTIN, TX 78705



**For more information,
please contact:**

Kevin Granger
Executive Managing Director
+1 512 814 3403
kevin.granger@cushwake.com

Eli Desjardins
+1 512 370 2453
eli.desjardins@cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.