

620 W. 34TH STREET

AUSTIN, TX 78705

OFFICE BUILDING

FOR LEASE

This charming historic office is in the heart of North University/Heritage area. Built in 1922 as a duplex it is now a connected single unit space. Next door to Salvation Pizza and Food Heads as well as walking distance to Guadalupe and all that it offers. Open porch entry, five private office rooms with two bathrooms. Dedicated parking in the back along with street parking in the front.



Michael Covey
512.949.9976
michael@leadcommercial.com
leadcommercial.com



PROPERTY DETAILS

LEASE RATE

\$31.50/SF + NNN \$12.70/SF

LOCATION INFORMATION

Street Address	620 W. 34th Street
City, State, Zip	Austin, TX 78705
County/Township	Travis
Submarket	Central

BUILDING INFORMATION

Building Size	1,508 SF
Number Of Rooms	5
Tenancy	Single
Year Built	1922

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	CS-CO-NP
Lot Size	0.14 Acres

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.64
Number Of Spaces	7

620 W. 34TH STREET

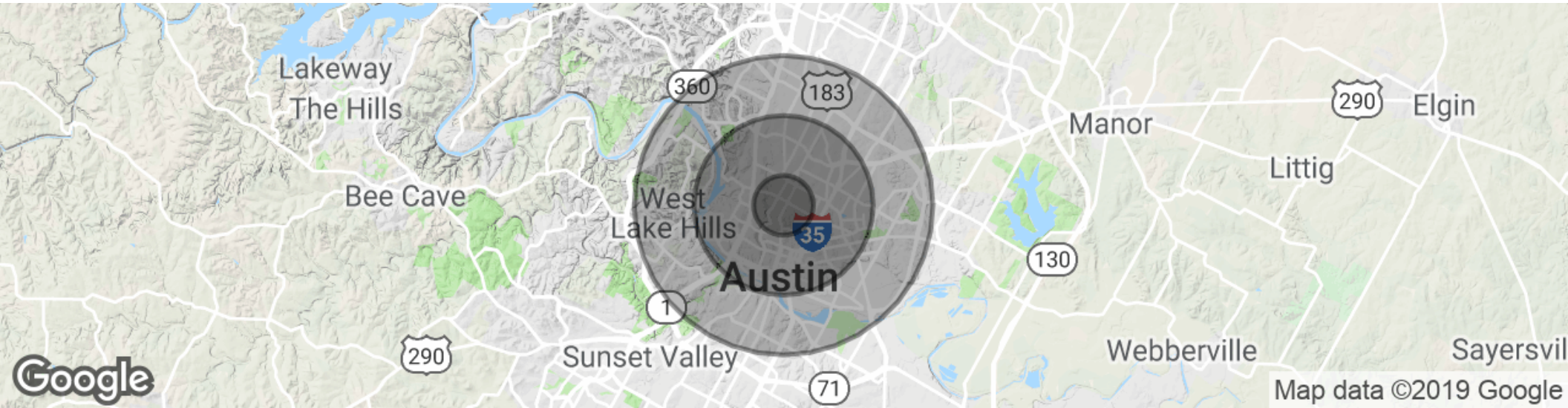
ADDITIONAL PHOTOS



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	26,795	130,318	322,474
Median age	25.2	31.3	32.1
Median age (Male)	25.5	31.2	31.9
Median age (Female)	24.9	31.3	32.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,542	56,800	137,467
# of persons per HH	2.5	2.3	2.3
Average HH income	\$53,006	\$74,530	\$71,494
Average house value	\$485,445	\$412,047	\$350,717

* Demographic data derived from 2010 US Census

BROKER INFORMATION

MICHAEL COVEY

Agent

512.949.9976

michael@leadcommercial.com

