

1204 E 7th St

1204 E 7th St, Austin, TX 78702



Presented By:
Seed Property Group



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Property Details

Creative work or living space at it's finest. The historic Briones House, known as "Casa de Suenos," may be leased as a whole building or as two separate units. Listed rent reflects the entire building, including triple nets. The property is zoned TOD-H-NP, allowing for a variety of uses. The building provides separate outside entrances, large living areas, conference or studio spaces, office or bedroom space. Additionally, both units provide full kitchens. Unit A (downstairs) offers a total of 3 bedrooms and 2 bathrooms with 1735 sf. Unit B (upstairs) provides 3 bedrooms and 1 bathroom totaling 1417 sf. Monthly allocated expenses per month are for the whole building which would split pro-rata based on split of upstairs/downstairs. Parking is located in the back, convenient for tenants and guests. Additionally, the property boasts private outdoor space, perfect for a break from work or for invited guests. Whether you're considering the whole building or separate units, 1204 East 7th Street presents a wonderful option for a downtown location.

Price: \$30.00 /SF/YR

- High Traffic and visibility
- Unique
- Flexible

View the full listing here: <https://www.loopnet.com/Listing/1204-E-7th-St-Austin-TX/32075060/>

| | |
|------------------------|------------------------|
| Rental Rate: | \$30.00 /SF/YR |
| Property Type: | Office |
| Building Class: | C |
| Rentable Building Area | 3,152 SF |
| : | |
| Year Built: | 1946 |
| Walk Score ®: | 95 (Walker's Paradise) |
| Transit Score ®: | 53 (Good Transit) |
| Rental Rate Mo: | \$2.50 /SF/MO |

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Listing spaces

1st Floor Ste A

| | |
|------------------|------------------|
| Space Available: | 1,735 SF |
| Rental Rate: | \$30.00 /SF/YR |
| Date Available: | Now |
| Service Type: | Triple Net (NNN) |
| Built Out As: | Live/Work |
| Space Type: | Relet |
| Space Use: | Office |
| Lease Term: | 2 - 5 Years |

2nd Floor Ste B

| | |
|------------------|------------------|
| Space Available: | 1,417 SF |
| Rental Rate: | \$30.00 /SF/YR |
| Date Available: | Now |
| Service Type: | Triple Net (NNN) |
| Space Type: | Relet |
| Space Use: | Office |
| Lease Term: | Negotiable |

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Location



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Property Photos



Primary Photo



living down

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Property Photos



living up 2



living up 3

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Property Photos



living up



kitchen up

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Property Photos



Building Photo



Building Photo

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Property Photos



Building Photo



Building Photo

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