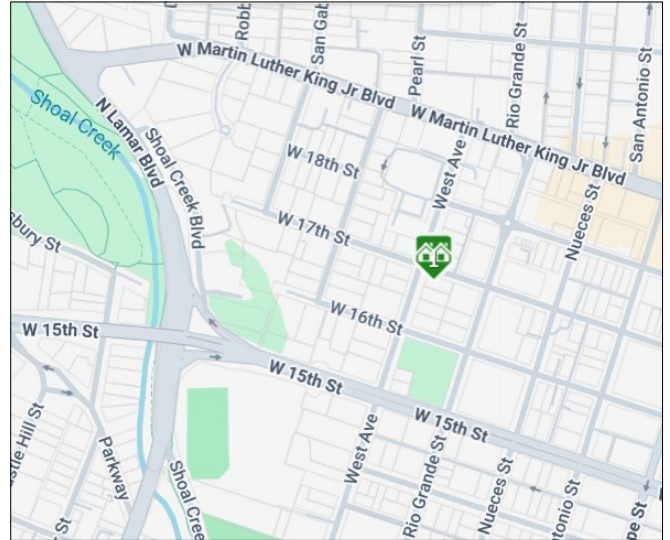


FOR LEASE

1611 West Ave Austin, Texas 78701

More than just a workspace, it's a piece of Austin's history



DESCRIPTION:

Three-story, single-occupant office building totaling 3,384 SF

Lease rate: \$28/SF + NN (estimated at \$11.82/SF)

11 dedicated parking spaces plus ample metered street parking

Zoned LO (Limited Office)—ideal for professional services

Each floor features a kitchen/wet bar and private bathroom

Welcoming reception area for guests and clients

Conference room for meetings and collaboration

Elegant hardwood flooring throughout

PROPERTY HIGHLIGHTS:

Built in 1907 by Commodore E. H. Perry as his first Austin residence.

Located in the prestigious Judges Hill neighborhood at the prime corner of 17th & West Avenue.

Blocks from the County Courthouse—ideal for legal professionals and businesses.

Close proximity to the University of Texas campus, Capitol Complex and Downtown.

First and second floors feature spacious rooms with floor-to-ceiling windows and abundant natural light.

Top floor offers sweeping views of UT and Downtown Austin.

Photos at www.1611westave.com

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