

1307 E 4th

AUSTIN, TX 78702

FOR LEASE

Office Building

UNITS AVAILABLE

NAME	SIZE	LEASE RATE
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1307 E 4th St, Austin, TX	1,588 SF	\$5,000/mo
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PROPERTY FEATURES

Modified Gross Sublease -- base rent shall be payable in equal monthly installments on or before the first day of each and every calendar month thereafter during the term. In addition to base rental, lessee agrees to pay the budgeted operating expense amount.

Budgeted Operating Expense Amount (2019): \$13.67/sq.ft. | \$1.14/



www.SperryCGA.com

Rich Edison

VP COMMERCIAL

512.994.0154

rich.edison@sperrycga.com

TX #672781

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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