



# For Lease

1,390 SF

2nd Gen Office in Central Austin

1803 W 35th St., Suite B  
Austin, TX 78701

## 2nd Gen Office Space available for lease on 35th St

Nestled in the vibrant and historic Bryker Woods neighborhood of Austin, TX, this premier property on West 35th Street offers an unparalleled leasing opportunity. With easy access to Mopac Expressway and just minutes from downtown, the location is perfect for medical and office tenants seeking convenience and visibility. The property is less than two blocks west of Seton Hospital and surrounded by an array of amenities including restaurants, shopping, banks, and other commercial services. It boasts free covered parking and is strategically located on the NW corner of 35th and Oakmont Blvd.

Size: 1,390 SF

Rate: \$20.00/SF

Opex: \$8.03/SF

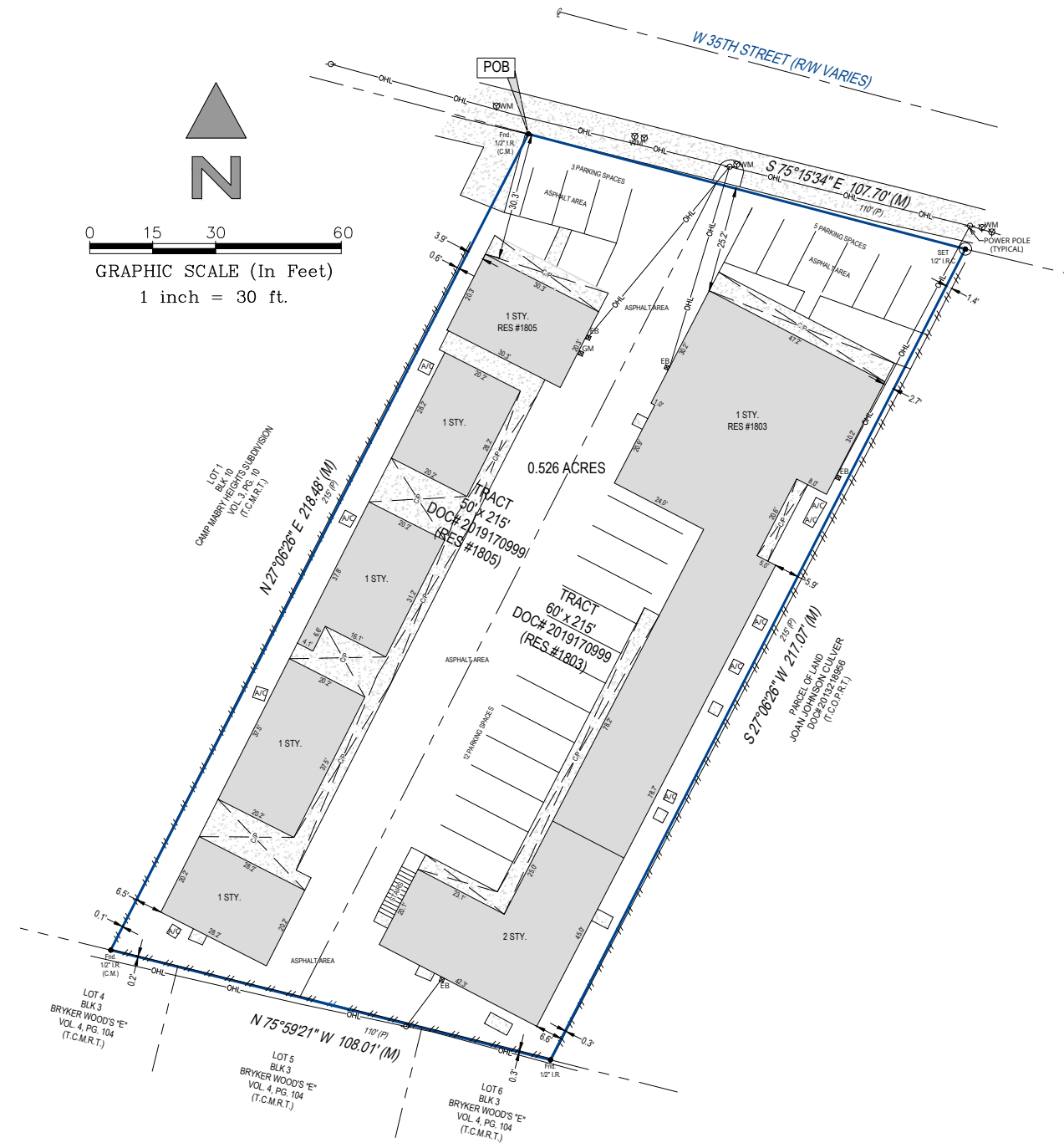
Parking: 4 Spaces



# Property Details

Situated between the upscale neighborhoods of Brykerwoods to the south and Rosedale to the north.

This location offers a harmonious blend of residential charm and commercial potential. It's perfectly positioned equidistant from The Domain to the north and Downtown Austin to the south. Additionally, it's within easy walking distance of the Shoal Creek trailhead and just a stone's throw from the Mopac Expressway to the west, as well as the amenity-rich N Lamar and Burnet Road to the east.



## Property Info

<b>Address:</b>	1803-1805 W 35th St Austin, TX 78703-1320
<b>Type</b>	Light office/retail/multi-family/land
<b>Legal Description</b>	ABS 697 SUR 7 SPEAR G W ACR 0.5429
<b>Lot Size</b>	0.5429 Acres or 23,648.72 Square Feet
<b>Frontage:</b>	112.56
<b>Building Signage:</b>	Yes
<b>Parking Spaces:</b>	24
<b>Property Use:</b>	05 (APTS 5 - 25)
<b>Zoning</b>	LO-NP
<b>FAR</b>	.7:1
<b>IC</b>	70%

## Building Info

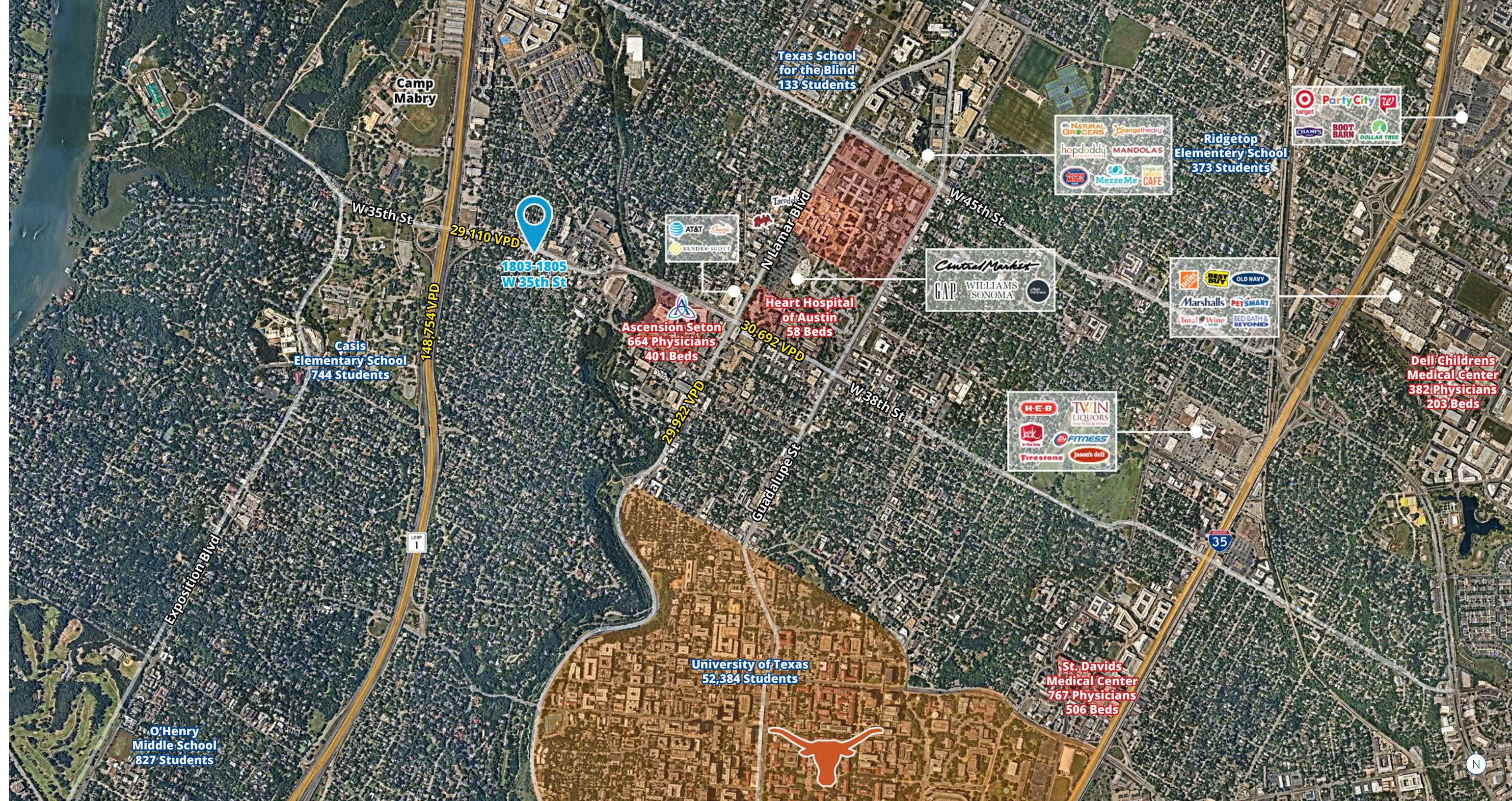
<b>Building 1</b>	6,249 SF (TCAD)	Built 1964
<b>Building 2</b>	2,240 SF (TCAD)	Built 1963
<b>Building 3</b>	600 SF (TCAD)	Built 1963

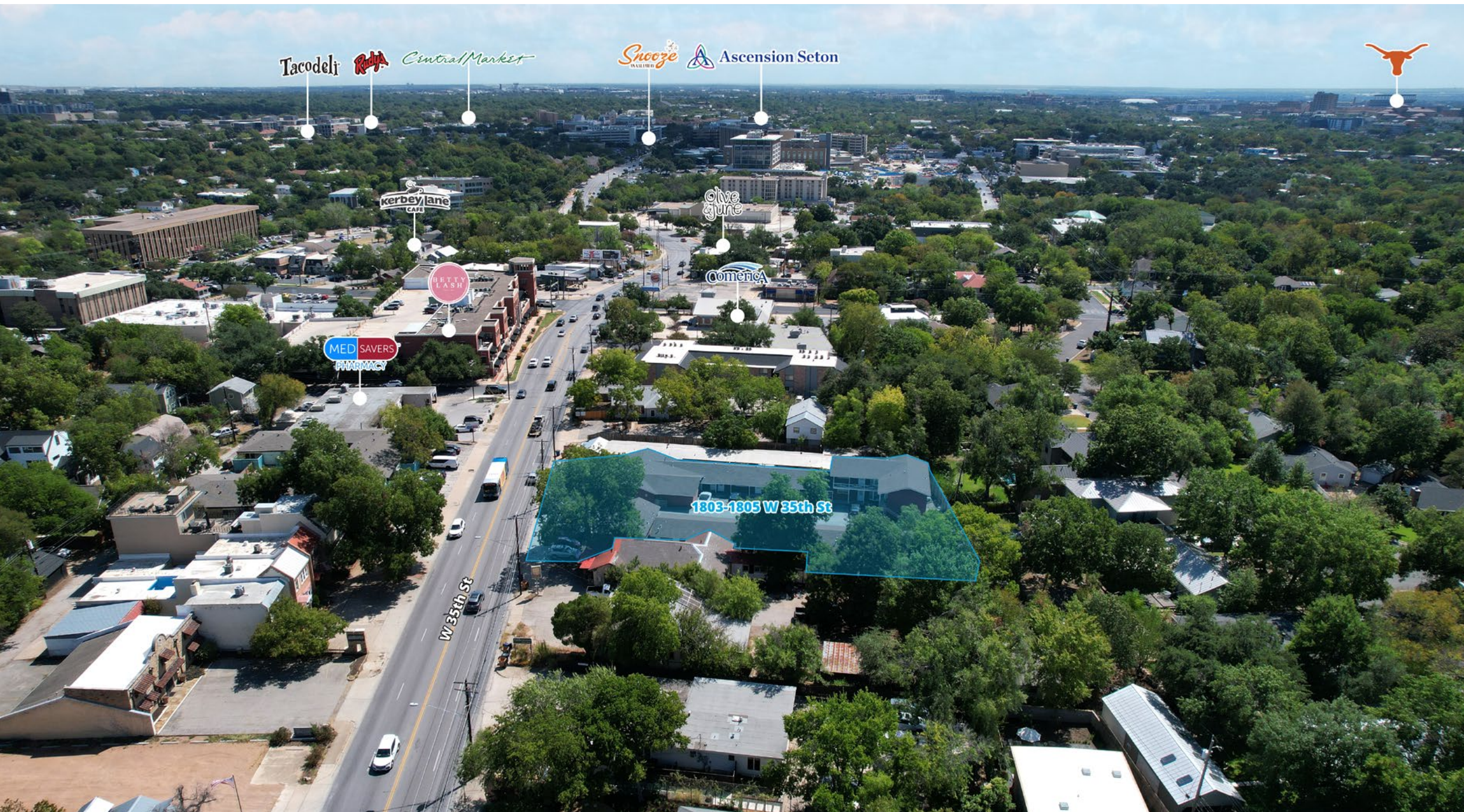
# The Location West Central Austin

Bryker Woods is located in the heart of Austin, only minutes from the University of Texas and downtown. It is bordered by Shoal Creek on the east side, Mopac on the west, 35th Street on the north, and Westover Road on the south.

Bryker Woods itself is a charming mix of young and old families, predominantly a single-family neighborhood characterized by small, well-maintained homes. It's celebrated for its strong community spirit, mature trees lining the streets, and access to park & greenbelt areas, including the Shoal Creek trail. Despite the challenges of traffic and development pressures, Bryker Woods maintains its quaint ambiance and community-focused spirit, making it a desirable location for residents and businesses alike

It is convenient to retail, grocery shopping, recreational facilities, and the nearby Seton Medical Center. With great proximity to Mopac and Lamar Boulevard, it is simple to access the north and south parts of the city.





# Nearby Amenities

Restaurants	Services & Retail	Points of Interest
Kerby Lane Cafe	Central Market	Ascension Seton
Olive and June	Kendra Scott	Heart Hospital of Austin
Tinys Milk & Cookies	Wells Fargo	University of Texas
Cucina on 35th	Comerica Bank	Camp Mabry
Subway	Med Savers Pharmacy	
Snooze, an A.M. Eatery	Mattress Firm N Lamar	
Uchiko		
Taco Deli		
Rudy's		



**1,381**  
Businesses  
*1 Mile*



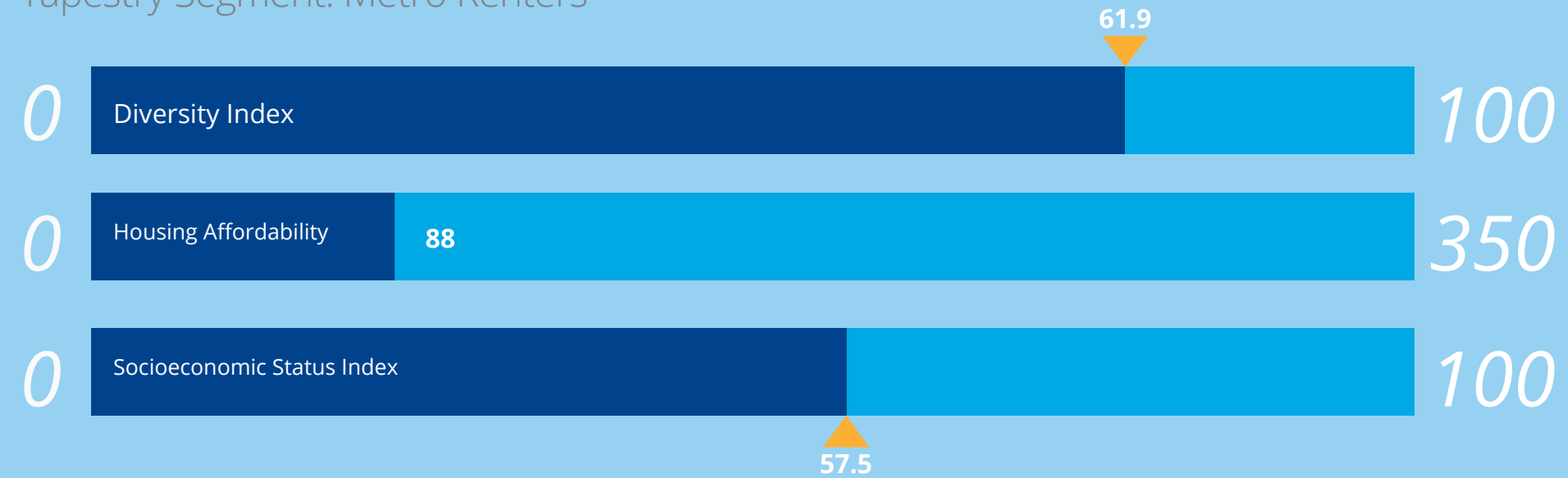
**19,788**  
Employees  
*1 Mile*



**56**  
Restaurants  
*1 Mile*

# Demographics | Area Profile 1 Mile

## Tapestry Segment: Metro Renters



### Metro Renters

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest-growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is above the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

### Area Traits

- Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.
- Neighborhoods feature 20+ unit apartment buildings, typically surrounded by offices and businesses.
- Renters occupy close to 80% of all households.
- Public transportation, taxis, walking, and biking are popular ways to navigate the city.

### Socioeconomic Traits

- Well-educated consumers, many currently enrolled in college.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.

Population		Daytime Population		Population Growth (Since 2010)	
1 mile	12,676	1 mile	29,988	1 mile	18.6%
2 mile	73,600	2 mile	123,594	2 mile	17.5%
3 mile	136,881	3 mile	301,288	3 mile	20%
Households		Median Household Income		Median Home Value	
1 mile	5,767	1 mile	\$116,581	1 mile	\$833,095
2 mile	33,263	2 mile	\$62,775	2 mile	\$810,619
3 mile	63,262	3 mile	\$82,320	3 mile	\$763,266



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