

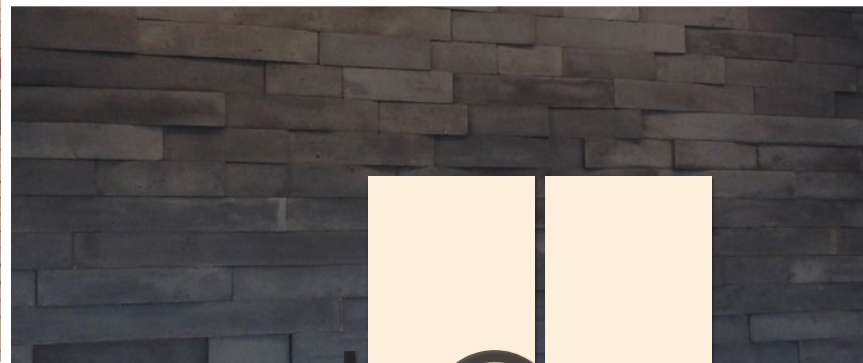


1705 guadalupe street | austin, tx 78701

FOR SALE OR FOR LEASE

1705





OVERVIEW

ADDRESS 1705 Guadalupe Street
Austin, TX 78701

SUBMARKET Central Business District

TOTAL SF 45,700 SF

AVAILABILTY For Sale

For Lease
Suite 100 - 7,749 RSF
Suite 500 - 8,378 RSF

FEATURES

- » External signage available
- » Common roof deck (1,700 SF)
- » Common area showers, lockers, and bike racks; motorcycle and scooter parking on site
- » Walking distance to restaurants & retail

**TOUR
STE. 100**

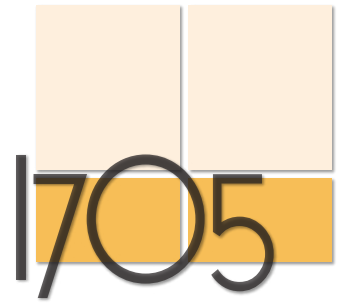


**TOUR
STE. 500**



LOCATION

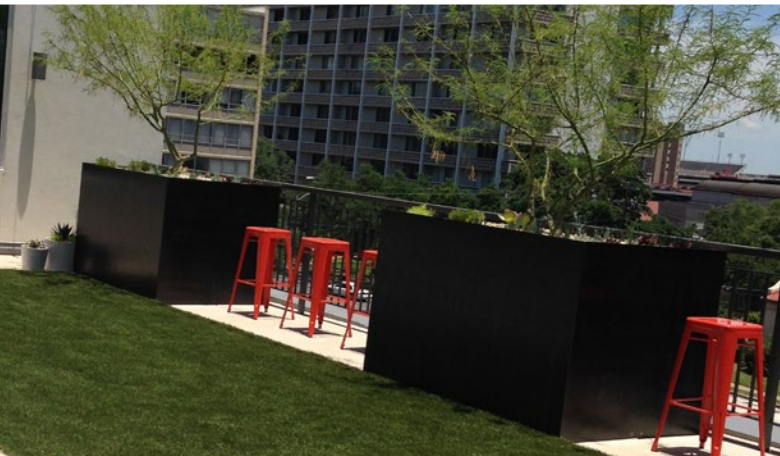
1705 Guadalupe Street | Austin, TX 78701



- | | | | |
|---------------------------|---------------------------|------------------------|------------------------------|
| 1. Bert's BBQ | 14. Schlotzsky's | 27. Texas Chili Parlor | 40. Raising Cane's |
| 2. Sushi Niichi | 15. Domino's Pizzeria | 28. The Cloak Room | 41. 7-ELEVEN |
| 3. Cain & Abel's | 16. Bob Bullock Museum | 29. Double Tree Suites | 42. Dive Bar |
| 4. Pita Pit | 17. Frank Erwin Center | 30. The Dog & Duck Pub | 43. La Quinta at the Capitol |
| 5. Austin's Pizza | 18. Brackenridge Hospital | 31. Starbucks | 44. Cathy's Cleaners |
| 6. Potbelly Sandwich Shop | 19. Avis Rent-A-Car | 32. Thundercloud Subs | 45. Jack Brown Cleaners |
| 7. Jamba Juice | 20. Sheraton Austin Hotel | 33. Wink | 46. Star Brite Cleaners |
| 8. CVS | 21. Serranos Café | 34. Austin Java | 47. Arturo's Bakery & Café |
| 9. Cafe Medici | 22. Brick Oven Pizza | 35. The Tavern | 48. Lavaca Teppan |
| 10. Fresh-Healthy-Café | 23. Scholz Garten | 36. Tiff's Treats | 49. Cherry Street |
| 11. Pluckers Wing Bar | 24. El Mercado | 37. Jimmy Johns | 50. Hampton Inn & Suites |
| 12. Hotel Ella | 25. Thundercloud Subs | 38. Taco Cabana | |
| 13. Veggie Heaven | 26. The Clay Pit | 39. Chick-fil-A | |

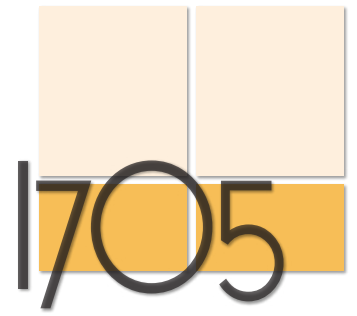
ELEVATED VALUE

5th floor rooftop access (1,700 SF)



FIRST FLOOR

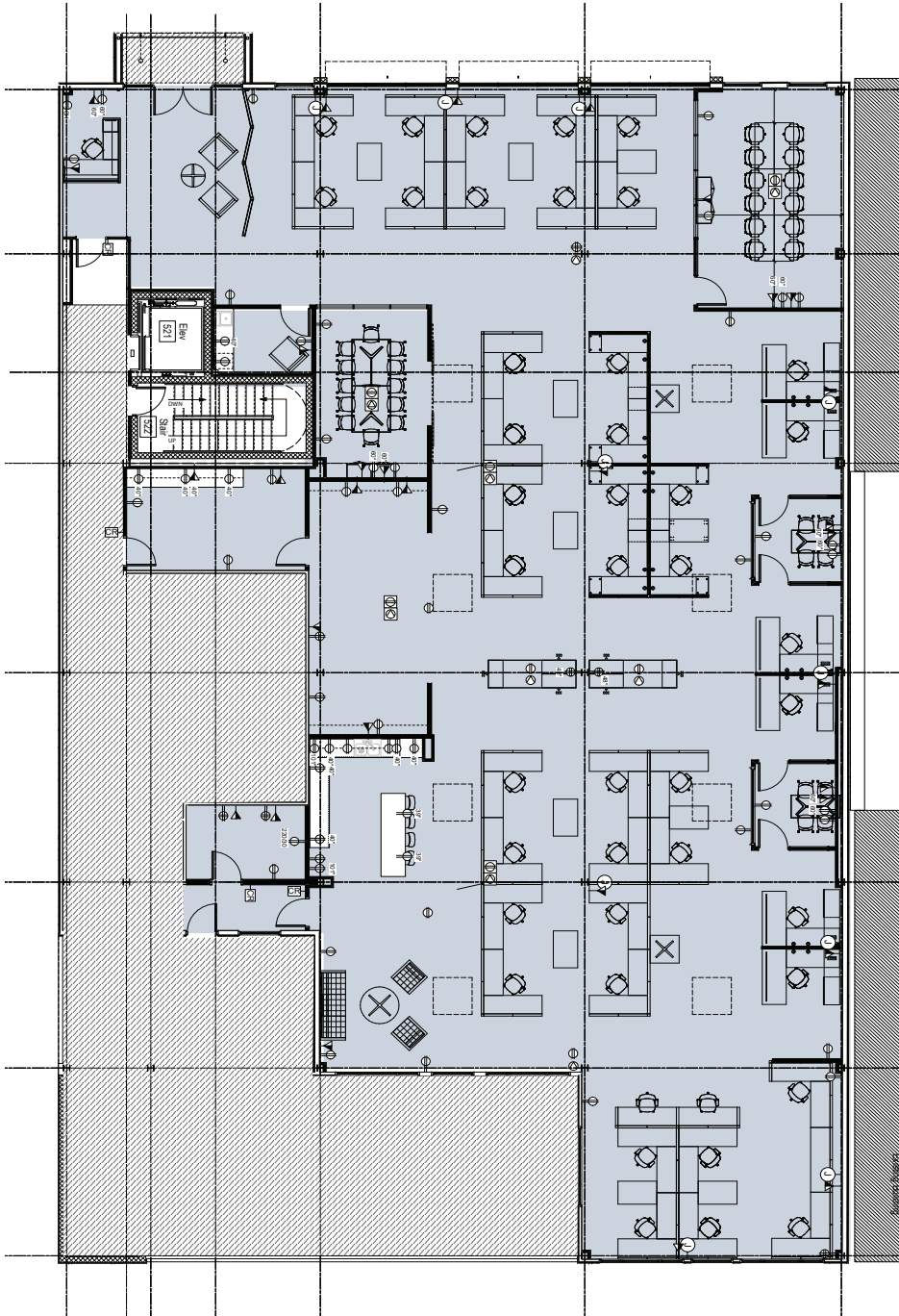
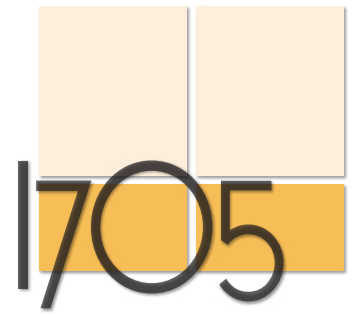
Suite 100 - 7,749 SF



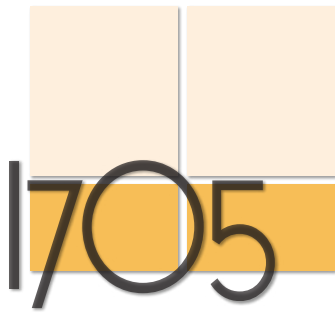
FIFTH FLOOR

Suite 500 - 8,378 SF

Furniture is not included

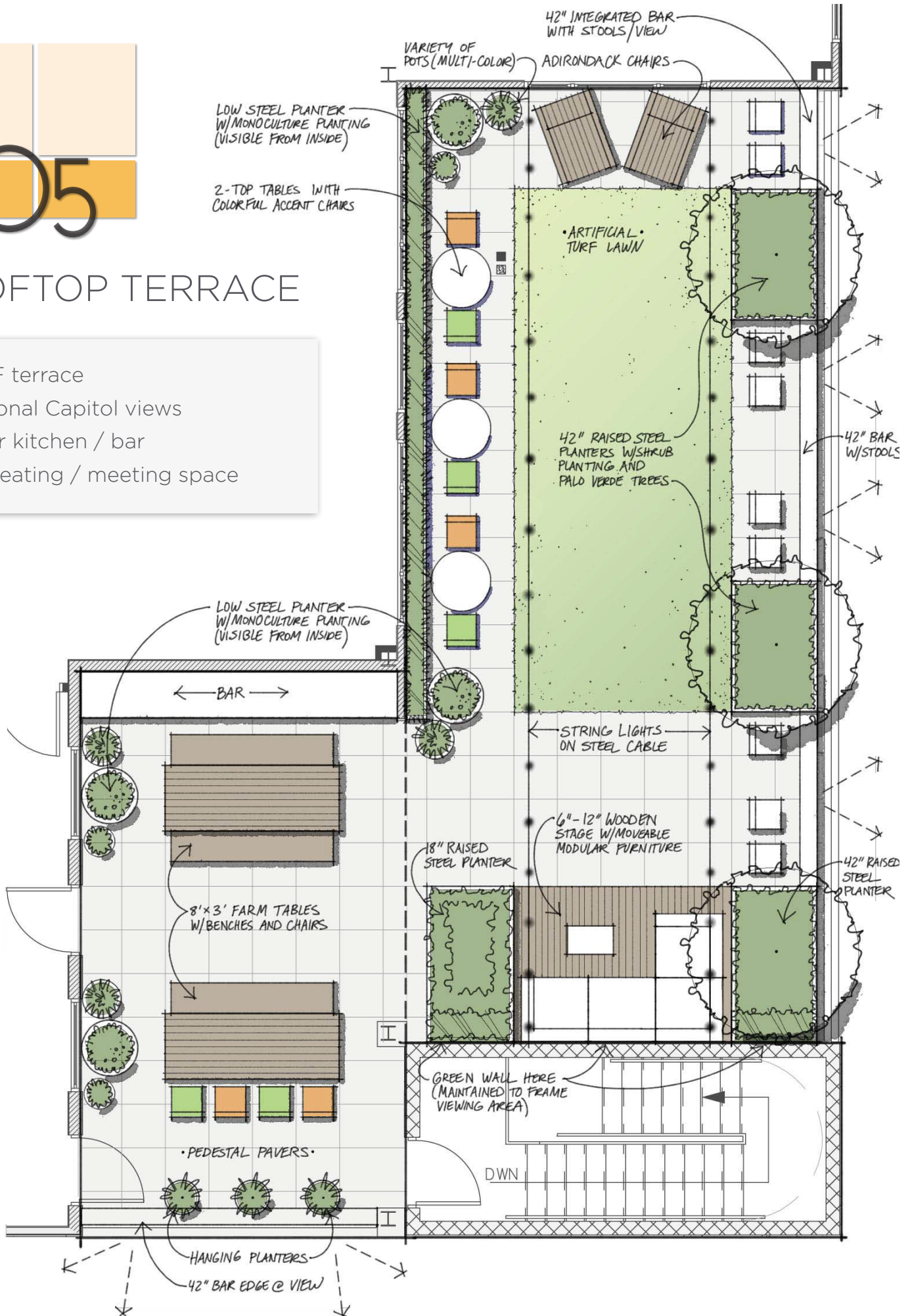


TAKE A
VIRTUAL
TOUR 



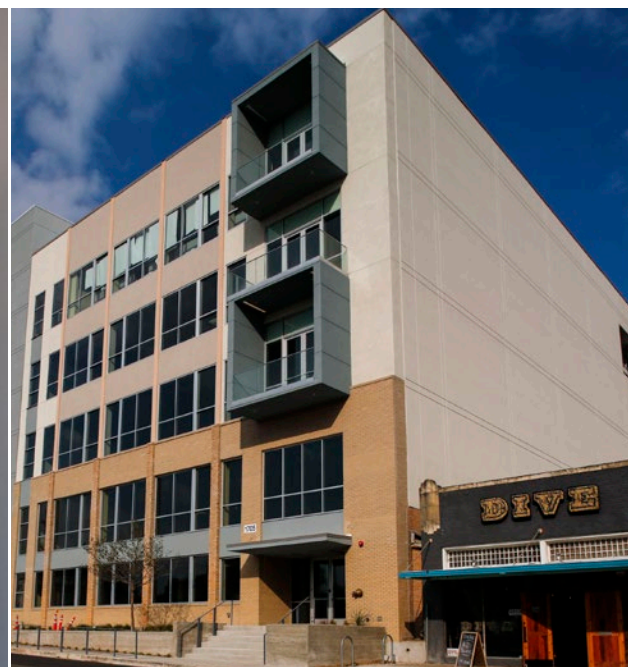
ROOFTOP TERRACE

- 1,700 SF terrace
- Exceptional Capitol views
- Outdoor kitchen / bar
- Group seating / meeting space



TURN-KEY FINISHES

Ground floor build out with common area showers





PELOTON OFFICE
FOR LEASE
512.814.3400

1105 GUADALUPE

LED
SIGNPOST
FAVOR

