

FOR LEASE
814 SAN JACINTO
AUSTIN, TEXAS 78701



SPACE AVAILABLE 697 RSF - 4,814 RSF

PROPERTY HIGHLIGHTS

LEASE TERM

1-2 Years

NET RENTAL RATE

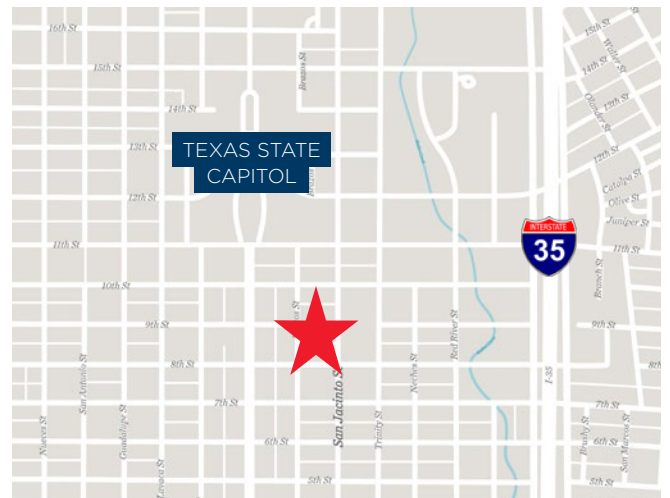
\$16.00 - \$18.00/RSF/YR
3% Annual Bumps

OPERATING EXPENSES

2023 Estimate - \$12.45 sf/yr

TENANT IMPROVEMENTS

Negotiable



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LOCATION & PROPERTY

PROPERTY FEATURES

- Attached Garage: 3:1,000 Ratio
\$175/Mo. Unreserved
- Building Conference Room
- Shower
- Bike Storage
- 3 Blocks From State Capitol
- Great Access To Walkable Amenities (See Amenity Map)

SPACE AVAILABLE

- Suite 200 - 1,524 RSF
- Suite 201 - 1,541 RSF
- Suite 206 - 2,296 RSF
- Suite 300 - 2,122 RSF
- Suite 301 - 1,664 RSF
- Suite 302 & 304 - 2,623 RSF**
- Suite 307 - 2,270 RSF
- Suite 403 - 3,403 RSF*
- Suite 409 - 1,398 RSF*

*Contiguous (See Floor Plan)

**Divisible

Dead File Storage Available

- Room 1: Approx. 255 SF (15'x17') - \$319/mo
- Rooms 2: Approx. 160 SF (10'x16") - \$200/mo
- Rooms 2: Approx. 160 SF (10'x16") - \$200/mo



For more information, please contact:

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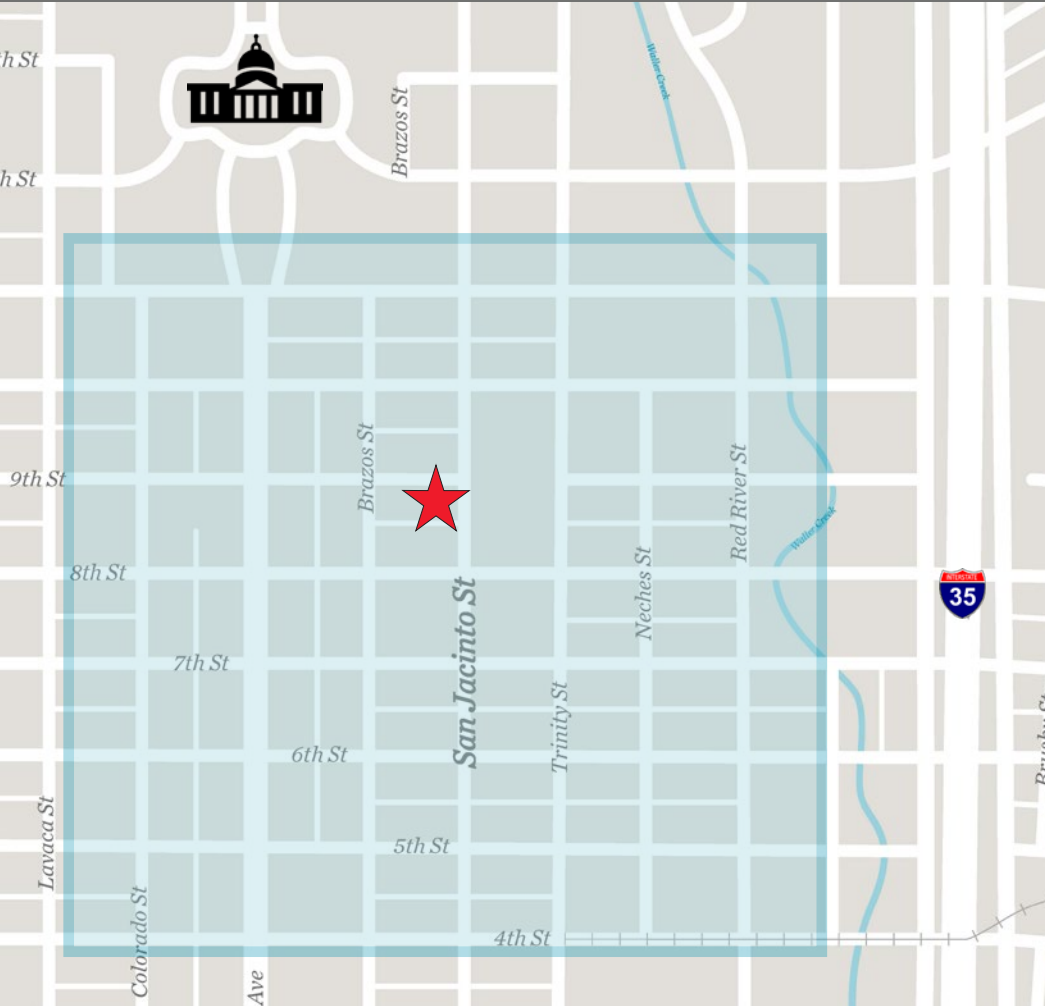
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AREA AMENITIES



RESTAURANT/COFFEE SHOPS:



BANKS & SERVICES



HOTELS



ENTERTAINMENT



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2ND FLOOR



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3RD FLOOR



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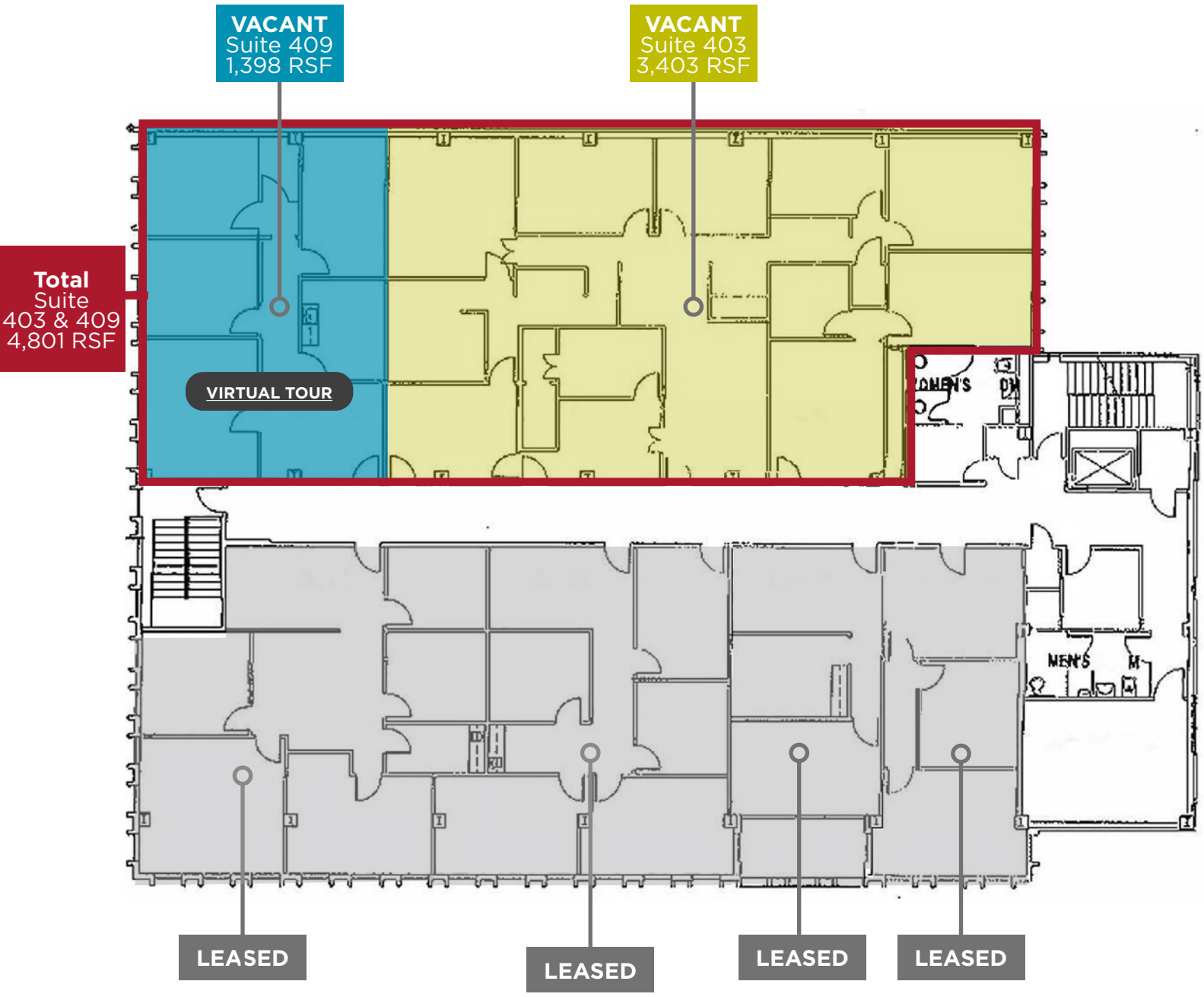
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4TH FLOOR

VACANT
Suite 409
1,398 RSF

VACANT
Suite 403
3,403 RSF

Total
Suite
403 & 409
4,801 RSF



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