



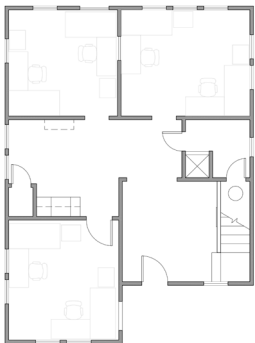
FREESTANDING OFFICE

1405 Rio Grande, Austin, TX 78701

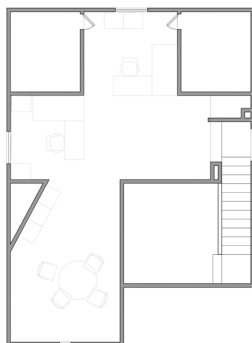
FOR LEASE

Freestanding office building centrally located downtown close to the Capitol and University.

- ± 1,372 sq.ft. two story building
- 1st floor ± 826 sq.ft.
- 2nd floor ± 546 sq.ft.
- Base rent \$30 PSF annual
- Taxes & Insurance estimated at \$1,145/month
- 6 parking spaces at rear
- Street parking in front along Rio Grande
- Flexible lease terms available
- Available now



LEVEL 1



LEVEL 2



All information contained in this offering, while based on information furnished by the owner is subject to verification by the purchaser and broker assumes no responsibility for correctness thereof. The offering is subject to change of price, terms, or withdrawal without notice.

NILES HOGAN

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