



506 W. 14TH

OFFICE FOR SALE OR LEASE



DAVID STOJANIK | 512.785.5016 | david@brentwoodcommercialllc.com | www.BrentwoodCommercialLLC.com

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EXECUTIVE SUMMARY

Location, location! This charming, central Austin, Victorian office building features a combination of large/small offices, work areas, updated restrooms, conference rooms and more. Functionality perfectly suitable for many office users, inclusive of law firms, lobbyists, design/interior groups, architects, title companies and other professional services companies. Only minutes' walk to University of Texas, Downtown, Capitol, and other nearby commercial amenities.

Highlights Include:

- Architecturally inviting
- Wood floors
- High ceilings with an abundance of windows and natural lighting
- Functional floor plan
- Exclusive parking in back lot and ample street parking

SELLING PRICE ~~\$4,900,000~~ **Price reduced to \$4,280,000**

MONTHLY RENTAL RATE Floor 1: \$9,500 + E & J
Floor 2: \$10,500 + E & J
Combined: \$20,000 + E & J

YEAR BUILT 1889

TOTAL SQUARE FOOTAGE 5,348 SF

LAND AREA 0.2468 Acres

PARKING 14 spaces

ZONING GO-ETOD-DBETOD

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PROPERTY DEMOGRAPHICS

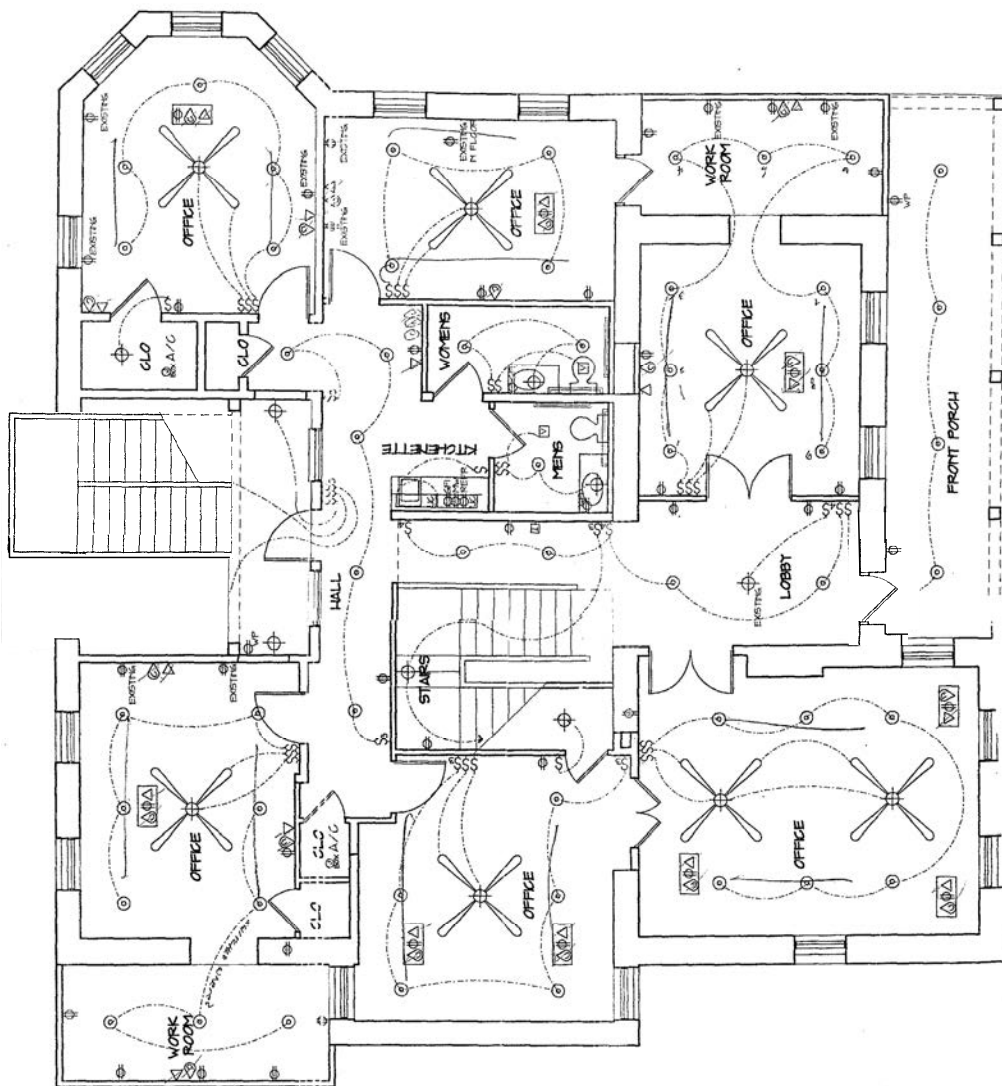
	2 Mile	5 Miles	10 Miles
Total Population (2023)	100,898	389,362	900,639
Projected Population (2028)	106,027	406,897	936,618
Total Households (2023)	46,905	170,791	374,813
Average Household Size	1.9	2.2	2.4
Median Home Value	\$690,834	\$548,871	\$399,546
Median Household Income	\$78,827	\$78,018	\$77,757
Total Specified Consumer Spending	\$1.5B	\$5.4B	\$12.1B



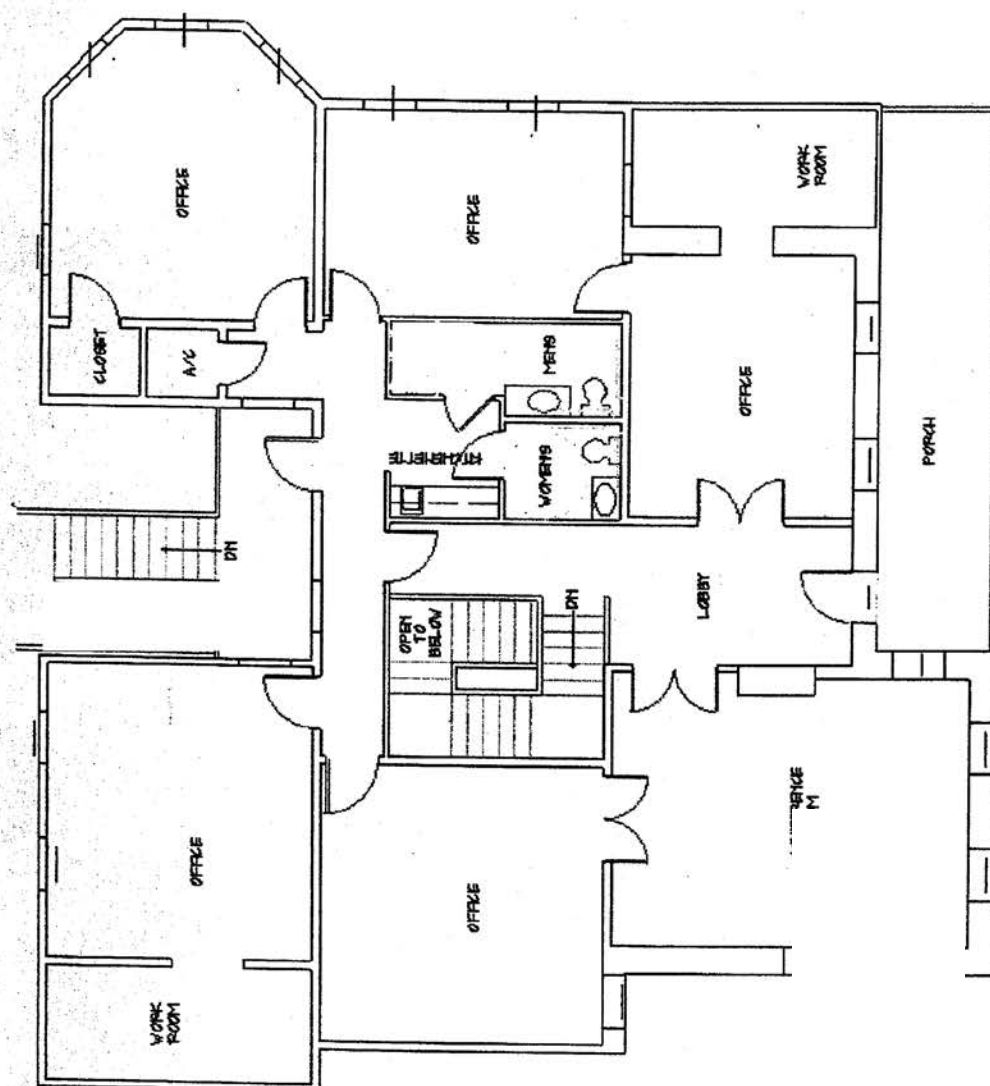
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Floor 1 | Suite 100 | 2,674 RSF | For Lease: \$9,500 + E & J



Floor 2 | Suite 200 | 2,674 RSF | For Lease: \$10,500 + E & J



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