

FOR LEASE

503 NECHES STREET AUSTIN TEXAS 78701
“PAGGI BLACKSMITH SHOPPE”

The historic 1874 Paggi Blacksmith Building presents a rare opportunity to lease distinctive creative office space in the heart of downtown Austin. Offered either as a full-building opportunity totaling 4,278 SF or as two individual 2,139 SF suites (upstairs and downstairs), the property combines timeless architectural character with modern functionality. Ideally situated directly across from the Hilton Austin and Convention Center, the building offers exceptional visibility and accessibility in one of Austin’s most dynamic districts. The downstairs suite features an open kitchen, full bath with shower, three private offices, two expansive open work areas, and an inviting reception/gallery space — making it well suited for a creative office or live/work environment. The upstairs suite includes two private offices, two large open workspaces, and a newly renovated kitchenette and bath. Throughout the building, original 1874 limestone and brick walls, longleaf pine floors, skylights, and exposed roof trusses create a truly authentic creative atmosphere. Historic charm is seamlessly paired with modern finishes to deliver a unique and inspiring workspace unlike anything else in downtown Austin.

Lease Rate: \$30/SF/YR + \$6.43 NN Approximate Monthly Rent: \$6,500 per floor
Move-in Ready | Available October 2026 Negotiable Term



- 5th Street Corridor
- Across 5th Street from Hilton Hotel
- One block from Austin Convention Center
- One Block from Light Rail
- National Register of Historic Places
- Negotiable Term
- Large Open Work Spaces

Call or text for
more info and showing.

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