

# Office Space For Lease



**611 W. 14<sup>TH</sup> STREET  
AUSTIN, TEXAS 78701**

**3,611 SF**

**\$25.00 per SF per year  
+ \$19.00 NNN (2026)**

**AVAILABLE SPRING 2026. IDEALLY LOCATED IN CENTRAL AUSTIN NEAR DOWNTOWN AND THE TRAVIS COUNTY COURT HOUSE. WELL-MAINTAINED PROPERTY OFFERS APPROXIMATELY 3,611 SQFT OF PROFESSIONAL OFFICE SPACE.**

- WELCOMING RECEPTION AREA
- FIRST-FLOOR BATHROOMS
- COFFEE/BREAK NOOKS
- UPSTAIRS KITCHENETTE
- FUNCTIONAL OFFICE LAYOUT
- 14 OFF STREET PARKING SPOTS
- SUBLEASE OPPORTUNITIES
- PRIVATE OFFICES
- CONFERENCE ROOMS
- OPEN FLEX SPACE



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