

**FOR SALE**

**Prestigious Downtown  
Austin Office Condos**

*FOUR FULL FLOORS AVAILABLE*

**9,242 - 11,357 SF**

**1705  
GUADALUPE**

Austin, TX 78701

*TOTAL AVAILABLE*

**41,476 SF**



  
**STREAM**

 **SEAMLESS  
CAPITAL**



### Overview

1705 Guadalupe is a modern, five-story office building located just minutes from the Capitol and the UT campus, in Austin's prime legal and government district. The building offers full-floor spaces with creative, high-end finishes—ideal for tenants seeking both efficiency and convenience. Tenants enjoy excellent walkability to transit, dining, gyms, and other amenities, along with on-site lockers, showers, and prominent signage. The building also features a 1,700 SF rooftop patio accessible to all tenants, as well as private outdoor balconies for each individual condo unit.



Highly Amenitized  
Central Business  
District with  
Dining, Fitness and  
Lifestyle Amenities



Easy Access to  
Major Highways  
I-35 & Mopac via  
MLK and 15th Street  
corridors



Nearby Economic  
Drivers: UT Austin,  
Texas State Capitol  
Complex & Travis  
County Courthouse

## The Opportunity

Modern downtown office ownership opportunities don't come around often. Invest in a space that supports your growth.

### BENEFITS OF OWNERSHIP OVER LEASING

Aside from the obvious potential to share in the appreciating value of Downtown Austin, there are many cost advantages afforded to owners vs renters of office space. For non-taxable / nonprofit entities, a property tax exemption can provide a significant reduction in real estate costs compared leasing.

### CENTRAL TO EVERYTHING

Positioned on two major downtown arteries (15th St and MLK Jr Blvd), commute time to the property is drastically reduced during peak travel times. Walk to the Capitol, UT or any of the neighborhood dining and entertainment venues. Proposed light rail adjacent to the site will improve local commuting.

### FLEXIBLE UNIT SIZES

This building was thoughtfully planned and purpose-built to provide each floor to be its own stand-alone unit or even divided into multiple units. Purchase only the space you need, or plan for future growth while creating a current income stream by demising and leasing out any excess space you purchase.

### ABUNDANT PARKING OPTIONS

The Guadalupe Garage and State Parking Garage E are located less than 100 yards from the building and offer affordable short- and long-term parking options. Other nearby garage and surface lots provide buyers various options to meet their individual parking needs.

### RAPIDLY CHANGING AREA

In recent years, this section of Downtown has been rapidly evolving, and there are many new projects in various stages of development that will bring additional living, dining and entertainment options to the neighboring blocks.

### SELLER FINANCING AVAILABLE

With a 20% down payment, the remaining balance can be financed over a 25-year amortization at a fixed interest rate of 5.00%. The down payment may also be covered through additional seller financing, subject to credit approval.

THE OPPORTUNITY

## Benefits of Owning an Office Condo Versus Leasing Office Space

### EQUITY & WEALTH CREATION

Monthly payments build equity instead of going entirely to rent. Over time, ownership allows the business to capture appreciation and create long-term wealth.

### TAX ADVANTAGES

Owners may take advantage of depreciation, mortgage interest deductions, and other potential tax benefits. These advantages can meaningfully reduce the effective cost of occupancy (consult a tax advisor).

### COST CONTROL & PREDICTABILITY

Ownership provides protection against rising rents and offers more stable occupancy costs. This makes long-term budgeting and planning more predictable.

### CUSTOMIZATION & CONTROL

Greater flexibility to design, build out, and brand the space without typical landlord restrictions. This allows the space to better reflect company culture and operational needs.

### EXIT & INVESTMENT FLEXIBILITY

The property can be sold, refinanced, or leased out in the future. This provides strategic optionality as business needs evolve.

### BALANCE SHEET STRENGTH

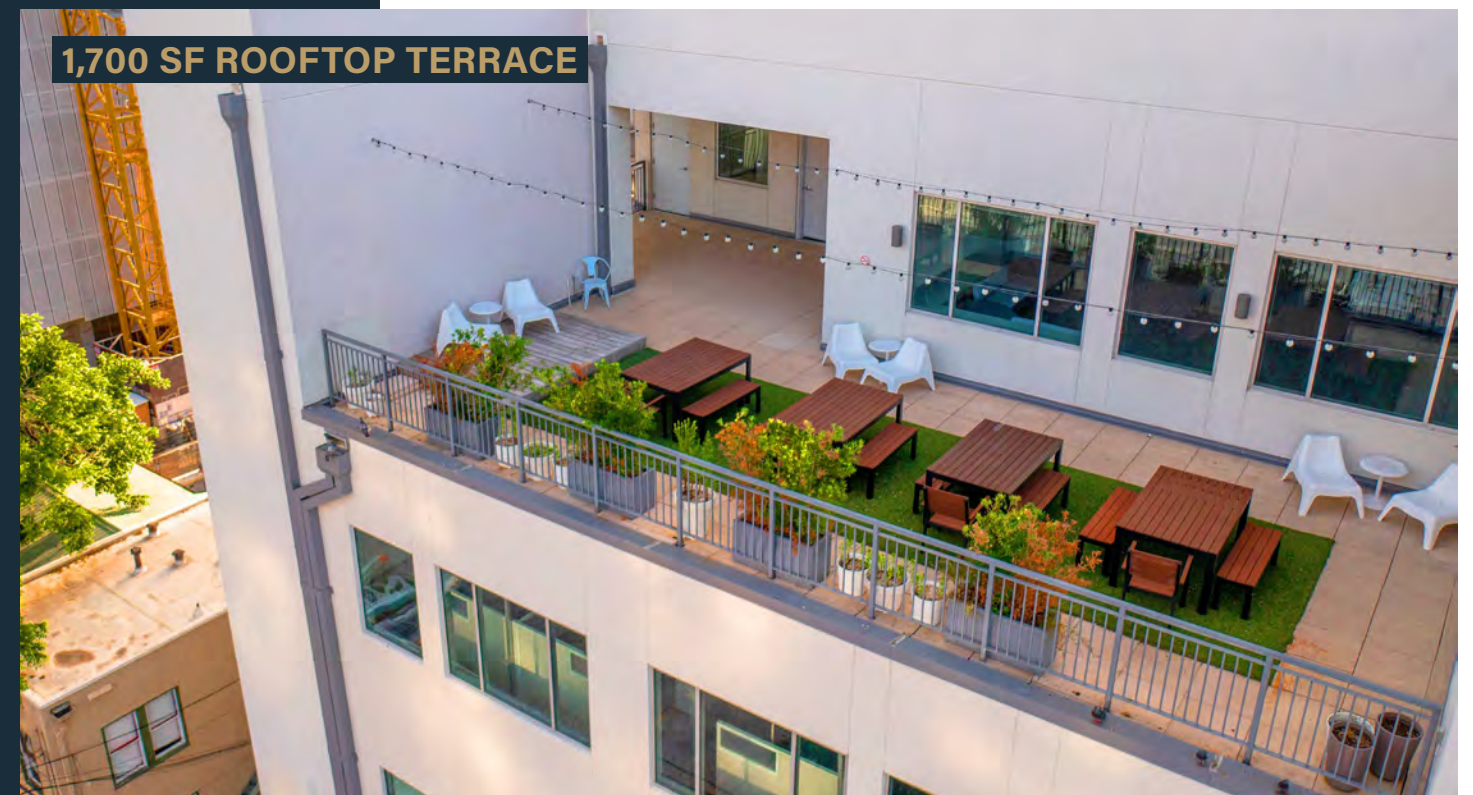
Owning real estate adds a tangible asset to the company's balance sheet. This can improve financial stability and potentially enhance access to financing or more favorable lending terms.

## Property Highlights

<b>Address:</b>	1705 Guadalupe Street, Austin, TX 78701
<b>Building Size:</b>	49,202 SF
<b>Floor Size Range:</b>	9,242 - 11,357 SF
<b>Total Available:</b>	41,476 SF
<b>Year Built:</b>	2014
<b>Parcel Number:</b>	199853
<b>Zoning:</b>	DMU
<b>County:</b>	Travis

## Building Features

- 24 Hour Access
- Configurable Open Plans
- Accent Lighting
- Abundant Natural Light
- Lockers, Showers and Bike Racks On-site
- Building Signage Opportunities Available
- Private Balcones on Select Floors
- 1,700 SF Rooftop Terrace





## Full Floors Available

	<i>Suite</i>	<i>Size</i>	<i>Price</i>	<i>Price PSF</i>
5	<b>Suite 500</b>	9,242 SF	\$4,436,160	\$480 PSF
4	<b>Suite 400</b>	11,334 SF	\$5,440,320	\$480 PSF
3	<b>Suite 300</b>	11,357 SF	\$5,451,360	\$480 PSF
2	<b>Suite 200</b>	9,543 SF	\$4,580,640	\$480 PSF

## Total Annual Expenses

Repairs & Maintenance	\$1.59 PSF
Landscaping	\$0.42 PSF
Cleaning	\$1.41 PSF
Security & Safety	\$0.28 PSF
Utilities	\$0.48 PSF
Management Fees	\$1.05 PSF
Administrative Fees	\$0.94 PSF
Insurance	\$0.51 PSF

**Total Operating Expenses: \$6.69 PSF**

**Estimated Annual Property Taxes: \$6.84 PSF**

LOCATION

# Situated in the Heart of Downtown Austin

## CENTRAL TO EVERYTHING

Positioned on two major downtown arteries (15th St and MLK Jr Blvd), commute time to the property is drastically reduced during peak travel times. Walk to the Capitol, UT or any of the neighborhood dining and entertainment venues. Proposed light rail adjacent to the site will improve local commuting.



100+ Restaurants, Entertainment Venues & Bars



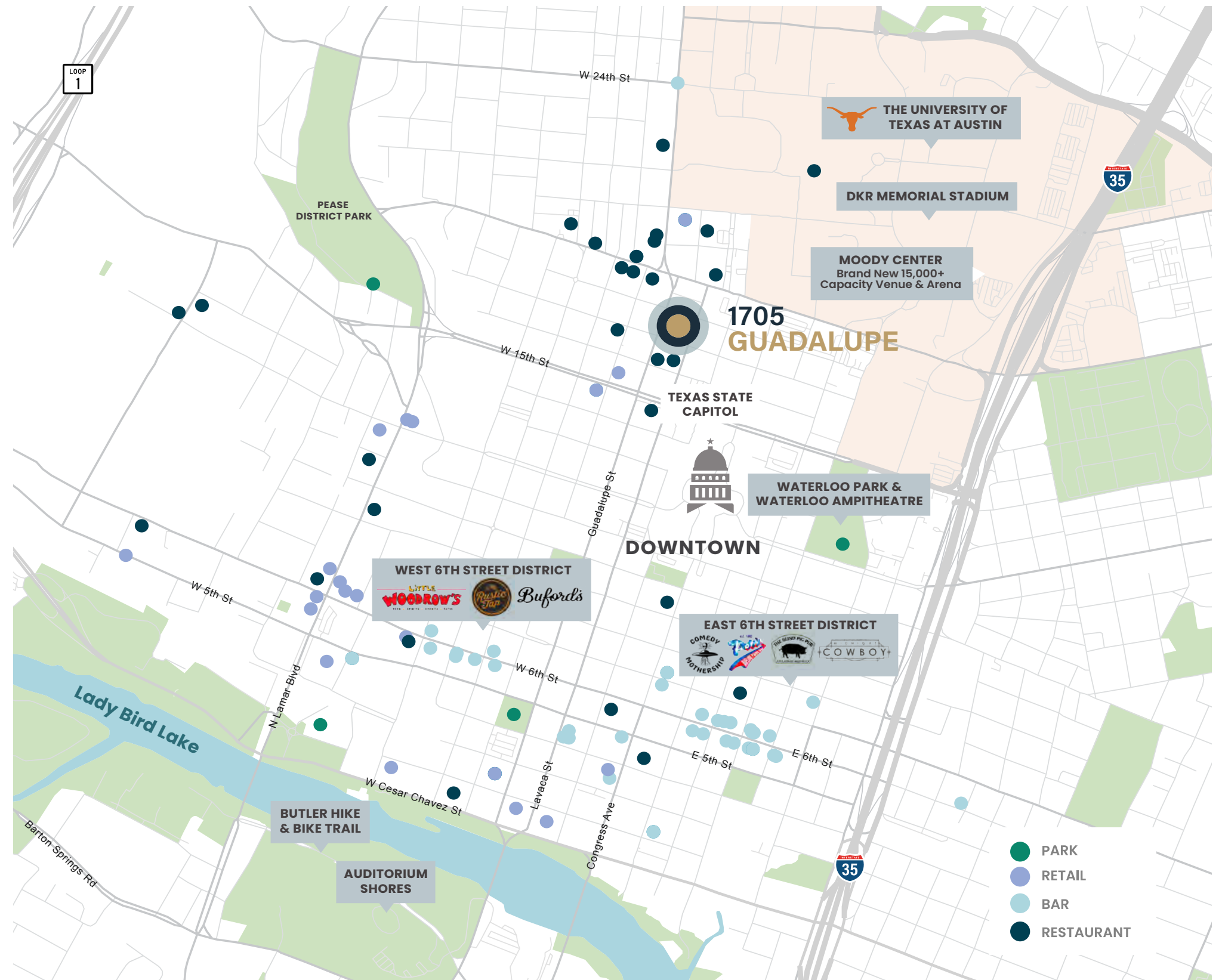
Walking Distance to the Texas State Capitol & The University of Texas

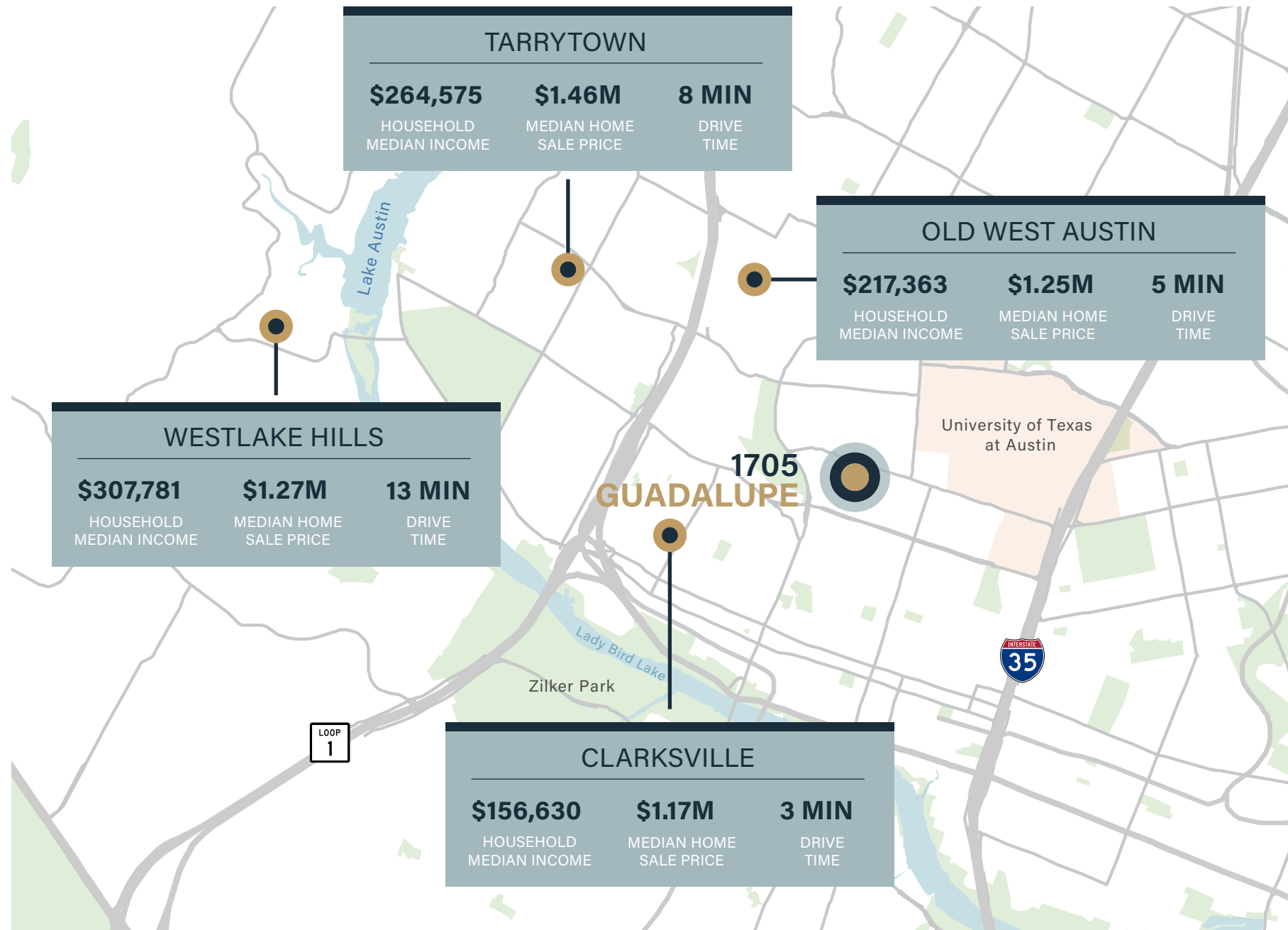


800+ Acres of Green Space within 2 Mile Radius



6,900 Multifamily Units within a 10 Minute Drive





LOCATION

# Seamless Connectivity

DEMOGRAPHICS

1 Mile	3 Mile	5 Mile
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2024 POPULATION

40,671	184,414	379,657
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AVERAGE HOUSEHOLD INCOME

\$78,125	\$117,709	\$110,273
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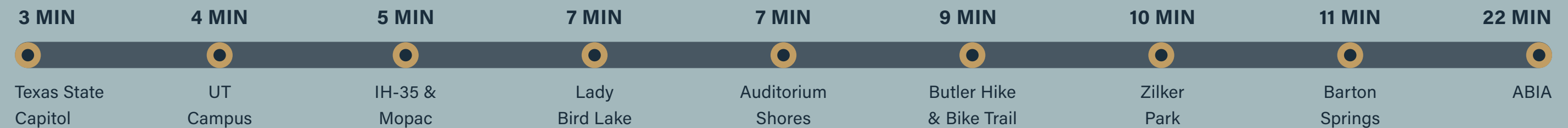
MEDIAN AGE

25.4	33.2	34.3
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BACHELOR'S DEGREE OR HIGHER

60%	66%	56%
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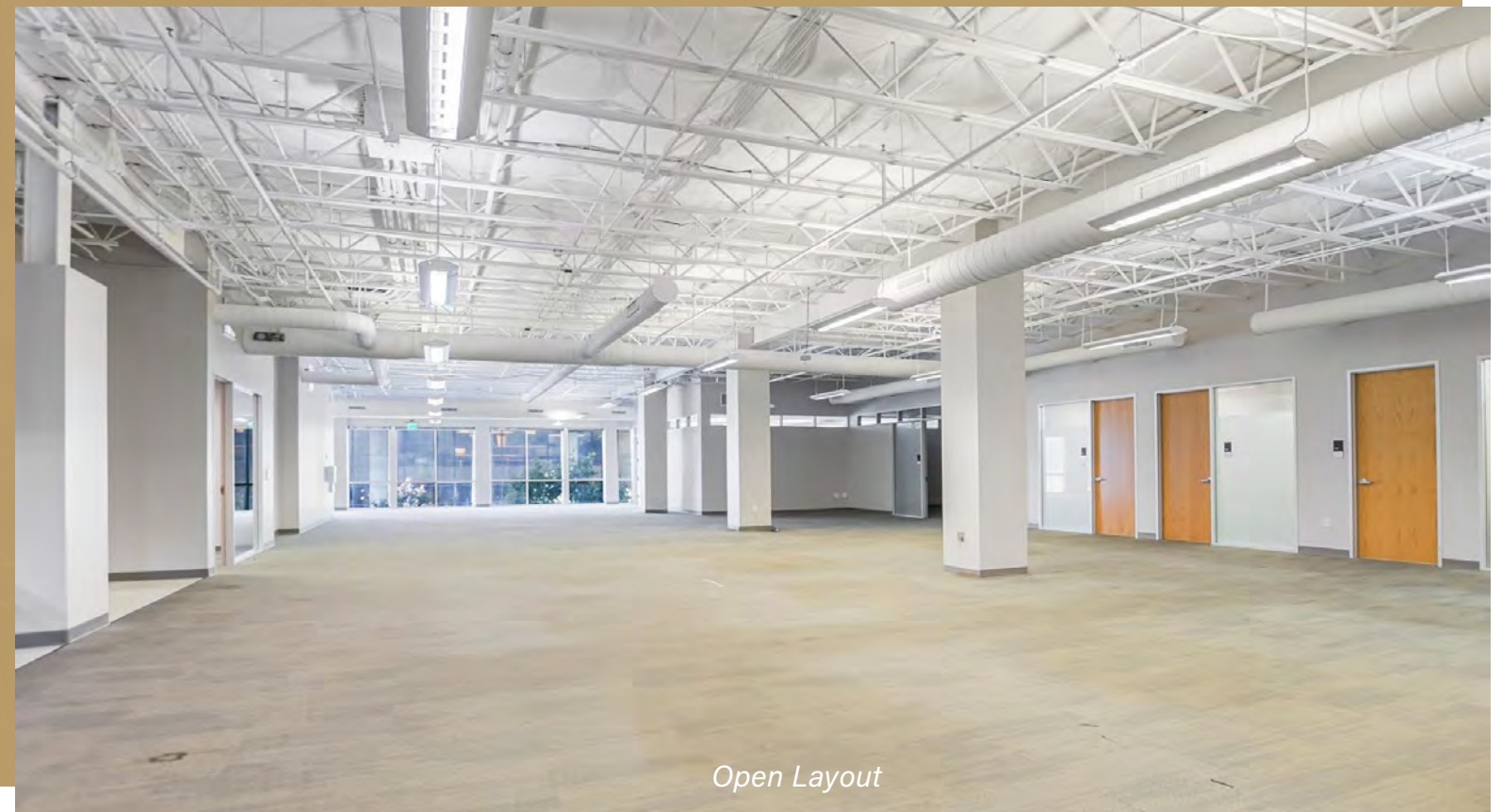
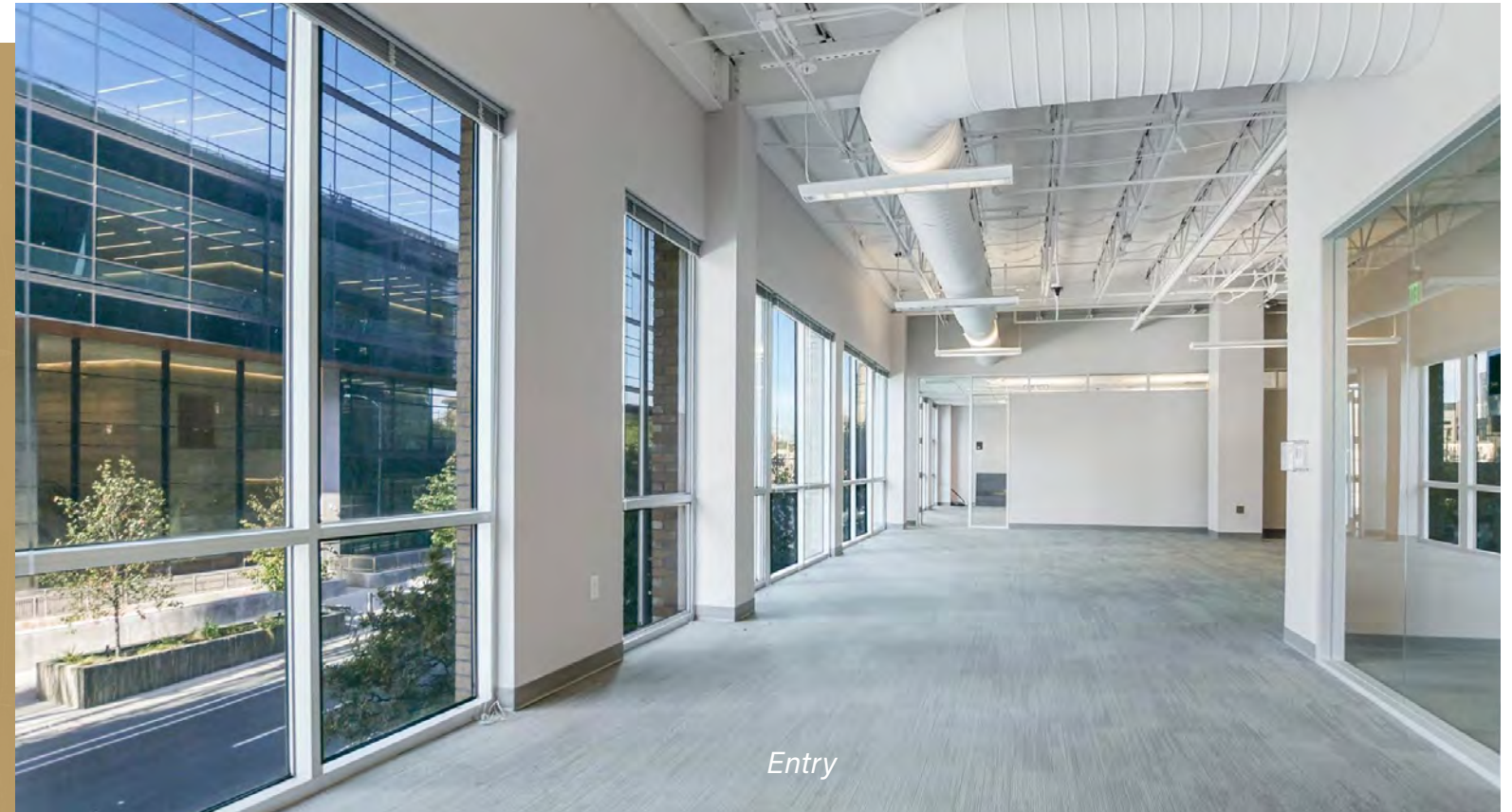
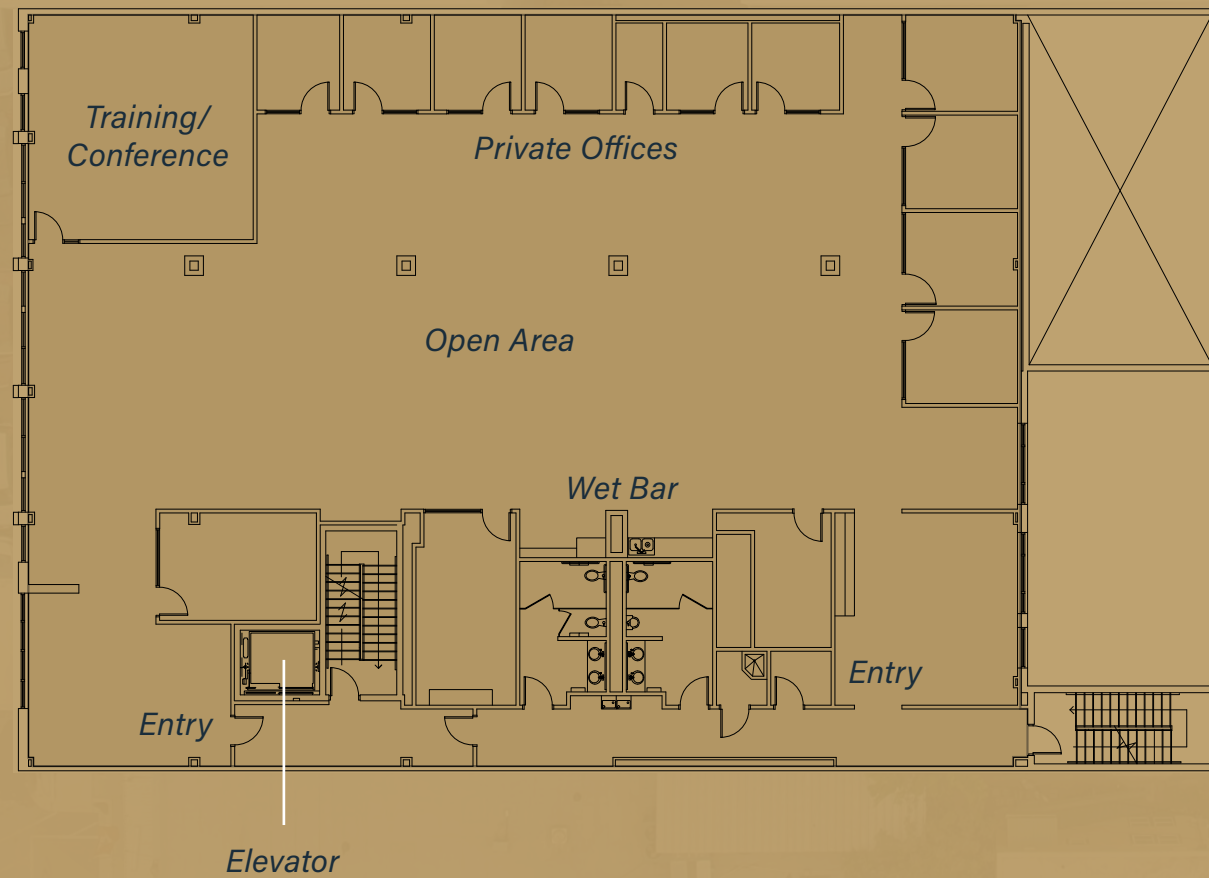
DRIVE TIMES



## Suite 200 | 9,543 SF

Leased through August 24, 2026 to UT Board of Regents

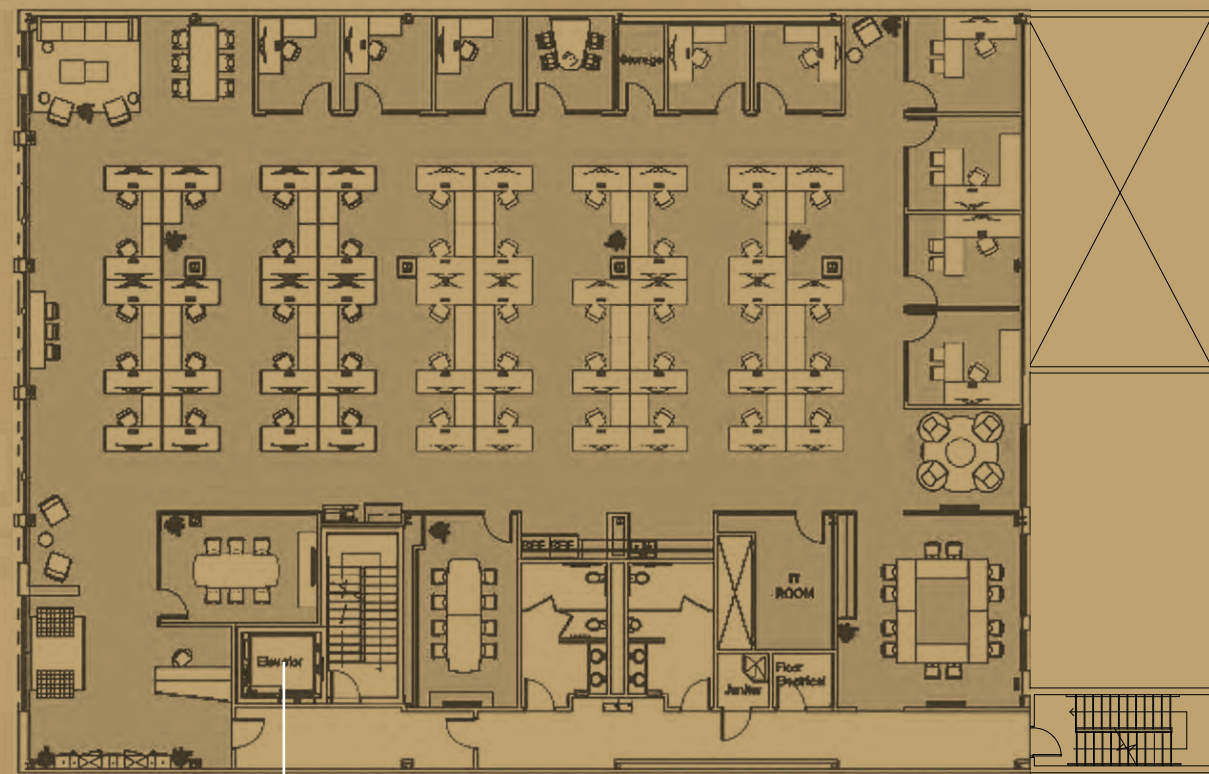
**SALE PRICE: \$4,580,640 (\$480 PSF)**



# Suite 200 | 9,543 SF

## Conceptual Layout

- 10 Offices
- 3 Conference Rooms
- 47 Workstations

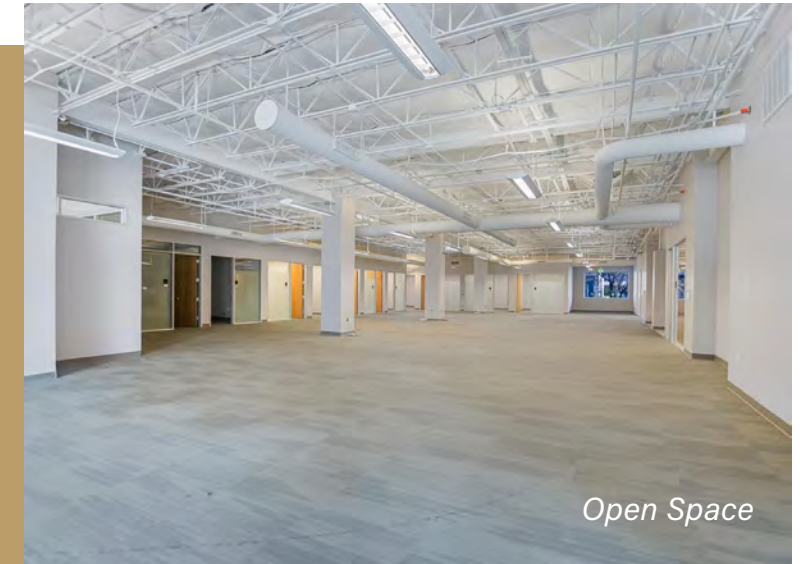


Elevator

Guadalupe St



Conference Room



Open Space



Break Room



Training Room



Open Space

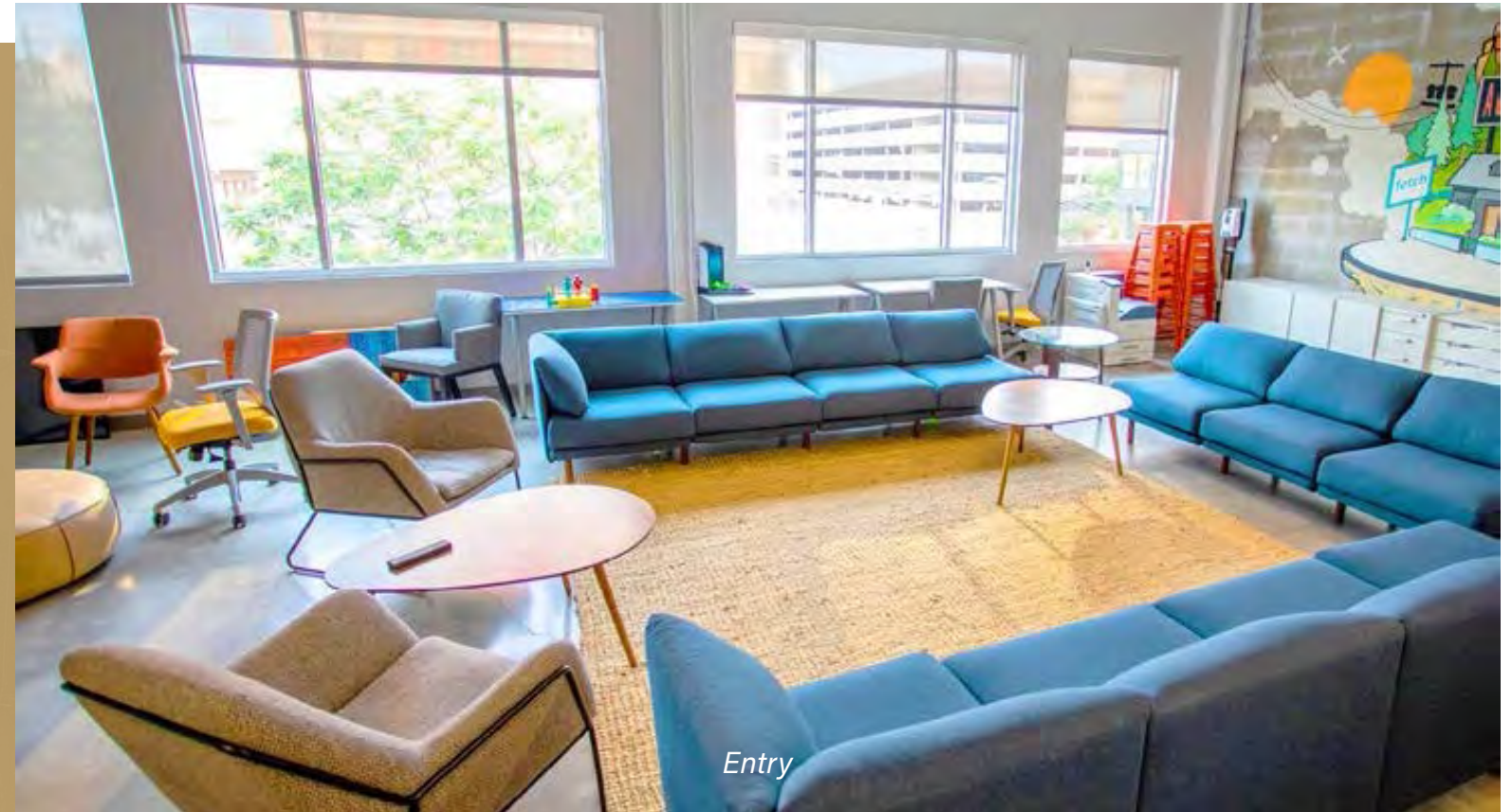
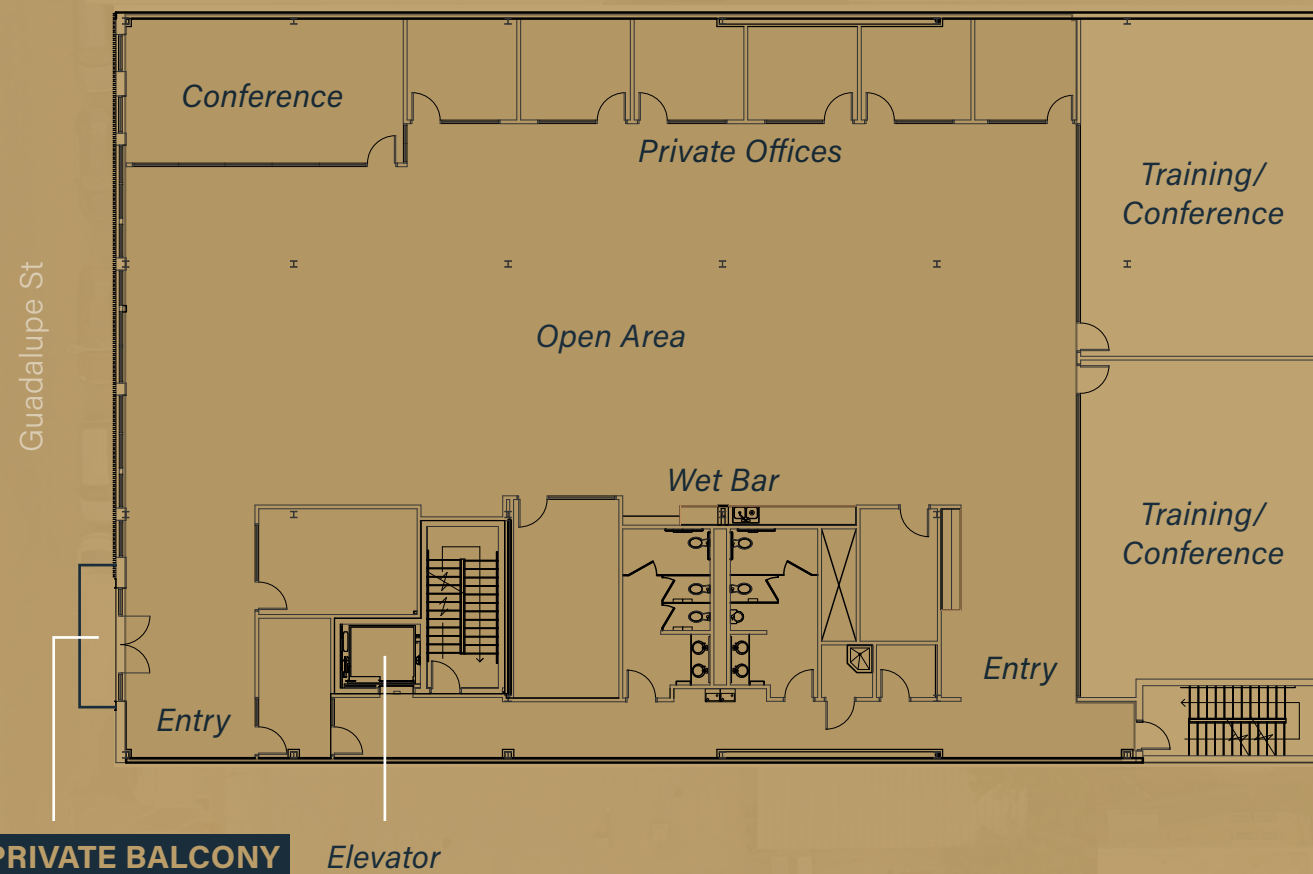


Private Offices

## Suite 300 | 11,357 SF

- Can be divided into smaller units
- Largest unit in the the building
- High end finishes with perimeter offices, conference & entertainment rooms

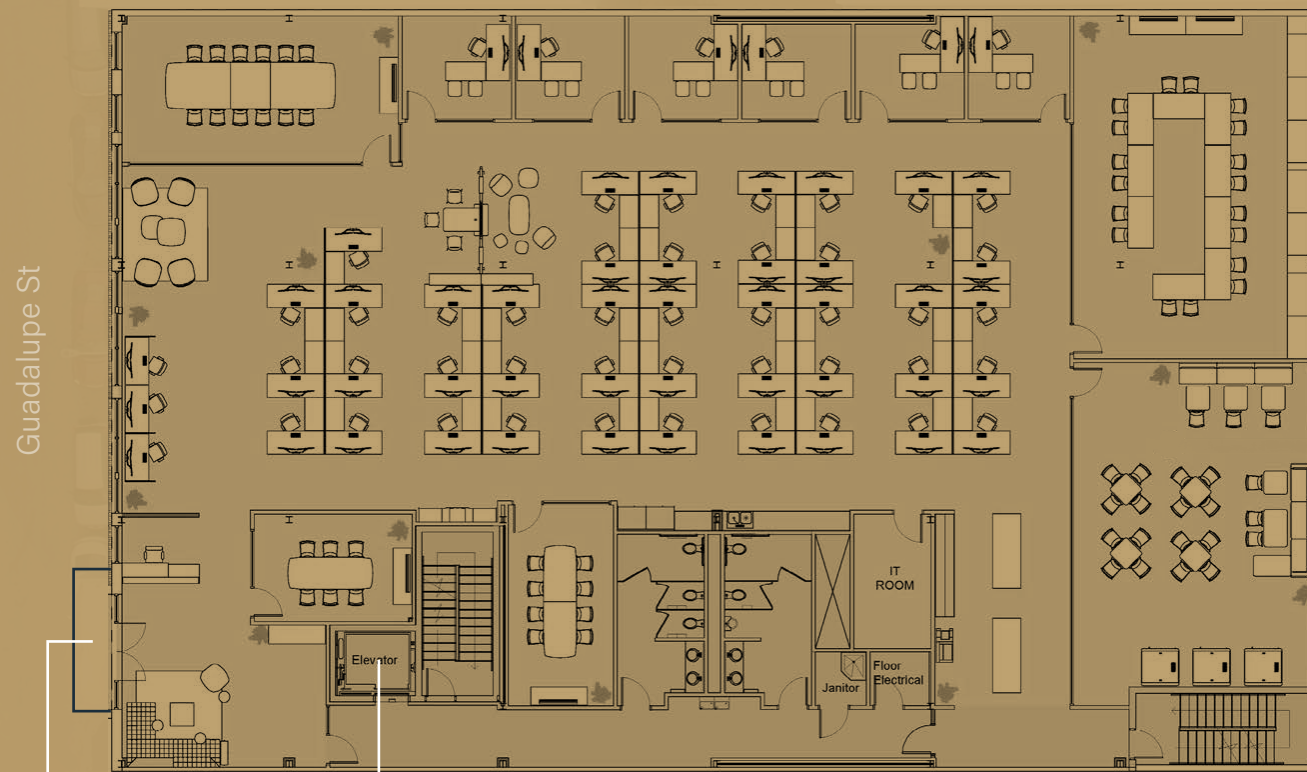
**SALE PRICE: \$5,451,360 (\$480 PSF)**



# Suite 300 | 11,357 SF

Conceptual Layout

- 6 Offices
- 5 Conference Rooms
- 45 Workstations



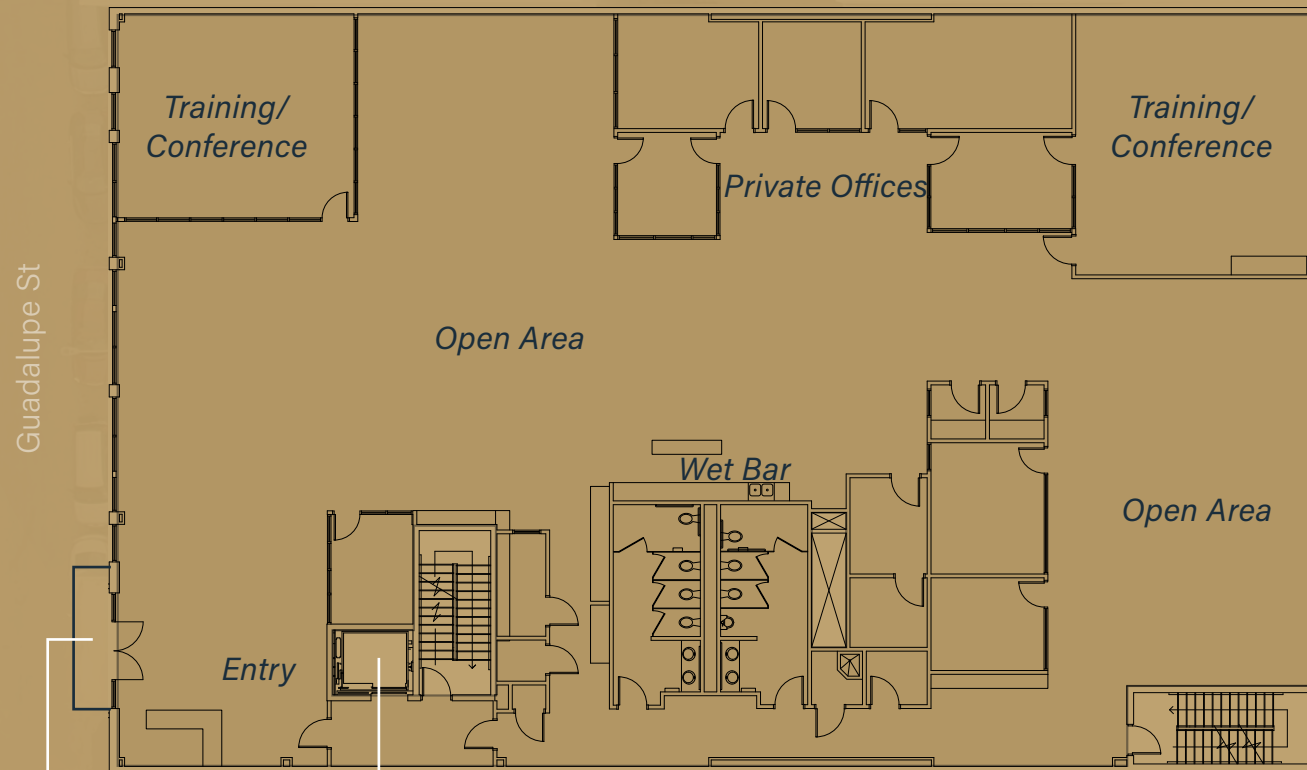
PRIVATE BALCONY Elevator



# Suite 400 | 11,334 SF

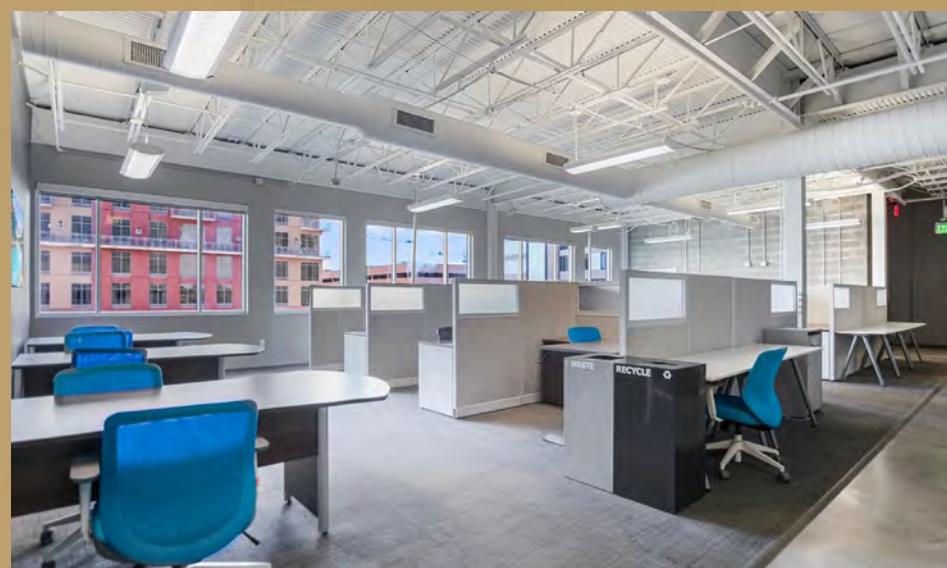
- Move In Ready
- Furnishings Available

**SALE PRICE: \$5,440,320 (\$480 PSF)**



## Suite 400 | 11,334 SF

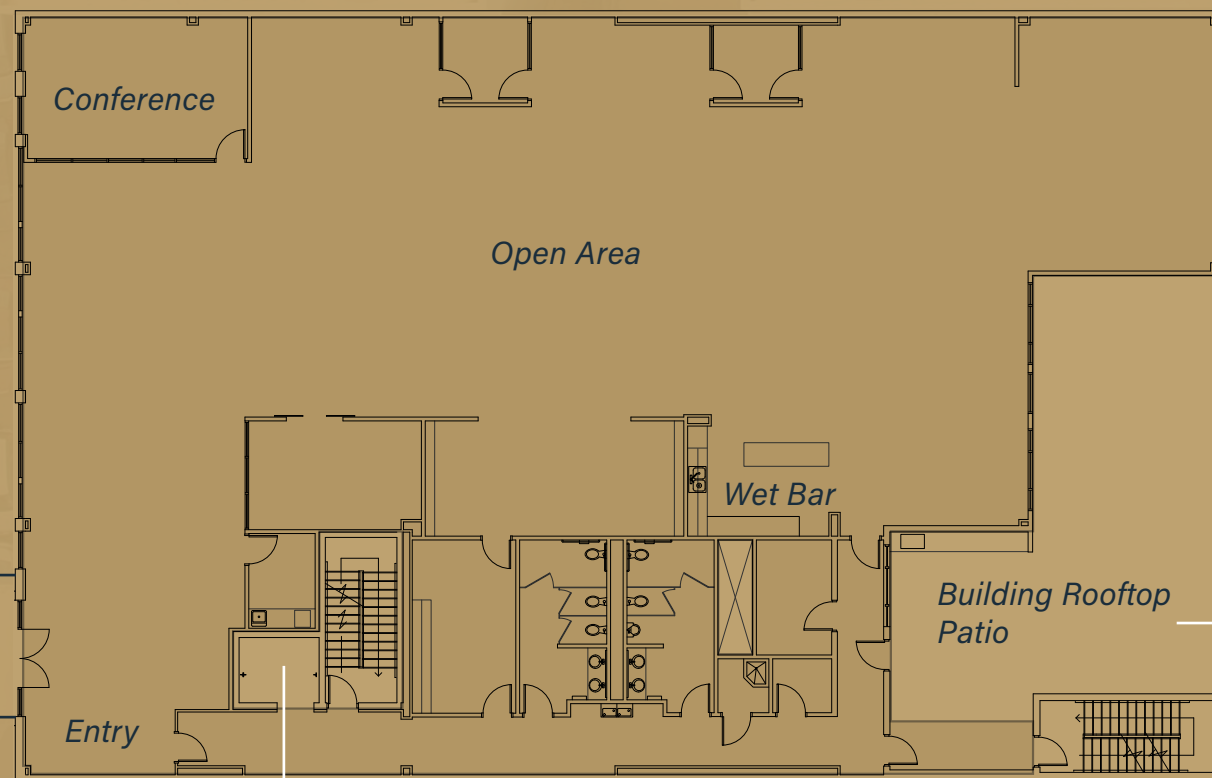
- Move In Ready
- Furnishings Available



## Suite 500 | 9,242 SF

- Premier top floor suite with incredible views
- Direct access to 1,700 SF patio with covered grill
- Move In Ready
- Furnishings Available

**SALE PRICE: \$4,436,160 (\$480 PSF)**

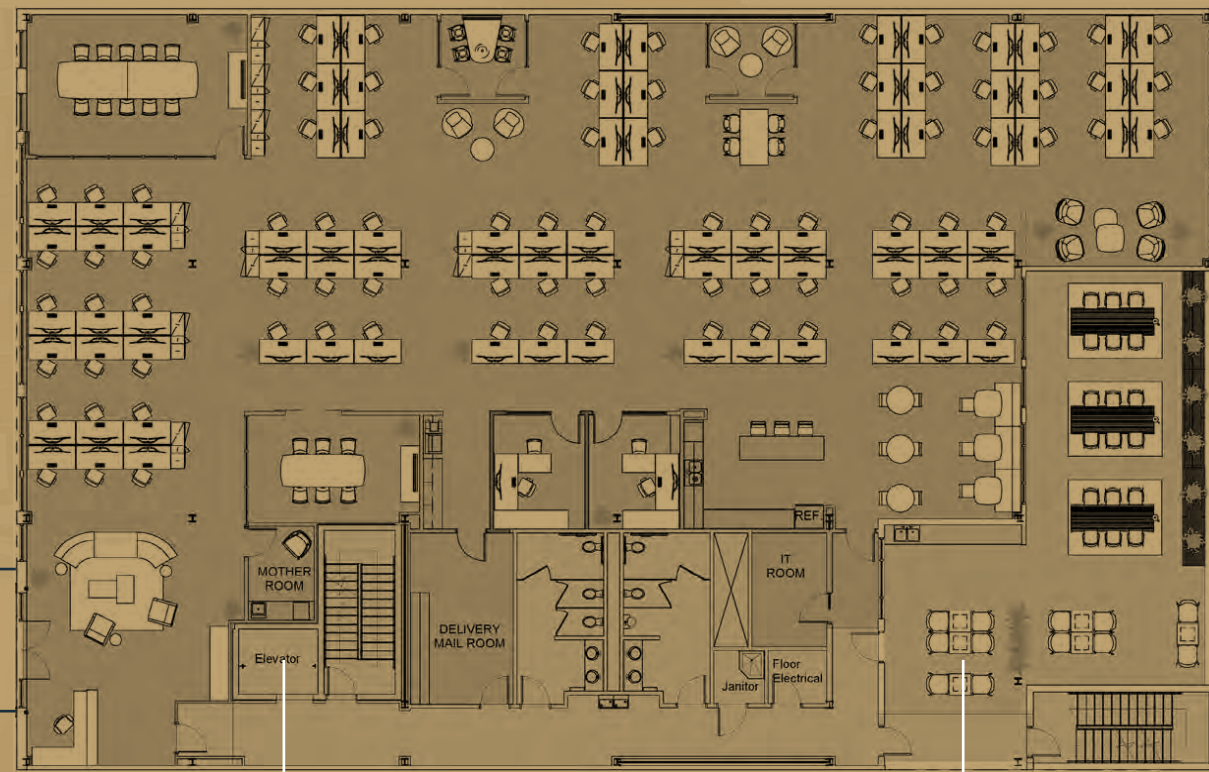


# Suite 500 | 9,242 SF

## Conceptual Layout

- 2 Offices
- 2 Conference Rooms
- 84 Workstations
- 1,700 SF Rooftop Terrace

Guadalupe St



PRIVATE BALCONY

Elevator

Building Rooftop Patio



## New Travis County Civil and Family Courthouse

Directly across from 1705 Guadalupe St., the newly completed, Gensler-designed Travis County Courthouse serves as a modern cornerstone of the area.

Spanning 448,000 square feet across 12 stories, the facility features 25 courtrooms, a county law library, conference rooms, a cafeteria, and secure public waiting spaces. Additional highlights include a community plaza, a childcare drop-off center, a nursing room, and a 4-level underground parking garage.

Opened in December 2022, plans for a second phase are underway, envisioning an adjacent 14-story tower that would expand the project to a combined 725,000 square feet and \$334 million in development value.



## Neighboring Residential and Hotel Developments

**Luminary Condos**  
14th & Guadalupe (NW Corner)



- Construction to begin in 2025
- Anticipated delivery 2028
- Planned height is 400'
- 286 Residences planned
- Ground level retail element TBD
- The Combined Law Enforcement Associations of Texas (CLEAT), currently occupying the site, will have a new 10,000-square-foot office space within the tower

**The Linden Condos**  
313 W. 17TH ST



- Construction started in 2021
- Anticipated Delivery 2024
- 117 Residences
- Approximately 80% sold out
- Approximately 5,000 square feet of ground-floor retail and restaurant space

**The Graduate Hotel**  
18th & Guadalupe (NW Corner)



- Construction to begin in 2024
- Anticipated delivery 2025
- Approximate height 200'
- 194 hotel rooms planned
- Planned to include ground-floor café and lobby bar, as well as rooftop restaurant and bar

**Pearlstone Partners Hotel**  
18th & Guadalupe (NW Corner)



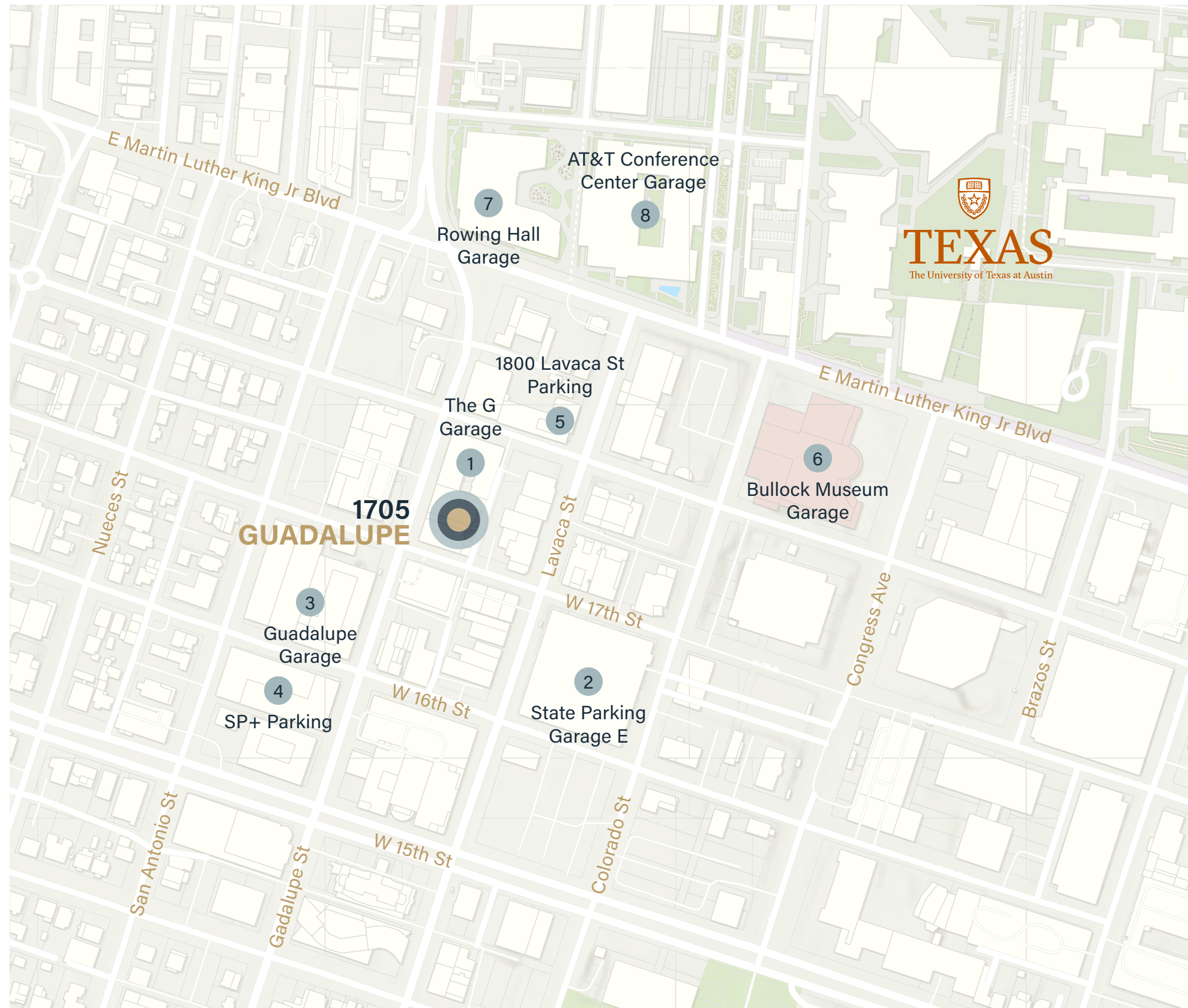
- Planned as 35-story hotel
- 280 hotel rooms planned
- Planned to include 3,000 square feet of ground-floor space for potential restaurant or retail use

# Parking Options

## WITHIN WALKING DISTANCE

A variety of public parking options are available within a short walk providing convenient access for tenants and visitors alike. Multiple nearby garages in the Downtown and West Campus area offer hourly and daily parking, with typical rates ranging from approximately **\$3-\$6 per hour** and **\$15-\$30 per day**, all within a **5-12 minute walk** of the property. Additional flexibility is provided through metered street parking and app-based reservations throughout the surrounding area, ensuring easy and reliable parking options for daily use and short-term visits.

Garage	Address	Monthly Rate
1 The G Garage	1715 Guadalupe St	\$ _____
2 State Parking Garage E	1601 Lavaca St	\$ _____
3 Guadalupe Garage	1616 Guadalupe St	\$ _____
4 SP+ Parking	1576 Guadalupe St	\$ _____
5 1800 Lavaca St Parking	1800 Lavaca St	\$ _____
6 Bullock Museum Garage	1800 Congress Ave	\$ _____
7 Rowing Hall Garage	1907 Guadalupe St	\$ _____
8 AT&T Conference Center	1900 University Ave	\$ _____



**FOR SALE**

PRESTIGIOUS DOWNTOWN AUSTIN OFFICE CONDOS

**1705  
GUADALUPE**

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